

**APPENDIX A**  
**PROJECT PLANS**

# Valley Gardens

## Moreno Valley Gardens LLC



### SHEET INDEX

#### TITLE

T Title Sheet

#### CIVIL

1 Site Plan  
2 Preliminary Grading Plan  
3 Preliminary Grading Plan  
4 Preliminary WQMP Site Plan  
5 Tentative Parcel Map

#### Architectural

A0 Site Plan  
A1 First Floor Plan  
A2 Second Floor Plan  
A3 Roof Plan  
A4 Enlarged Unit Plans  
A5 Enlarged Unit Plans  
A6 OFFICE/ MAIL ROOM  
A7 3 BR Exterior Elevations: Type 1  
A8 3 BR Exterior Elevations: Type 2  
A9 2 BR Exterior Elevations: Type 1  
A10 2 BR Exterior Elevations: Type 2  
A11 Exterior Elevations: Street Views  
A12 3D View  
A13 Site Photos

#### LANDSCAPE

CS Cover Sheet  
L-1 Conceptual Landscape Plan

### PROPERTY DATA & INFORMATION

#### ASSESSORS PARCEL NUMBER:

479-220-024

#### LEGAL DESCRIPTION:

LOT 7 IN BLOCK 101 OF THE LANDS OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 27, 1979 AS INSTRUMENT NO. 251543 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF MORENO VALLEY BY DEED RECORDED JUNE 16, 1989 AS INSTRUMENT NO. 89-198172 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

#### SCOPE OF WORK:

PROPOSED 2 STORY APARTMENT BUILDINGS, COMMUNITY SPACES AND NECESSARY HARDSCAPE AND LANDSCAPE.

#### PROPOSED LAND USE - RENTAL APARTMENTS

#### SITE DATA

ZONING COMU  
SITE AREA 4.6 ACRES/ 200,519 SF (gross area)  
DENSITY 15-25 DU / ACRE REQUIRED  
13.91 DU / ACRE PROVIDED

OPEN SPACE (300 sf/unit) 64 x 300 = 19,200 REQ'D  
86,302 SF PROVIDED  
TOTAL BUILDING FOOTPRINT 35,555 SF  
LOT COVERAGE 35,555 SF/200,519 = **18%**  
TOTAL BUILDING AREA 70,731 SF  
TOTAL PROPOSED DWELLING UNITS 64 UNITS/ 69,984 SF

### PROJECT DATA

#### BUILDING CONSTRUCTION

OCCUPANCY TYPES: R-2  
CONSTRUCTION TYPE: TYPE V-B  
SPRINKLERS: YES  
ALLOWABLE BUILDING HEIGHT: 5 STORIES  
60'

PROPOSED BUILDING HEIGHT: 2 STORIES  
28'-11"

ACTUAL BUILDING AREA: 70,731 SF

#### Building Breakdown

BLDG 1 - 2 STORY = 10,242 SF  
BLDG 2 - 2 STORY = 10,242 SF  
BLDG 3 - 2 STORY = 8,288 SF  
BLDG 4 - 2 STORY = 8,288 SF  
BLDG 5 - 2 STORY = 8,288 SF  
BLDG 6 - 2 STORY = 8,288 SF  
BLDG 7 - 2 STORY = 10,242 SF  
BLDG 8 - 2 STORY = 10,242 SF

#### UNIT MIX

	Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
First Floor	2A- ADA	2-Bed Apartment	2	8	963	7,704
	2A- ADA	2-Bed Apartment	2	8	987	7,896
	3 A - ADA	3-Bed Apartment	3	16	1,212	19,392
			<b>80</b>	<b>32</b>		<b>34,992 sq ft</b>
Second Floor	2A	2-Bed Apartment	2	8	963	7,704
	2A	2-Bed Apartment	2	8	987	7,896
	3 A	3-Bed Apartment	3	16	1,212	19,392
			<b>80</b>	<b>32</b>		<b>34,992 sq ft</b>
			<b>160</b>	<b>64</b>		<b>69,984 sq ft</b>

### PROJECT TEAM

#### OWNER

TRAN AND MAI-ANH CHUNG  
MORENO VALLEY GARDENS, LLC  
39903 Camden Court  
Temecula, CA, 92591  
(917) 838-9869

#### ARCHITECT

IRWIN PARTNERS ARCHITECTS  
245 FISCHER AVE, SUITE B-2  
COSTA MESA, CA 92626  
Contact: 714-557-2448  
SHERRY BRAUN

#### CIVIL ENGINEER

WABER CONSULTANTS, INC.  
19210 S. VERMONT AVENUE, STE. A115  
GARDENA, CA 90248  
Contact: 424-344-2464  
MAHIR WABER

#### LANDSCAPE DESIGNER

JESSICA CENTENO  
ISA Certified Arborist WE-8131a  
Centeno's Landscaping Company, Inc.  
C-27 869199  
Centeno's Nursery and Landscaping, Inc.  
17514 S. Figueroa Street  
Gardena, CA 90248  
Office: (310) 768-4089  
Fax: (310) 719-7147

### VICINITY MAP



### Valley Gardens

Moreno Valley Gardens LLC  
Alessandro Blvd, Sarah St  
Moreno Valley, CA 92553

Title  
T

PROJECT NO: 21011  
PLOT DATE: 6/20/2022  
21011 Moreno Valley SD-Alternate.pln

# PROJECT DATA & INFORMATION

## PROPOSED LAND USE - RENTAL APARTMENTS

### SITE DATA

ASSESSOR PARCEL NUMBER	479-220-024
ZONING	COMU
SITE AREA	4.6 ACRES/ 200,519 SF (gross area)
DENSITY	15-25 DU / ACRE REQUIRED 13.91DU / ACRE PROVIDED

OPEN SPACE (300 sf/unit)	64 x 300 = 19,200 REQ'D 86,302 SF PROVIDED
TOTAL BUILDING FOOTPRINT	35,555 SF
LOT COVERAGE	35,555 SF/200,519 = <b>18%</b>
TOTAL BUILDING AREA	70,731 SF
TOTAL PROPOSED DWELLING UNITS	64 UNITS/ 69,984 SF

### PARKING ANALYSIS :

32 (2-BRD) x 2 PER UNIT	= 64 REQ'D SPACES
32 (3-BRD) x 2.5 PER UNIT	= 80 REQ'D SPACES
64 (GUEST) x .25 PER UNIT	= 16 REQ'D SPACES
<b>TOTAL</b>	<b>160 SPACES REQUIRED</b>
	<b>160 SPACES PROVIDED</b>

### COVERED PARKING REQ'D :

32 (2-BRD) x 1	= 32 REQ'D SPACES
32 (3-BRD) x 2	= 64 REQ'D SPACES
	<b>96 COVERED SPACES REQUIRED</b>
	<b>103 COVERED SPACES PROVIDED</b>

### ACCESSIBLE SPACES REQUIRED:

No. of Automobile Spaces Provided	No. of Accessible Spaces Provided
1—25	1
26—50	2
51—75	3
76—100	4
101—150	5
151—200	6

= 6 ADA SPACES REQ'D (1 VAN ACCESSIBLE) / 6 ADA PROVIDED (2 VAN ACCESSIBLE 1 COVERED)

EV FUTURES REQUIRED PER CALGREEN (10% OF TOTAL PARKING) = 160 x .10 = 16  
= 16 FUTURE EV REQ'D / 16 FUTURE EV PROVIDED

### PARKING SUMMARY

	Qty.
ADA VAN	2
ADA	4
FEV	16
P	53
C	85
	<b>160</b>

### BUILDING CONSTRUCTION

CONSTRUCTION TYPE:	TYPE V-B
ALLOWABLE BUILDING HEIGHT:	5 STORIES 60'
PROPOSED BUILDING HEIGHT:	2 STORIES 28'-11"

\* 2 ADA COVERED  
16 COVERED FEV  
TOTAL COVERED PARKING-100

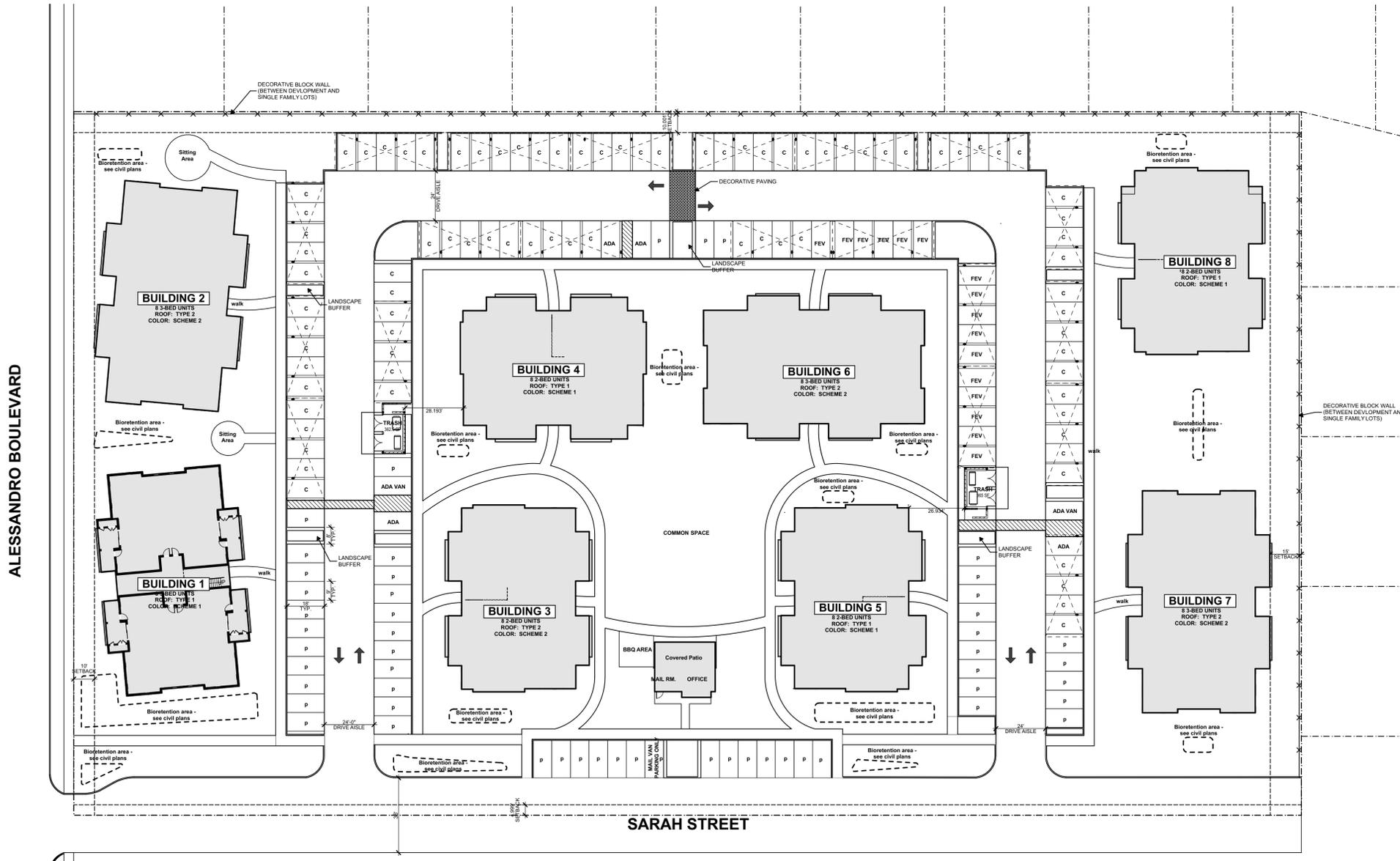
FEV = FUTURE ELECTRIC VEHICLE CHARGING SPACE  
P = STANDARD PARKING SPACE  
ADA = ACCESSIBLE PARKING SPACE

### Building Breakdown

BLDG 1 - 2 STORY =	10,242 SF
BLDG 2 - 2 STORY =	10,242 SF
BLDG 3 - 2 STORY =	8,288 SF
BLDG 4 - 2 STORY =	8,288 SF
BLDG 5 - 2 STORY =	8,288 SF
BLDG 6 - 2 STORY =	8,288 SF
BLDG 7 - 2 STORY =	10,242 SF
BLDG 8 - 2 STORY =	10,242 SF

### UNIT MIX

	Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
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	2A- ADA	2-Bed Apartment	2	8	987	7,896
	3 A - ADA	3-Bed Apartment	3	16	1,212	19,392
			<b>80</b>	<b>32</b>		<b>34,992 sq ft</b>
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	2A	2-Bed Apartment	2	8	987	7,896
	3 A	3-Bed Apartment	3	16	1,212	19,392
			<b>80</b>	<b>32</b>		<b>34,992 sq ft</b>
			<b>160</b>	<b>64</b>		<b>69,984 sq ft</b>



Site Plan

SCALE: 1" = 30'



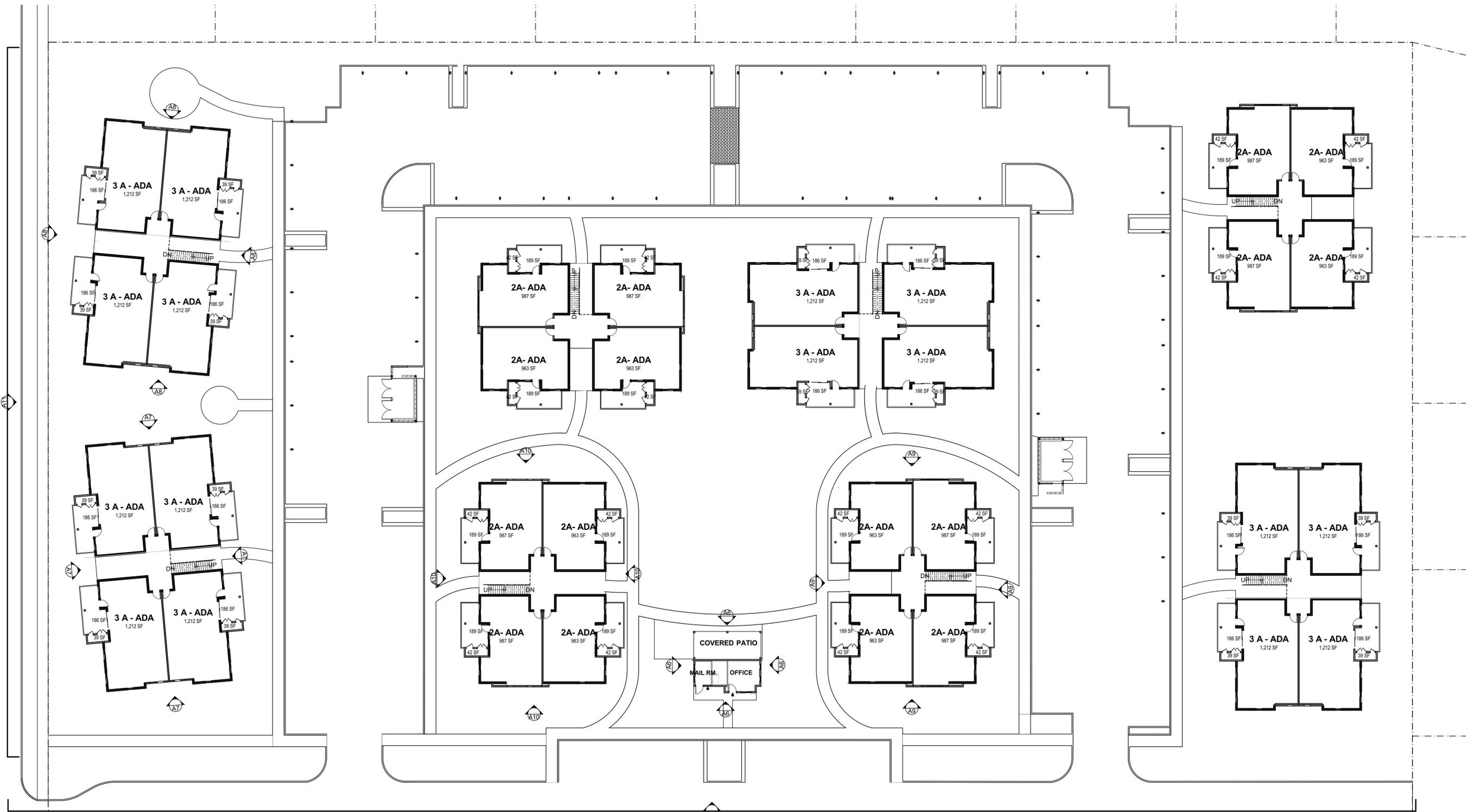
## Valley Gardens

Moreno Valley Gardens LLC  
Alessandro Blvd, Sarah St  
Moreno Valley, CA 92553

Site Plan  
A0

PROJECT NO: 21011  
PLOT DATE: 6/20/2022  
21011 Moreno Valley SD-Alternate.pln

ALESSANDRO BOULEVARD

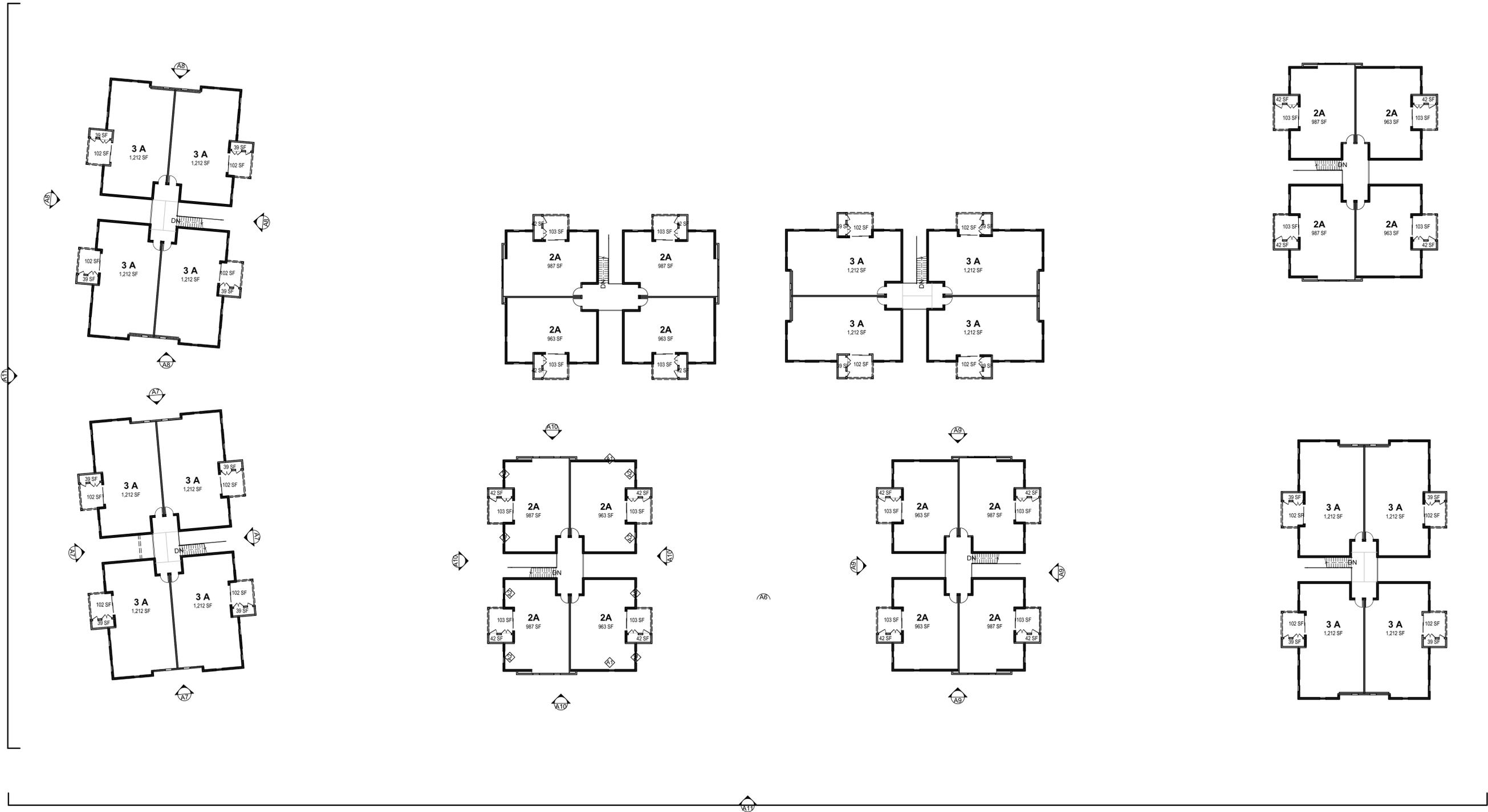


SARAH STREET

UNIT MIX						
	Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
First Floor	2A- ADA	2-Bed Apartment	2	8	963	7,704
	2A- ADA	2-Bed Apartment	2	8	987	7,896
	3 A - ADA	3-Bed Apartment	3	16	1,212	19,392
			<b>80</b>	<b>32</b>		<b>34,992 sq ft</b>
Second Floor	2A	2-Bed Apartment	2	8	963	7,704
	2A	2-Bed Apartment	2	8	987	7,896
	3 A	3-Bed Apartment	3	16	1,212	19,392
			<b>80</b>	<b>32</b>		<b>34,992 sq ft</b>
			<b>160</b>	<b>64</b>		<b>69,984 sq ft</b>

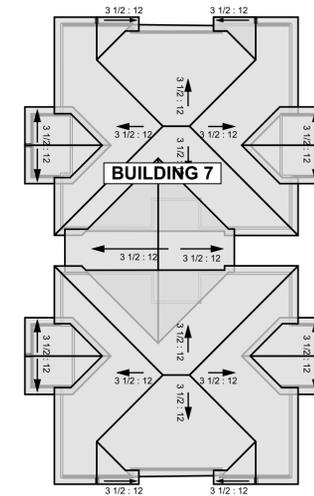
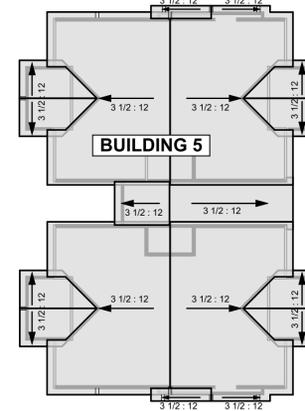
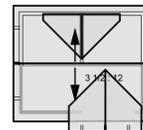
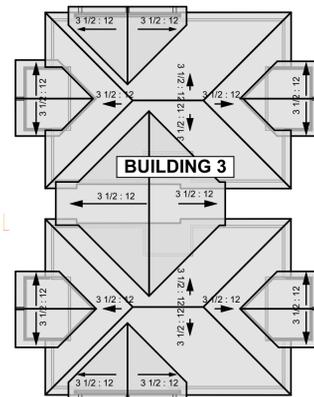
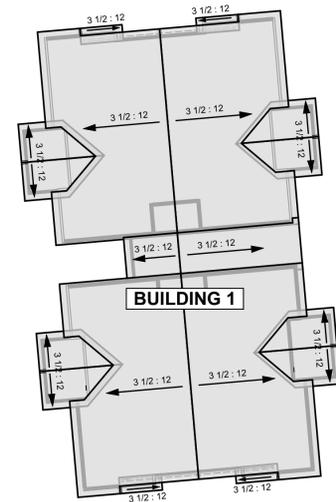
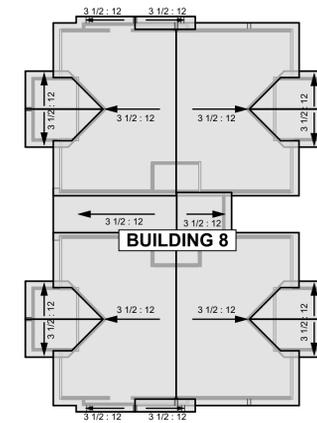
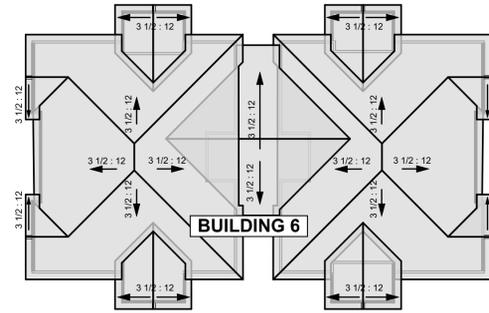
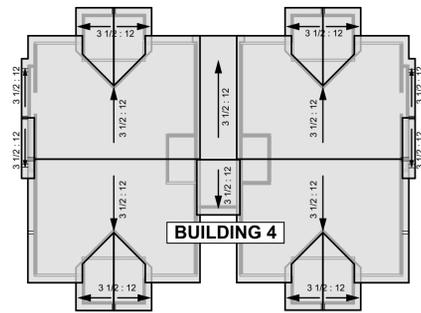
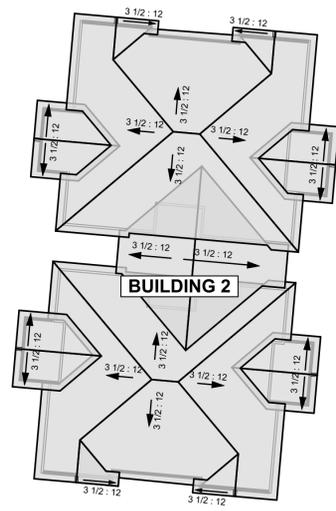
Overall First Floor  
SCALE: 1" = 20'





Overall Second Floor  
SCALE: 1" = 20'





Roof Plan  
SCALE: 1" = 20'



## Valley Gardens

Moreno Valley Gardens LLC  
Alessandro Blvd, Sarah St  
Moreno Valley, CA 92553

Roof Plan  
A3

PROJECT NO: 21011  
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21011 Moreno Valley SD-Alternate.pln



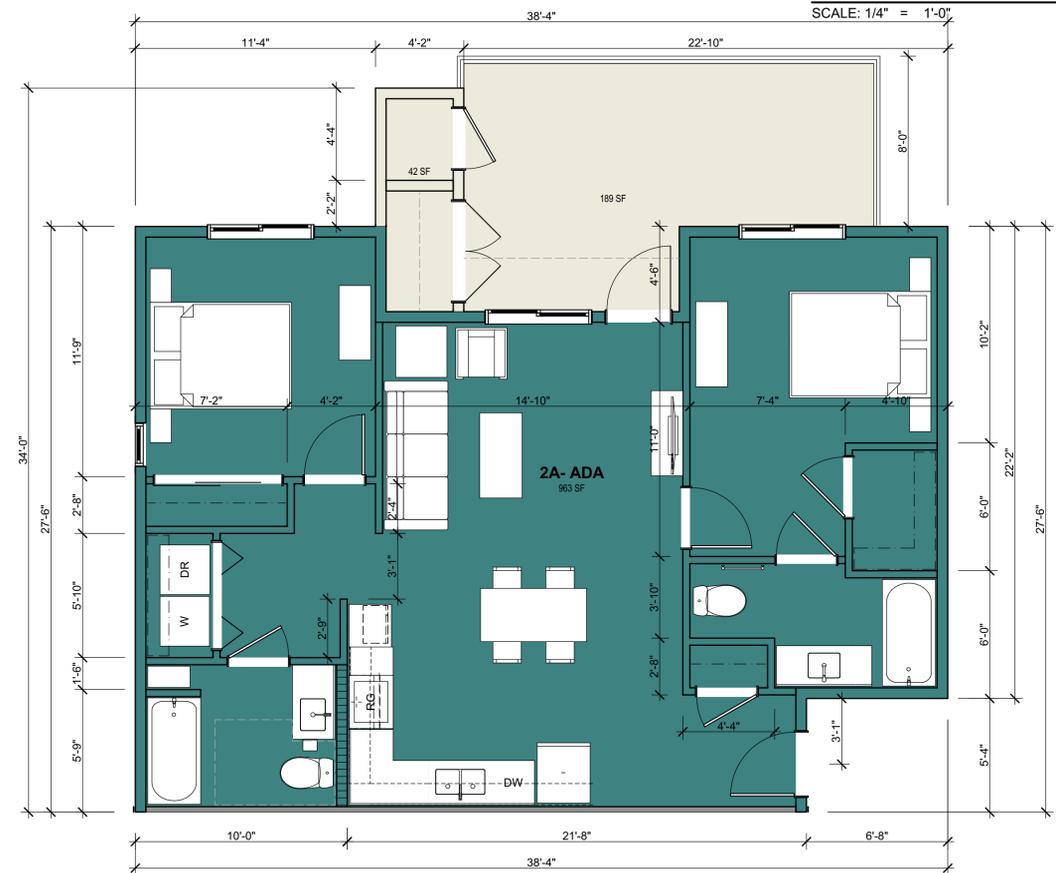
**Second Floor 2 Bedroom - Type 2**  
SCALE: 1/4" = 1'-0"



**First Floor 2 Bedroom - Type 2**  
SCALE: 1/4" = 1'-0"



**Second Floor 2 Bedroom - Type 1**  
SCALE: 1/4" = 1'-0"



**First Floor 2 Bedroom - Type 1**  
SCALE: 1/4" = 1'-0"



**Second Floor 3 Bedroom**  
SCALE: 1/4" = 1'-0"

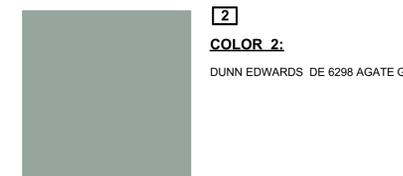


**First Floor 3 Bedroom**  
SCALE: 1/4" = 1'-0"

**COLOR SCHEME 1:**



**1**  
**COLOR 1:**  
DUNN EDWARDS DE 340 WHISPER



**2**  
**COLOR 2:**  
DUNN EDWARDS DE 6298 AGATE GREEN



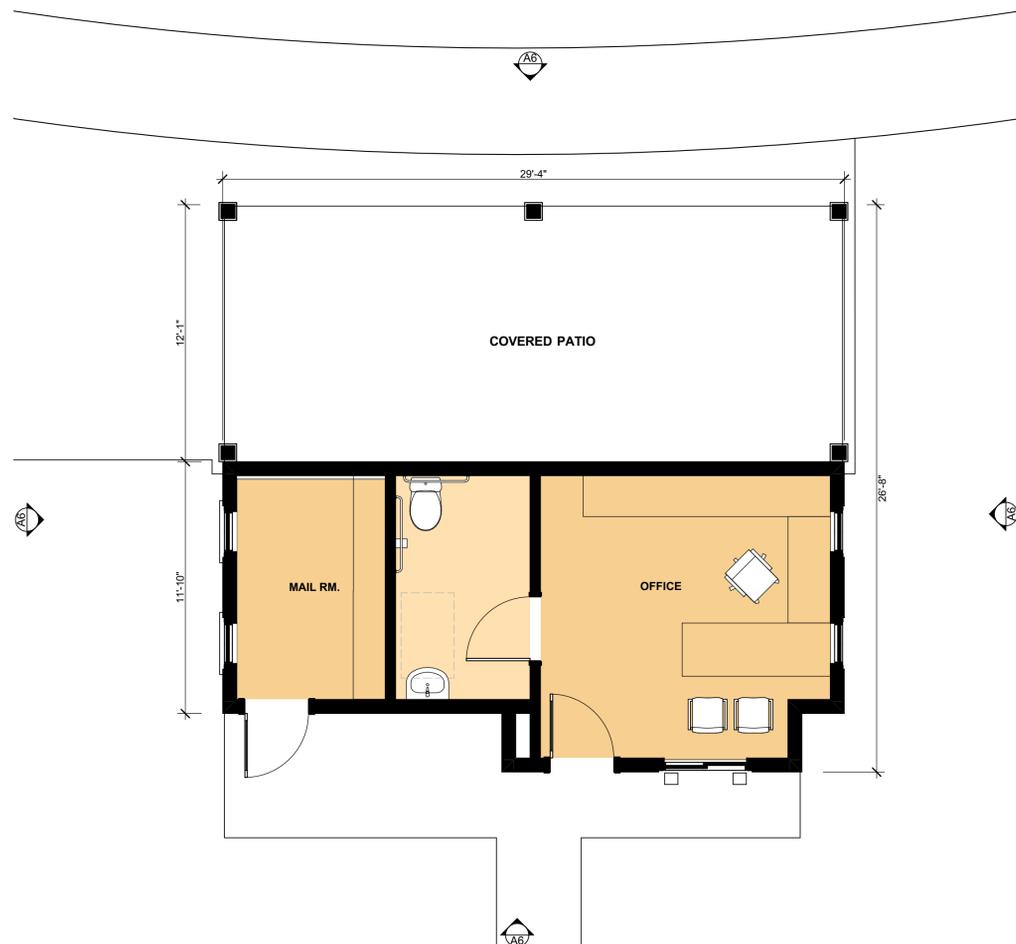
**3**  
**FASCIA, TRIM:**  
DUNN EDWARDS DE 791 CLOUD



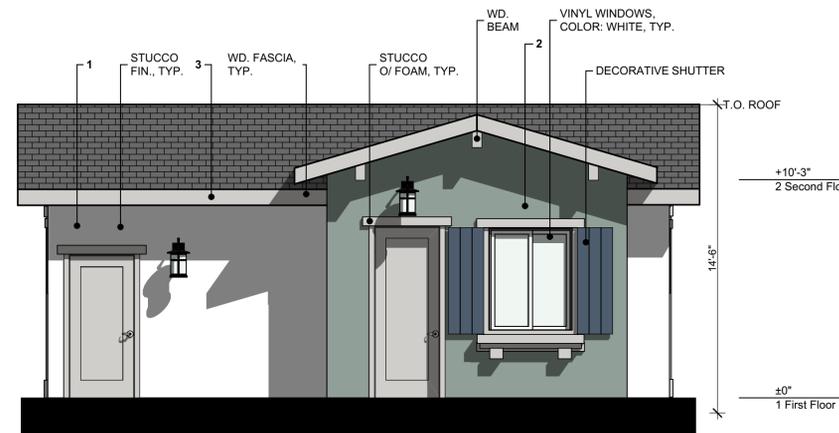
**4**  
**ACCENT / SHUTTERS:**  
DUNN EDWARDS DET 580 MIDNIGHT SUN



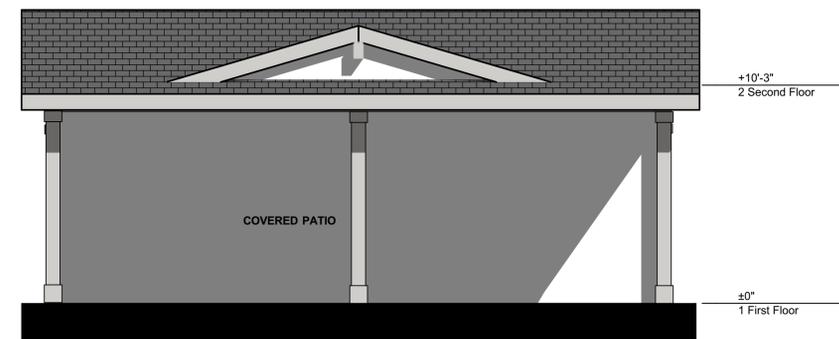
**ROOFING:**  
OWENS CORNING  
COOL ROOF ASPHALT SHINGLES  
COLOR: NIGHT SKY



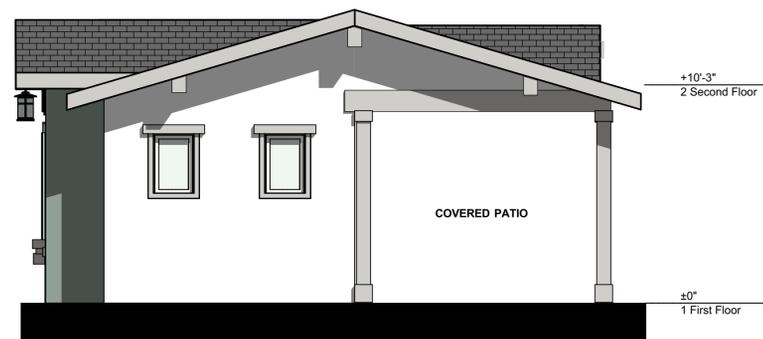
**OFFICE & MAIL ROOM**  
SCALE: 1/4" = 1'-0"



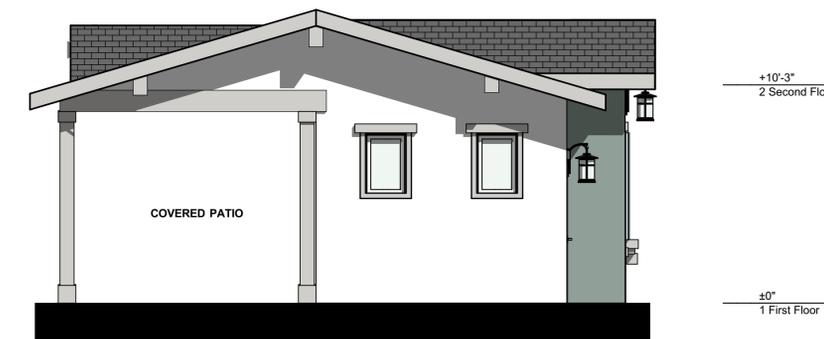
**OFFICE & MAIL RM - FRONT**  
SCALE: 1/4" = 1'-0"



**OFFICE & MAIL RM - REAR**  
SCALE: 1/4" = 1'-0"



**OFFICE & MAIL RM - SIDE**  
SCALE: 1/4" = 1'-0"



**OFFICE & MAIL RM - SIDE**  
SCALE: 1/4" = 1'-0"

**Valley Gardens**

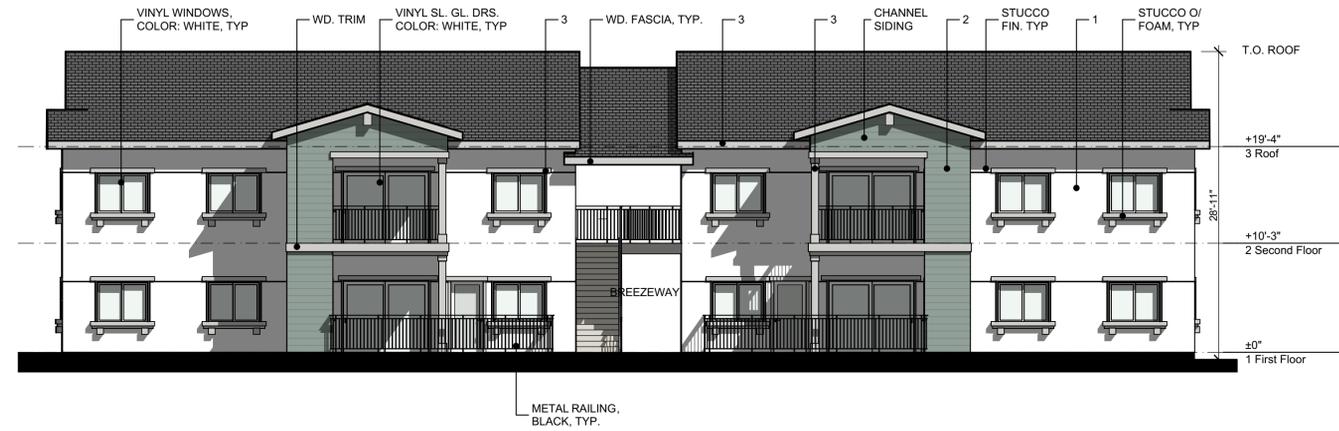
Moreno Valley Gardens LLC  
Alessandro Blvd, Sarah St  
Moreno Valley, CA 92553

**OFFICE/ MAIL ROOM**

**A6**

PROJECT NO: 21011  
PLOT DATE: 6/20/2022  
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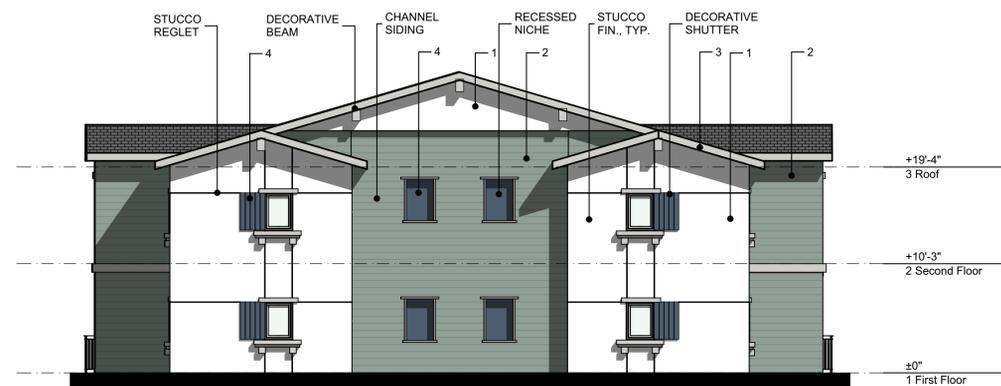
**COLOR SCHEME 1:**



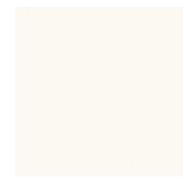
**3 BR - Front Elevation**  
SCALE: 1/8" = 1'-0"



**3 BR - Rear Elevation**  
SCALE: 1/8" = 1'-0"



**3 BR - Side Elevation**  
SCALE: 1/8" = 1'-0"



**1**  
**COLOR 1:**  
DUNN EDWARDS DE 340 WHISPER



**2**  
**COLOR 2:**  
DUNN EDWARDS DE 6298 AGATE GREEN



**3**  
**FASCIA, TRIM:**  
DUNN EDWARDS DE 791 CLOUD



**4**  
**ACCENT / SHUTTERS:**  
DUNN EDWARDS DET 580 MIDNIGHT SUN



**ROOFING:**  
OWENS CORNING  
COOL ROOF ASPHALT SHINGLES  
COLOR: NIGHT SKY

**COLOR SCHEME 2:**



**1**  
**COLOR 1:**  
DUNN EDWARDS DE 6183 HOME PLATE



**2**  
**COLOR 2:**  
DUNN EDWARDS DEC 750 BISON BEGE



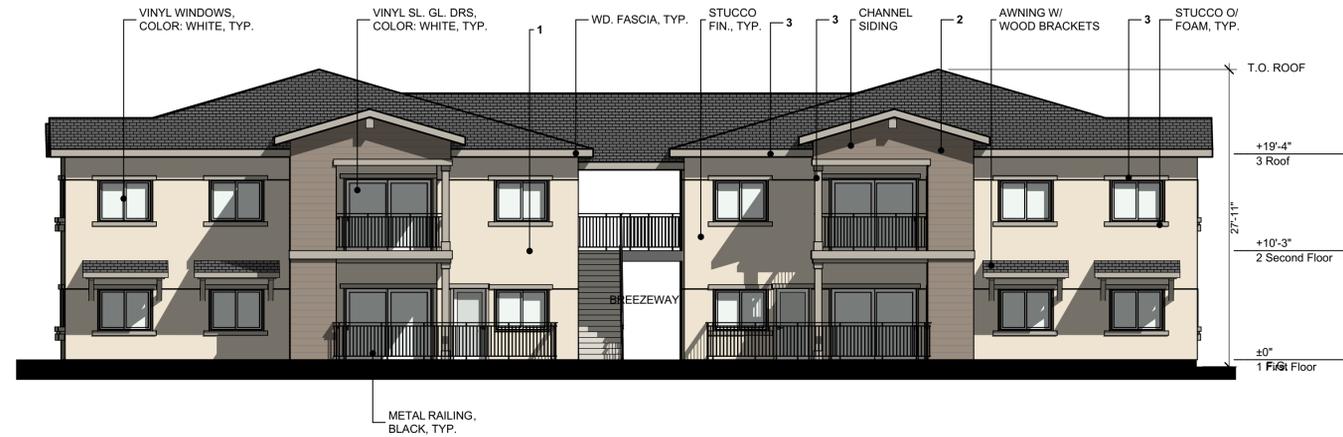
**3**  
**FASCIA, TRIM:**  
DUNN EDWARDS DET 625 RECLAIMED WOOD



**4**  
**ACCENT / SHUTTERS:**  
DUNN EDWARDS DET 580 MIDNIGHT SUN



**ROOFING:**  
OWENS CORNING  
COOL ROOF ASPHALT SHINGLES  
COLOR: NIGHT SKY



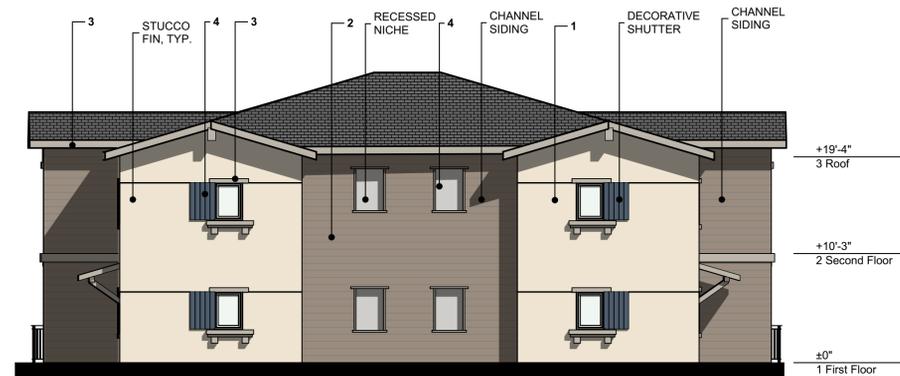
**3 BR- Front Elevation**

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



**3 BR - Rear Elevation**

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



**3 BR - Side Elevation**

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

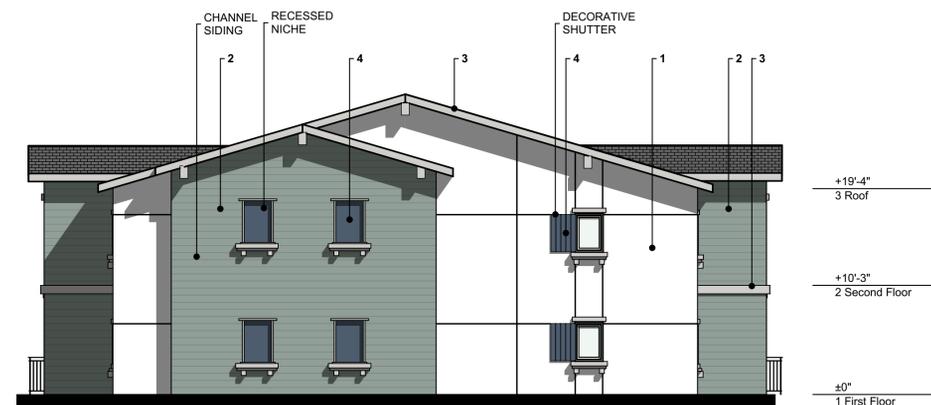
**COLOR SCHEME 1:**



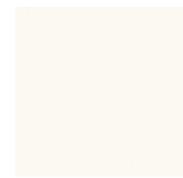
**2 BR - Front Elevation**  
SCALE: 1/8" = 1'-0"



**2 BR - Rear Elevation**  
SCALE: 1/8" = 1'-0"



**2 BR - Side Elevation**  
SCALE: 1/8" = 1'-0"



**1**  
**COLOR 1:**  
DUNN EDWARDS DE 340 WHISPER



**2**  
**COLOR 2:**  
DUNN EDWARDS DE 6298 AGATE GREEN



**3**  
**FASCIA, TRIM:**  
DUNN EDWARDS DE 791 CLOUD

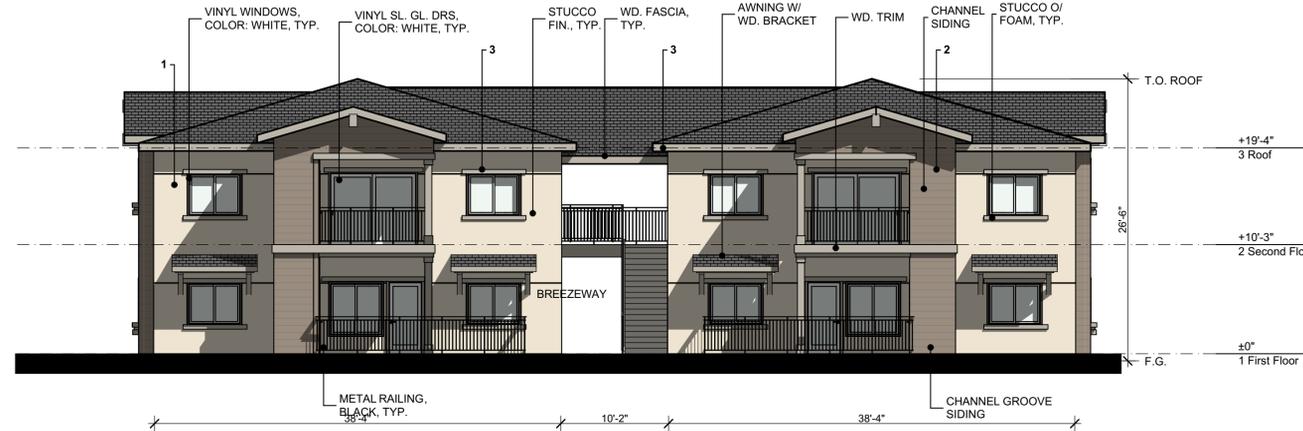


**4**  
**ACCENT / SHUTTERS:**  
DUNN EDWARDS DET 580 MIDNIGHT SUN



**ROOFING:**  
OWENS CORNING  
COOL ROOF ASPHALT SHINGLES  
COLOR: NIGHT SKY

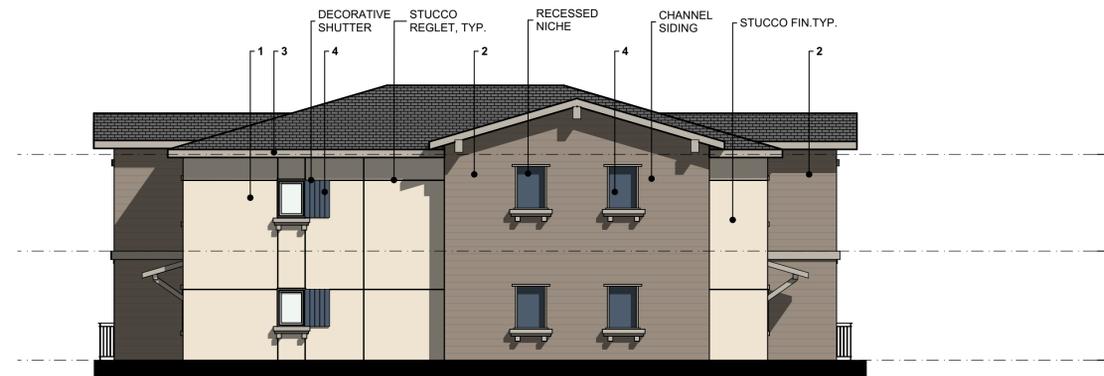
**COLOR SCHEME 2:**



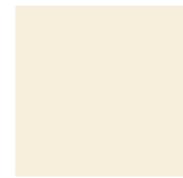
**2 BR - Front Elevation**  
SCALE: 1/8" = 1'-0"



**2 BR - Rear Elevation**  
SCALE: 1/8" = 1'-0"



**2 BR - Side Elevation**  
SCALE: 1/8" = 1'-0"



**1**  
**COLOR 1:**  
DUNN EDWARDS DE 6183 HOME PLATE



**2**  
**COLOR 2:**  
DUNN EDWARDS DEC 750 BISON BEGE



**3**  
**FASCIA, TRIM:**  
DUNN EDWARDS DET 625 RECLAIMED WOOD



**4**  
**ACCENT / SHUTTERS:**  
DUNN EDWARDS DET 580 MIDNIGHT SUN



**ROOFING:**  
OWENS CORNING  
COOL ROOF ASPHALT SHINGLES  
COLOR: NIGHT SKY

**2 BEDROOM BLDG. - SCHEME 2**

**2 BR Exterior Elevations: Type 2  
A10**

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**ALESSANDRO BLVD**  
SCALE: 1/16" = 1'-0"



**SARAH ST**  
SCALE: 1/16" = 1'-0"

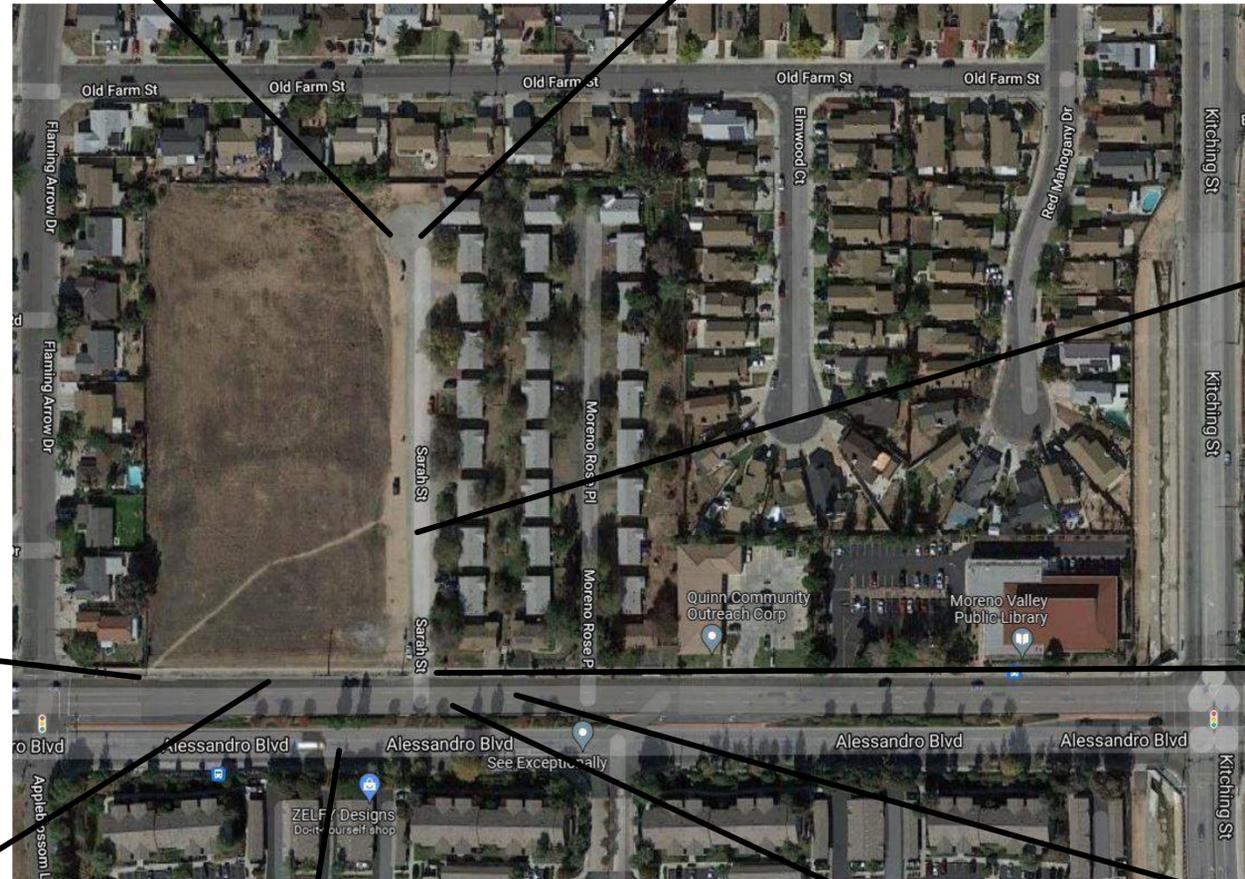


**Valley Gardens**

Moreno Valley Gardens LLC  
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3D View  
A12

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# Valley Gardens

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Moreno Valley, CA 92553

Site Photos  
A13

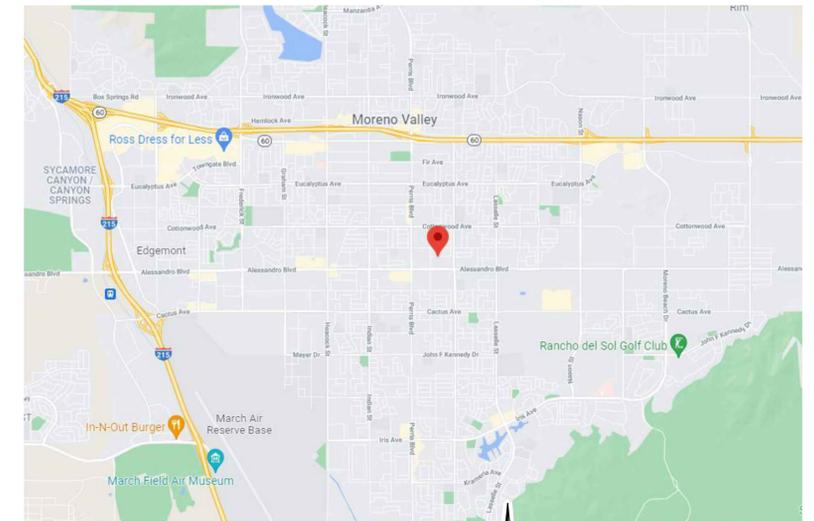
PROJECT NO: 21011  
PLOT DATE: 6/20/2022  
21011 Moreno Valley SD-Alternate.pln

**LEGEND**

- R/W OR P/L
- - - EASEMENT LINE
- - - SETBACK LINE

**SITE PLAN  
VALLEY GARDENS**

13989 MORENO ROSE PLACE, MORENO VALLEY, CA 92553



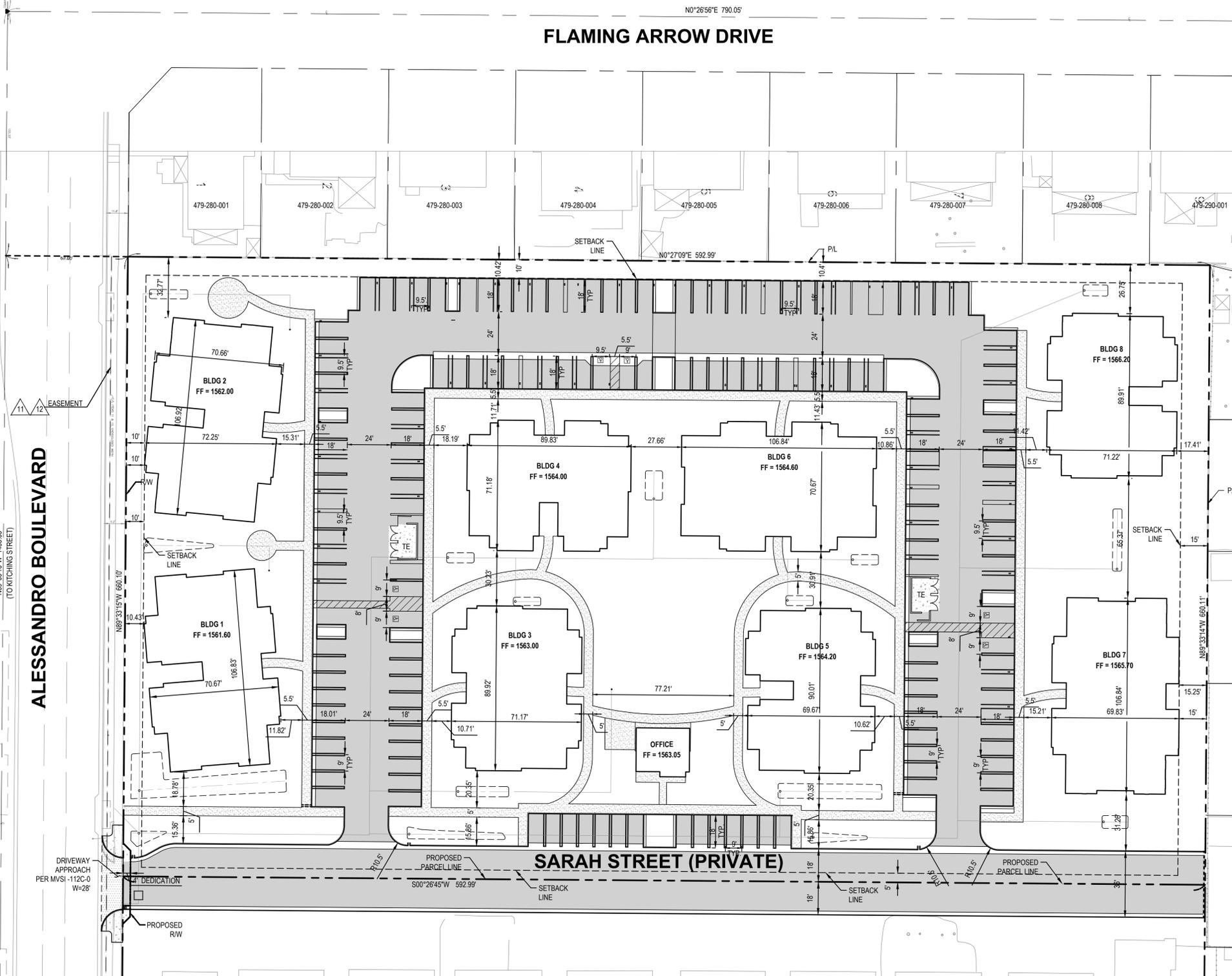
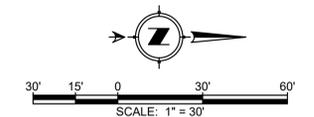
**VICINITY MAP**  
SCALE 1" = 1 MILE

**SITE STATISTICS:**

ADDRESS	13989 MORENO ROSE PLACE, MORENO VALLEY, CA 92553	
APN	479-220-024	
ZONING	COMU	
SITE / LOT AREA	200,519 SF (GROSS AREA)	
<b>BUILDINGS:</b>		
BLDG 1 - 2 STORY	10,242 SF	
BLDG 2 - 2 STORY	10,242 SF	
BLDG 3 - 2 STORY	8,288 SF	
BLDG 4 - 2 STORY	8,288 SF	
BLDG 5 - 2 STORY	8,288 SF	
BLDG 6 - 2 STORY	8,288 SF	
BLDG 7 - 2 STORY	10,242 SF	
BLDG 8 - 2 STORY	10,242 SF	
TOTAL BUILT UP AREA	69,600 SF	
TOTAL LOT COVERAGE	37,381 SF	
OPEN SPACE REQUIRED (300 sf/unit)	= 64 x 300 = 19,200 REQ'D 86,302 SF / 43.0% PROVIDED	
PROPOSED FAR	19% FAR	
BUILDINGS TO BE TYPE VA SPRINKLERED		
BUILDING HEIGHT	29 FT PROVIDED (60 FT PERMITTED)	
<b>PARKING:</b>		
32 (2-BRD) x 2 PER UNIT	= 64 REQ'D SPACES	
32 (2-BRD) x 2.5 PER UNIT	= 80 REQ'D SPACES	
64 (2-BRD) x 2.5 PER UNIT	= 16 REQ'D SPACES	
TOTAL	160 SPACES REQUIRED 160 SPACES PROVIDED	
ADA VAN	2	
ADA	4	
FEV	16 STALLS PROVIDED	
P COVERED	56	
	82	
TOTAL PARKING	160 STALLS PROVIDED	
16 STALLS REQUIRED (10% OF TOTAL PARKING)		
<b>PROJECT SCOPE:</b>	CONSTRUCTION OF EIGHT 2 STORY APARTMENT BUILDINGS	

**EASEMENT LEGEND:**

- 11 EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 20, 1927 IN BOOK 734 OF DEEDS, PAGE 520.
- 12 EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 9, 1927 IN BOOK 734 OF DEEDS, PAGE 133.



**ALESSANDRO BOULEVARD**

**SARAH STREET (PRIVATE)**

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A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

REVISIONS	
DATE	DESCRIPTION

**BENCHMARK**  
DESCRIPTION: 48FT SOUTH OF CL ALESSANDRO BLVD., 48FT EAST OF CL PERRIS BLVD., 34FT NORTH OF ECR TO STRIP MALL, 76FT SOUTH OF BCR TO WALLGREENS, 1FT EAST OF SIDEWALK, SET 3" BRASS DISK IN CONC. FLUSH WITH SIDEWALK STAMPED LS 8136, M-79 RESET 2009.  
ELEVATION: 1563.092 FEET (NGVD 29).

**BASIS OF BEARINGS**  
THE CENTERLINE OF ALESSANDRO BOULEVARD SHOWN AS N 89° 33' 15" W, ON TRACT MAP NO. 10056, AS FILED IN BOOK 102, PAGES 67 THROUGH 73 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS.

**Waber Consultants INC**  
REGISTERED PROFESSIONAL ENGINEER  
No. C69050  
Exp. 6/30/22  
PLANNING CIVIL ENGINEERING SURVEYING  
19210 S. VERMONT AVE., SUITE 115, GARDENA, CA 90248  
P (424) 544-2464 F (562) 372-3202

**SITE PLAN**  
**VALLEY GARDENS**  
13989 MORENO ROSE PLACE, MORENO VALLEY, CA 92553

JOB NO.	<b>21036</b>
DATE:	<b>3/1/2022</b>
SHEET	<b>1</b>
OF 5 SHEETS	

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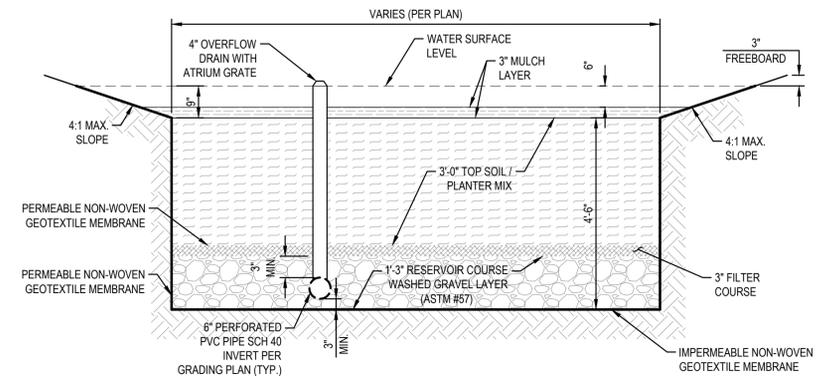
# PRELIMINARY WQMP SITE PLAN VALLEY GARDENS

13989 MORENO ROSE PLACE, MORENO VALLEY, CA 92553

FLAMING ARROW DRIVE

### LEGEND:

-  PROPOSED PERVIOUS AREA
-  PROPOSED IMPERVIOUS AREA
-  PROPOSED BIORETENTION BASIN
-  DRAINAGE BOUNDARY
-  STENCIL "NO DUMPING" SIGN



BIORETENTION BASIN TYPICAL SECTION  
SCALE: 1" = 2'-0"

DMA	BMP TYPE	A <sub>REQUIRED</sub> (SF)	A <sub>PROVIDED</sub> (SF)
AREA - 1	BIORETENTION BASIN	71	80
AREA - 2	BIORETENTION BASIN	157	168
AREA - 3	BIORETENTION BASIN	83	98
AREA - 4	BIORETENTION BASIN	454	453
AREA - 5	BIORETENTION BASIN	1084	1151
AREA - 6	BIORETENTION BASIN	78	81
AREA - 7	BIORETENTION BASIN	79	81
AREA - 8	BIORETENTION BASIN	144	149
AREA - 9	BIORETENTION BASIN	157	159
AREA - 10	BIORETENTION BASIN	71	81
AREA - 11	BIORETENTION BASIN	67	67
AREA - 12	BIORETENTION BASIN	98	104
AREA - 13	BIORETENTION BASIN	164	192
AREA - 14	BIORETENTION BASIN	114	118
AREA - 15	BIORETENTION BASIN	236	238
AREA - 16	BIORETENTION BASIN	89	97
TOTAL		3146	3317
DMA	BMP TYPE	Q <sub>REQUIRED</sub> (CFS)	Q <sub>PROVIDED</sub> (CFS)
AREA - 17	MODULAR WETLAND SYSTEM	0.044	0.052



SCALE: 1" = 30'

ALESSANDRO BOULEVARD

SARAH STREET (PRIVATE)

**AREA - 12**  
TOTAL 9,569 SF (0.22 AC)  
PERVIOUS (LS) 5,668 SF  
IMPERVIOUS (HS) 3,901 SF

**AREA - 1**  
TOTAL 7,132 SF (0.16 AC)  
PERVIOUS (LS) 4,328 SF  
IMPERVIOUS (HS) 2,804 SF

**AREA - 5**  
TOTAL 52,522 SF (1.21 AC)  
PERVIOUS (LS) 9,236 SF  
IMPERVIOUS (HS) 43,286 SF

**AREA - 13**  
TOTAL 13,708 SF (0.31 AC)  
PERVIOUS (LS) 6,855 SF  
IMPERVIOUS (HS) 6,853 SF

**AREA - 10**  
TOTAL 8,218 SF (0.14 AC)  
PERVIOUS (LS) 3,267 SF  
IMPERVIOUS (HS) 2,951 SF

**AREA - 8**  
TOTAL 13,009 SF (0.30 AC)  
PERVIOUS (LS) 7,026 SF  
IMPERVIOUS (HS) 5,983 SF

**AREA - 6**  
TOTAL 6,208 SF (0.14 AC)  
PERVIOUS (LS) 2,916 SF  
IMPERVIOUS (HS) 3,292 SF

**AREA - 2**  
TOTAL 16,281 SF (0.37 AC)  
PERVIOUS (LS) 10,209 SF  
IMPERVIOUS (HS) 6,072 SF

**AREA - 11**  
TOTAL 4,410 SF (0.10 AC)  
PERVIOUS (LS) 1,806 SF  
IMPERVIOUS (HS) 2,604 SF

**AREA - 9**  
TOTAL 16,053 SF (0.37 AC)  
PERVIOUS (LS) 9,894 SF  
IMPERVIOUS (HS) 6,159 SF

**AREA - 7**  
TOTAL 4,622 SF (0.11 AC)  
PERVIOUS (LS) 1,366 SF  
IMPERVIOUS (HS) 3,256 SF

**AREA - 3**  
TOTAL 8,349 SF (0.19 AC)  
PERVIOUS (LS) 5,089 SF  
IMPERVIOUS (HS) 3,260 SF

**AREA - 16**  
TOTAL 5,653 SF (0.13 AC)  
PERVIOUS (LS) 1,906 SF  
IMPERVIOUS (HS) 3,747 SF

**AREA - 17**  
TOTAL 10,676 SF (0.26 AC)  
PERVIOUS (LS) 0 SF  
IMPERVIOUS (HS) 10,676 SF

**AREA - 15**  
TOTAL 10,384 SF (0.24 AC)  
PERVIOUS (LS) 1,330 SF  
IMPERVIOUS (HS) 9,034 SF

**AREA - 14**  
TOTAL 6,282 SF (0.14 AC)  
PERVIOUS (LS) 1,611 SF  
IMPERVIOUS (HS) 4,671 SF

### REVISIONS

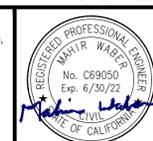
DATE	DESCRIPTION

### BENCHMARK

DESCRIPTION:  
485 FT SOUTH OF CL ALESSANDRO BLVD., 48 FT EAST OF CL PERRIS BLVD., 34 FT NORTH OF ECR TO STRIP MALL, 76 FT SOUTH OF BCR TO WALLGREENS, 1 FT EAST OF SIDEWALK, SET 3" BRASS DISK IN CONC. FLUSH WITH SIDEWALK STAMPED LS 8136, M-79 RESET 2009.  
ELEVATION 1563.092 FEET (NGVD 29).

### BASIS OF BEARINGS

THE CENTERLINE OF ALESSANDRO BOULEVARD SHOWN AS N 89° 33' 15" W, ON TRACT MAP NO. 10056, AS FILED IN BOOK 102, PAGES 67 THROUGH 73 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS.



**Waber Consultants INC**  
PLANNING CIVIL ENGINEERING SURVEYING  
19210 S. VERMONT AVE., SUITE 115, GARDENA, CA 90248  
(424) 544-2464 • F(562) 372-3202

**PRELIMINARY WQMP SITE PLAN**  
21036  
DATE: 3/1/2022  
SHEET 4 OF 5 SHEETS  
VALLEY GARDENS  
13989 MORENO ROSE PLACE, MORENO VALLEY, CA 92553

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# TENTATIVE PARCEL MAP VALLEY GARDENS

13989 MORENO ROSE PLACE, MORENO VALLEY, CA 92553

### LEGEND

- RW OR P/L
- - - EASEMENT LINE
- - - SETBACK LINE
- 1565 — PROPOSED CONTOUR LINES
- 1561 — EXISTING CONTOUR LINES
- PROPOSED IMPROVEMENTS
- EXISTING IMPROVEMENTS

BLDG BUILDING  
TE TRASH ENCLOSURE  
FF FINISH FLOOR

**OWNER / DEVELOPER:**  
MORENO VALLEY GARDEN, LLC  
CONTACT: MR. TRAN CHUNG  
3903 CAMDEN COURT  
TEMECULA, CA 92591  
P (917)-838-9869  
EMAIL: IBTCHUNG@GMAIL.COM

**APPLICANT / CIVIL ENGINEER:**  
WABER CONSULTANTS, INC.  
CONTACT: MAHIR WABER, PE.  
19210 S. VERMONT AVE.,  
GARDENA, CA 90248  
P (424) 344-2464  
F (562) 372-3282  
EMAIL: MWABER@WABERCONSULTANTS.COM

### PROJECT DESCRIPTION

SUBDIVIDING 1 PARCEL (APN: 479-220-024) INTO 2 PARCELS.  
CONSTRUCTION OF EIGHT 2-STORY APARTMENT BUILDINGS WITH PARCEL 1. PARCEL 2, TO BE LEFT AS IS.

### EASEMENT LEGEND:

- 11 EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 20, 1927 IN BOOK 734 OF DEEDS, PAGE 520.  
IN FAVOR OF: MIDLAND SCHOOL DISTRICT OF MIDLAND
- 12 EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 9, 1927 IN BOOK 744 OF DEEDS, PAGE 133.  
IN FAVOR OF: MIDLAND SCHOOL DISTRICT OF MIDLAND
- 13 EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 29, 1956 IN BOOK 1991, PAGE 457 OF OFFICIAL RECORDS.  
IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY AND CALIFORNIA WATER AND TELEPHONE COMPANY
- 14 EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 12, 1956 IN BOOK 2010, PAGE 494 OF OFFICIAL RECORDS.  
IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION
- 15 EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 18, 1957 IN BOOK 2026, PAGE 324 OF OFFICIAL RECORDS.  
IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY AND CALIFORNIA WATER AND TELEPHONE COMPANY

### OWNERSHIP STATEMENT:

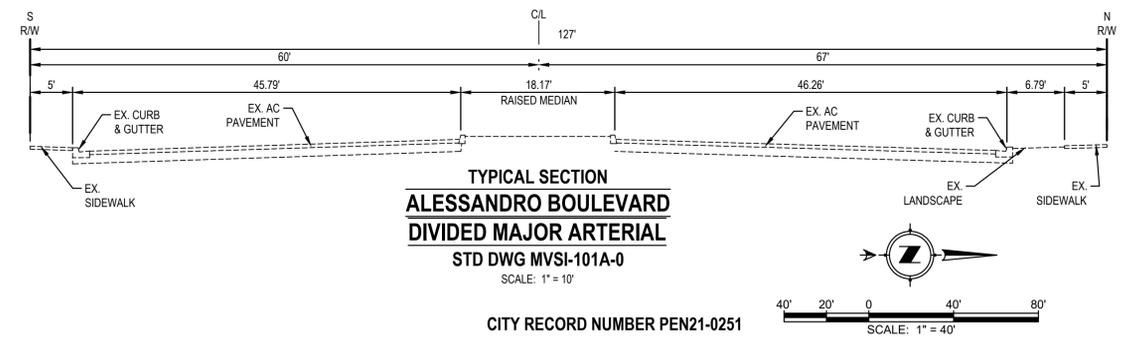
TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER

### LEGAL DESCRIPTION:

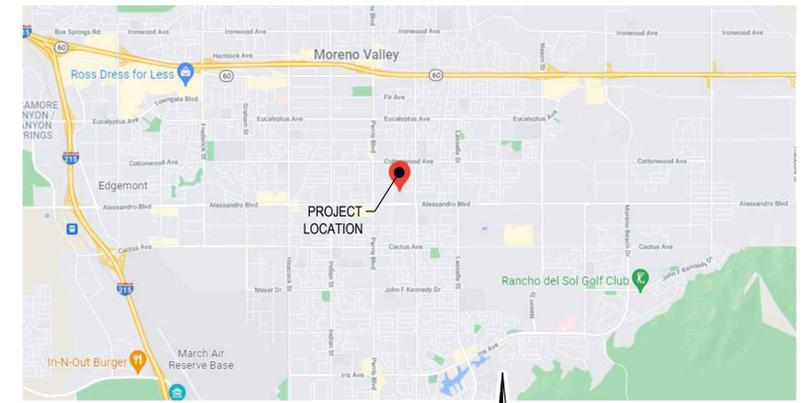
LOT 7 IN BLOCK 101 OF THE LANDS OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 27, 1979 AS INSTRUMENT NO. 251543 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF MORENO VALLEY BY DEED RECORDED JUNE 16, 1989 AS INSTRUMENT NO. 89-198172 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

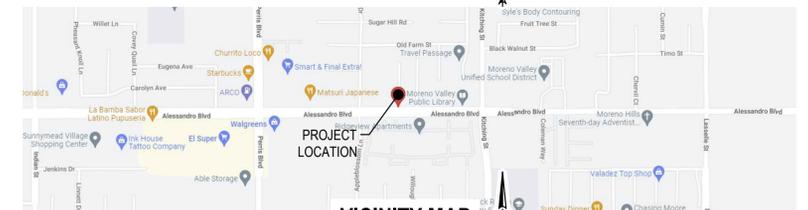
APN 479-220-024



CITY RECORD NUMBER PEN21-0251



**LOCATION MAP**  
SCALE 1" = 1 MILE



**VICINITY MAP**  
SCALE 1" = 1000'

### SITE STATISTICS:

ADDRESS	13989 MORENO ROSE PLACE, MORENO VALLEY, CA 92553
APN	479-220-024
LAND USE ZONING	COMU
PROPOSED LAND USE	RENTAL APARTMENT
FEMA FLOOD ZONE	ZONE X
GROSS AREA:	391,435 SF (8.99 ACRES)
NET AREA:	391,275 SF (8.98 ACRES)

### PARCEL : 1

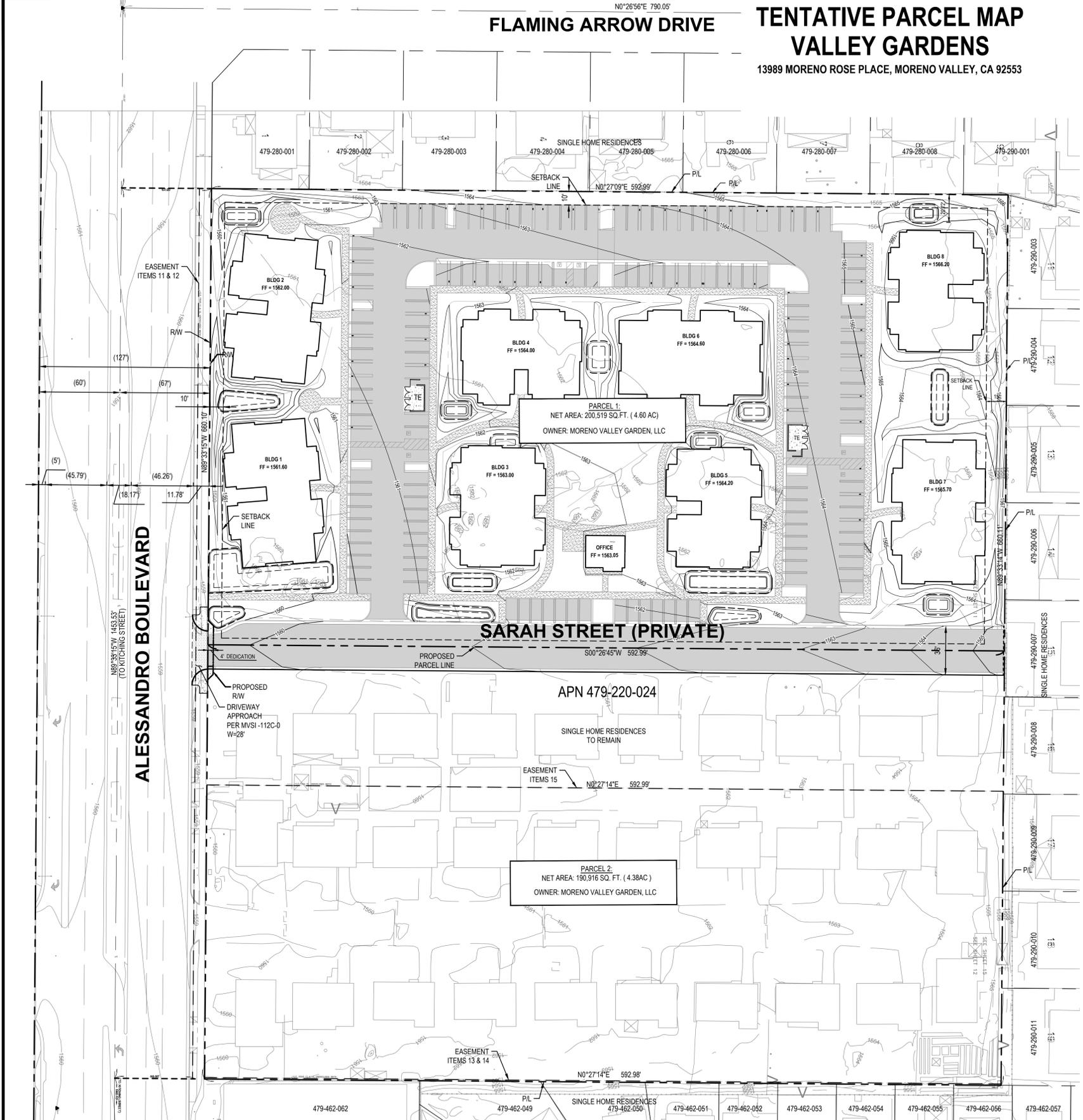
NET AREA:	200,519 SQ. FT. (4.60 AC)
<b>BUILDINGS:</b>	
BLDG 1 - 2 STORY	10,242 SF
BLDG 2 - 2 STORY	10,242 SF
BLDG 3 - 2 STORY	8,288 SF
BLDG 4 - 2 STORY	8,288 SF
BLDG 5 - 2 STORY	8,288 SF
BLDG 6 - 2 STORY	8,288 SF
BLDG 7 - 2 STORY	10,242 SF
BLDG 8 - 2 STORY	10,242 SF

TOTAL BUILT UP AREA	69,600 SF
TOTAL LOT COVERAGE	37,381 SF
OPEN SPACE REQUIRED (300 sq/ unit)	= 64 x 300 = 19,200 REQ'D
	86,302 SF / 43.9% PROVIDED

PROPOSED FAR	19% FAR
BUILDINGS TO BE TYPE VA SPRINKLERED	
BUILDING HEIGHT	29 FT PROVIDED (60 FT PERMITTED)

### PARCEL : 2

NET AREA:	190,916 SQ. FT. (4.38 AC)
EXISTING RESIDENCE HOMES	



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DATE	REVISIONS
	DESCRIPTION

**BENCHMARK**  
DESCRIPTION: 48FT SOUTH OF C/L ALESSANDRO BLVD., 48FT EAST OF C/L PERRIS BLVD., 34FT NORTH OF ECR TO STRIP MALL, 76FT SOUTH OF BCR TO WALLGREENS, 1FT EAST OF SIDEWALK, SET 3" BRASS DISK IN CONC. FLUSH WITH SIDEWALK STAMPED LS 8136, M-79 RESET 2009.  
ELEVATION: 1563.092 FEET (NGVD 29).

**BASIS OF BEARINGS**  
THE CENTERLINE OF ALESSANDRO BOULEVARD SHOWN AS N 89° 33' 15" W, ON TRACT MAP NO. 10056, AS FILED IN BOOK 102, PAGES 67 THROUGH 73 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS.

**Waber Consultants INC**  
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No. C69050  
Exp. 6/30/22  
PLANNING CIVIL ENGINEERING SURVEYING  
19210 S. VERMONT AVE., SUITE 115, GARDENA, CA 90248  
P (424) 344-2464 F (562) 372-3282

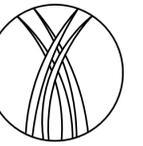
**TENTATIVE PARCEL MAP**  
**VALLEY GARDENS**  
13989 MORENO ROSE PLACE, MORENO VALLEY, CA 92553

JOB NO.	21036
DATE:	3/1/2022
SHEET	5
OF 5 SHEETS	

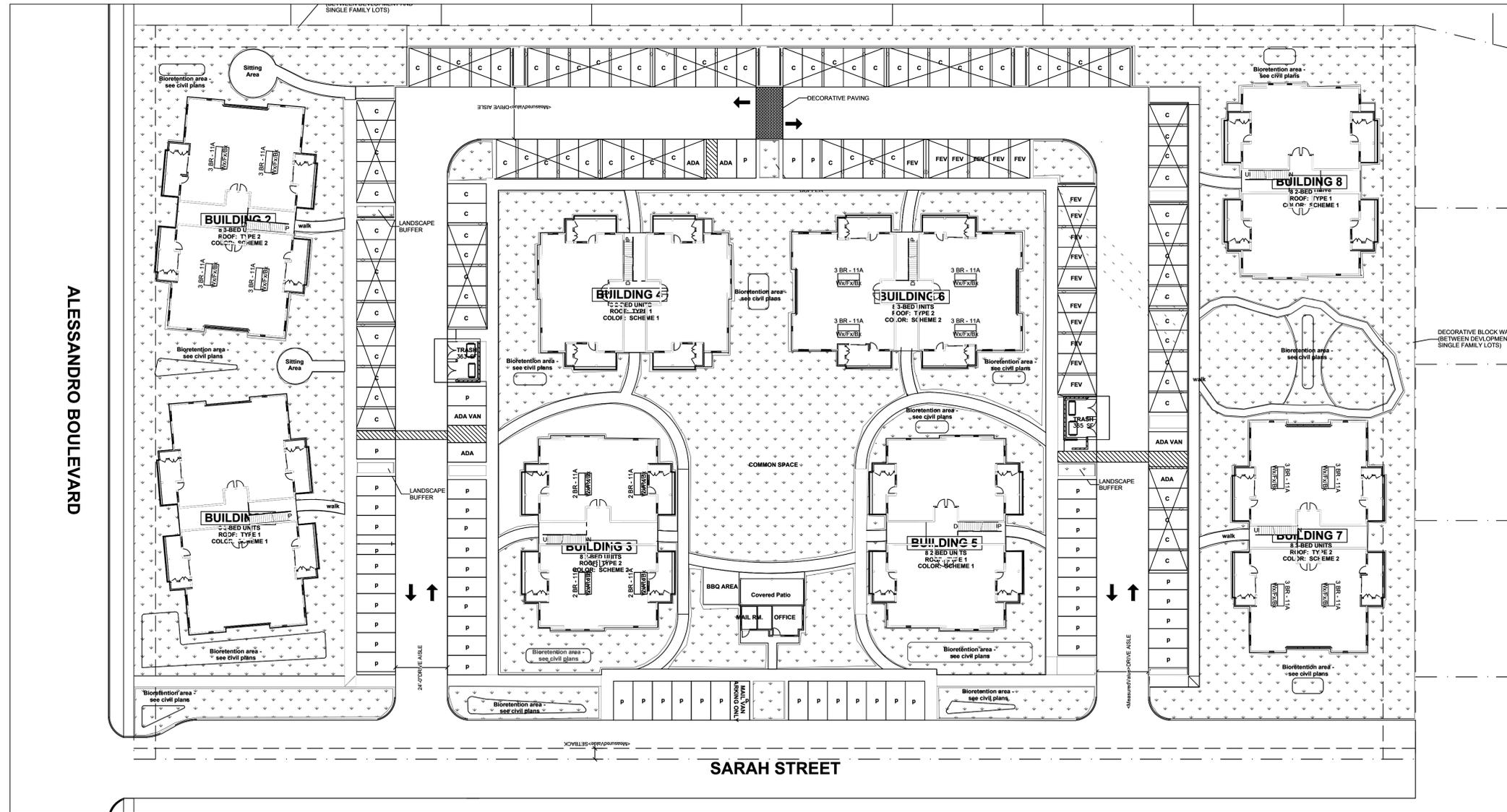
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VALLEY GARDENS  
 MORENO GARDENS LLC  
 13989 MORENO ROSE PLACE  
 MORENO VALLEY, CA 92553  
 APN: 479-220-024

Centeno's  
 Landscaping Co. Inc.



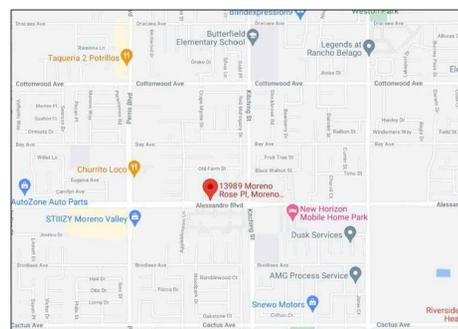
o.310.768.4089  
 f.310.719.7147  
 info@centenos-inc.com



**SITE LAYOUT**

SCALE: 1"= 30'

- CONCRETE WALKWAYS AND SEATING AREAS
- LANDSCAPE AREA



VICINITY MAP N.T.S.

**LEGAL DESCRIPTION:**

LOT 2 IN BLOCK 101 OF THE LANDS OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDER IN BOOK 11, PAGE 10 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 27, 1979 AS INSTRUMENT NO. 251543 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF MORENO VALLEY BY DEED RECORDED JUNE 16, 1989 AS INSTRUMENT NO. 89-198172 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

**SCOPE OF WORK:**

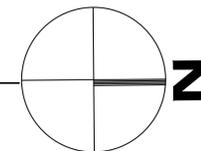
PROPOSED 2 STORY APARTMENT BUILDINGS, COMMUNITY SPACES AND NECESSARY HARDSCAPE AND LANDSCAPE.

**SITE DATA:**

ASSESSOR PARCEL NUMBER	479-220-024
ZONING	COMU
TOTAL SITE AREA	4.513 ACRES / 196,600 SQ.FT. (GROSS AREA)
DENSITY	15.25 DU/ ACRE REQUIRED
	14.18 DU/ ACRE PROVIDED
OPEN SPACE (300 SF/UNIT)	64 X 300 = 19,200 SQFT REQUIRED
	86,302 SQFT PROVIDED

TOTAL BUILDING FOOTPRINT	37,318 SQ.FT.
LOT COVERAGE	37,381 SQ.FT / 196,600 = 19%
TOTAL BUILDING AREA	77,441 SQ.FT
TOTAL PROPOSED DWELLING UNITS	64 UNITS / 69,600 SQ.FT
TOTAL PARKING/ PAVED AREA	85,261 SQ.FT = 43%
TOTAL LANDSCAPE AREA	73,958 SQ.FT = 38%

**COVER SHEET**



OWNER:  
 MORENO VALLEY GARDENS, LLC  
 13989 MORENO ROSE PLACE  
 MORENO VALLEY, CA 92553  
 APN: 479-220-024

Revision	Date	By
	06-17-22	

Date: 10-04-21

Scale: AS NOTED

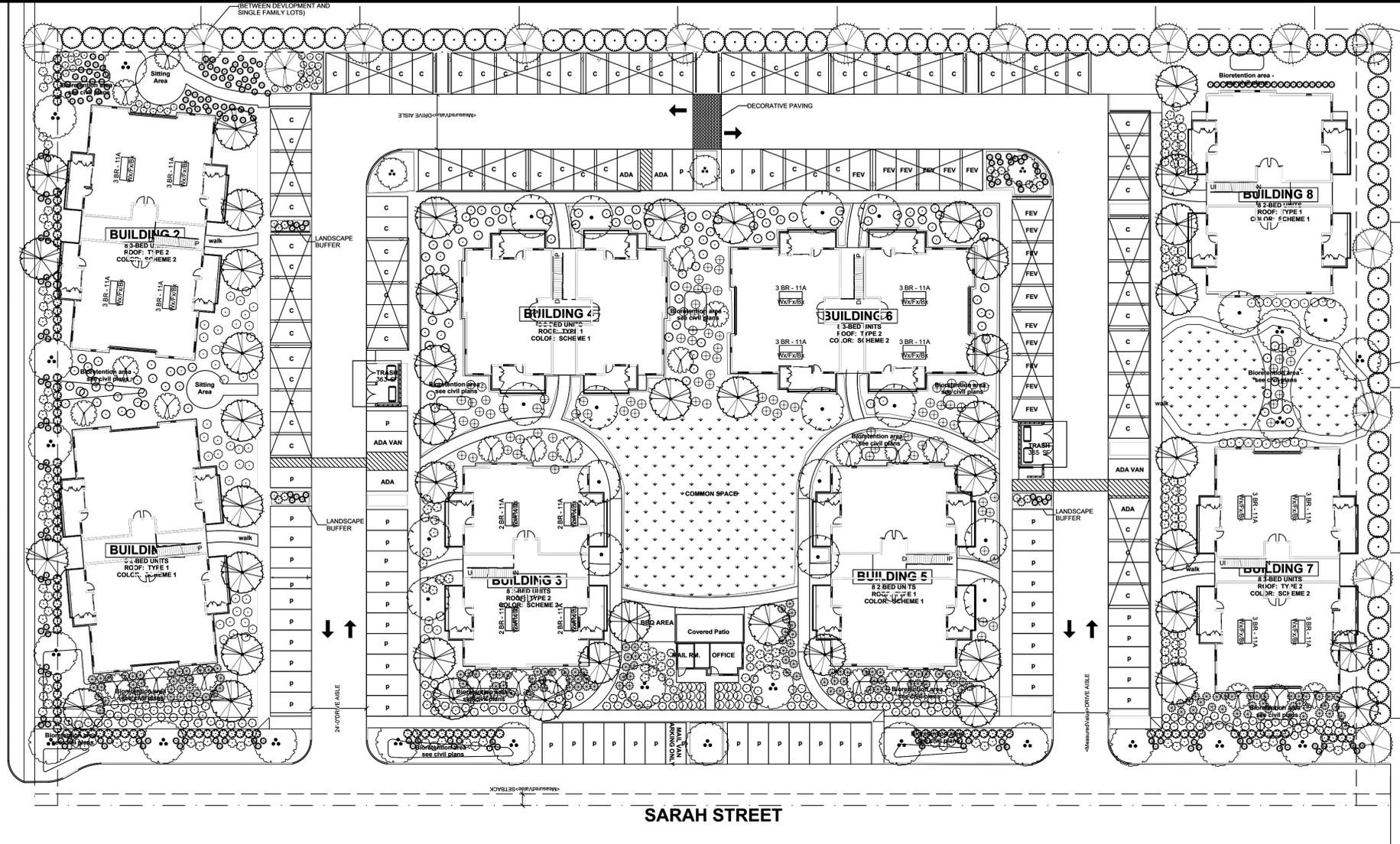
Drawn by: JC

Sheet: COVERSHEET

VALLEY GARDENS  
 13989 MORENO ROSE PLACE  
 MORENO VALLEY, CA 92553  
 APN: 479-220-024

CS

ALESSANDRO BOULEVARD



SARAH STREET

PLANT SCHEDULE

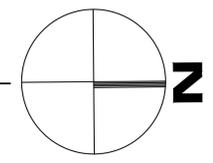
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH
	Agave attenuata	Foxtail Agave	5 gal.	67	Low	18" - 6' ht.	3 - 6' w.
	Arbutus unedo 'Oktoberfest'	Oktoberfest Strawberry Tree	15 gal.	26	Low - Medium	6 - 10' ht.	
	Caesalpinia pulcherrima	Red Bird Of Paradise	5 gal.	114	Low - Medium	6 - 15' ht.	6 - 10' w.
	Dianella caerulea 'DBB03' TM	Cassa Blue Flax Lily	1 gal.	101	Medium	6 - 18" ht.	1 - 3' w.
	Dietes vegeta 'Variegata'	Variegated African Iris	5 gal.	223	Medium	18 - 36" ht.	1 - 3' w.
	Lomandra longifolia 'Breeze' TM	Breeze Mat Rush	---	128	Low	18 - 36" ht.	1 - 3' w.
	Muhlenbergia capillaris 'Pink Cloud'	Pink Cloud Pink Muhly Grass	1 gal.	147	Low - Medium	3 - 6' ht.	3 - 6' w.
	Muhlenbergia rigens	Deer Grass	5 gal.	167	Low - Medium	3 - 6' ht.	3 - 6' w.
	Olea europaea 'Little Ollie' TM	Little Ollie Olive	5 gal.	86	Very low - Low		
	Phormium tenax 'Bronze Baby'	Bronze Baby New Zealand Flax	5 gal.	68	Low - Medium	18 - 36" ht.	1 - 3' w.
	Rhapiolepis umbellata 'Minor'	Dwarf Yedda Hawthorne Standard	5 gal.	33	Low - Medium	3 - 6' ht.	3 - 6' w.
	Salvia clevelandii 'Allen Chickering'	Allen Chickering Cleveland Sage	1 gal.	18	Very low - Low	3 - 6' ht.	3 - 6' w.
	Streitizia reginae	Bird Of Paradise	15 gal.	25	Medium	< - 6' ht.	3 - 6' w.

PLANT SCHEDULE

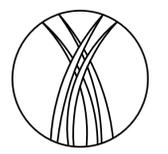
TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH	
	Cercidium x 'Desert Museum'	Desert Museum Palo Verde	15 gal.		3	Very low	15 - 40' ht.	15 - 25' w.	
	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	15 gal.		18	Low - Medium	15 - 25' ht.	15 - 25' w.	
	Laurus x 'Saratoga'	Saratoga Hybrid Laurel	15 gal.		75	Low - Medium	25 - 40' ht.	15 - 25' w.	
	Lophostemon confertus	Brisbane Box	15 gal.		15	Medium	25 - 65' ht.	15 - 25' w.	
	Olea europaea 'Fruitless' Multi-branching	Fruitless Olive	24"	Box	21	Very low - Low	15 - 25' ht.	15 - 25' w.	
	Pistacia chinensis 'Sarah's Radiance' TM	Chinese Pistache	15 gal.		46	Low - Medium	25 - 40' ht.		
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH
	Stenotaphrum x 'Sunclipse'	Sunclipse St. Augustine Grass	sod			9,870 sf			

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 30'



Centeno's Landscaping Co. Inc.



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VALLEY GARDENS  
1 3989 MORENO ROSE PLACE  
MORENO VALLEY, CA 92553  
APN: 479-220-024

OWNER:  
MORENO VALLEY GARDENS, LLC  
1 3989 MORENO ROSE PLACE  
MORENO VALLEY, CA 92553  
APN: 479-220-024

Revision	Date	By
	06-17-22	

Date: 10-04-21  
Scale: AS NOTED  
Drawn by: JC  
Sheet: CONCEPTUAL LANDSCAPE PLAN

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