



CONSTRUCTION NOTES

- 1.10 6" CONCRETE CURB
- 1.20 20" LED AREA LIGHT WITH PHOTO-CELL AND TIME CLOCK SWITCHING PER "CALGREEN" AND TITLE 24 REQUIREMENTS. HOOD AND ARRANGE SO AS NOT TO CAUSE A NUISANCE TO ADJACENT STREET TRAFFIC OR TO LIVING ENVIRONMENT. THE AMOUNT OF LIGHT THAT SHALL BE PROVIDED SHALL BE PER THE PUBLIC WORKS STANDARDS AND CALGREEN
- 1.30 LANDSCAPING WITH AUTOMATIC IRRIGATION
- 1.40 6" CONCRETE DRIVE SLAB WITH #3 BARS @ 18" O.C. OR AS SPECIFIED IN SOILS REPORT IF AVAILABLE.
- 1.45 COLORED CONCRETE WITH 8X8 SCORE LINES
- 1.50 6" OVER 4" A.B. ASPHALT PAVING OR AS SPECIFIED IN SOILS REPORT IF AVAILABLE.
- 1.60 HANDICAP PATH OF TRAVEL (MIN. 48" WIDE AND SLOPE NOT TO EXCEED 2% EACH WAY)
- 1.70 HANDICAP PARKING SPACE WITH ALL RELATED SIGNAGE (SLOPE NOT TO EXCEED 2% E.W.)
- 1.75 BICYCLE PARKING PER CAL GREEN CODE
- 1.80 9'X18' STANDARD PARKING SPACES
- 1.90 CONCRETE HANDICAP RAMP (SLOPE 8.33%)
- 1.91 CONCRETE SIDEWALK (MIN. 48" WIDE WITH 2% CROSS SLOPE WHERE HANDICAP PATH OF TRAVEL OCCURS)
- 2.10 TRASH ENCLOSURE PER CITY OF BEAUMONT PUBLIC WORKS STANDARD
- 2.20 6" CONCRETE FILLED STEEL GUARD POSTS
- 2.21 U-SHAPE STEEL GUARD POSTS
- 2.30 AIR/WATER AND VACUUM UNIT
- 2.35 ELECTRIC CHARGING STATION
- 2.40 UNDER GROUND STORAGE TANKS (2) 20,000 GALLON AND (1) 30,000 GALLON UNDER REINFORCED CONCRETE SLAB
- 2.41 TANK VENT RISERS CARBON CANISTER
- 2.45 3,000 GALLON CAR WASH CLARIFIER
- 2.50 CONCRETE ISLAND W/ (1) MULTI PRODUCT DISPENSER (6" MIN. & 8" MAX. HEIGHT)
- 2.70 FUELING CANOPY
- 2.71 FUELING CANOPY COLUMNS
- 2.80 ID SIGNAGE
- 2.85 36"H STUCCO FINISH SCREEN WALL
- 2.90 ELECTRICAL PANELS
- 3.10 ADA PARKING LOT ENTRY SIGN PER CHAPTER 11B OF CBC
- 10.10 CONCRETE DRIVEWAY PER CITY OF BEAUMONT PUBLIC WORKS STANDARD
- 10.20 CONCRETE SIDEWALK PER CITY OF BEAUMONT PUBLIC WORKS STANDARD

SITE PLAN & PARKING SUMMARY

BUILDING NO.	SIZE	USE	RATIO	REQUIRED	PROVIDED
C-STORE BUILDING	5,427 S.F.	RETAIL	1/225	25	25
CAR WASH	1,600 S.F.	SERVICE	1/BAY	1	1
RETAIL - A	3,000 S.F.	RETAIL	1/225	14	14
FOOD - A	3,000 S.F.	FOOD	1/100	30	30
RETAIL - B	3,500 S.F.	RETAIL	1/225	16	16
FOOD - B	3,000 S.F.	FOOD	1/100	30	30
RETAIL - C	4,500 S.F.	RETAIL	1/225	20	20
FOOD - C	1,500 S.F.	FOOD	1/100	15	15
RETAIL - D	1,200 S.F.	RETAIL	1/225	6	2
FOOD - D	2,500 S.F.	FOOD	1/100	21	21
RETAIL ANCHOR - A	15,000 S.F.	RETAIL	NOTE *	55	55
RETAIL ANCHOR - B	6,000 S.F.	RETAIL	1/225	27	27
OFFICE	15,000 S.F.	SERVICE	1/250	60	59
FASTFOOD BUILDING	4,466 S.F.	FOOD	1/100	45	45
RESTAURANT BLDG.	4,500 S.F.	FOOD	1/100	45	45
TOTAL BUILDING S.F.	74,183 S.F.			410	405

NOTE * - FIRST 10,000 @ 1/225, REMINDER @ 1/500
 TOTAL PARKING PROVIDED: 405 PARKING SPACES
 SITE IS UNDER-PARKED BY: 5 PARKING SPACES
 CONSIDERING 3 CREDIT FOR EACH DRIVE-THRU - SITE IS OVER PARKED BY 4
 HANDICAPPED PARKING SPACES REQUIRED: 472 SPACES-9 REQUIRED
 PER CODE. PROVIDED 20 SPACES

SITE PLAN

SCALE 1"=30'-0"

REVISIONS

NO.	DATE	DESCRIPTION	BY	APP.
7	01/24/20	REMOVED PER CLEARING		
8	01/24/20	REMOVED PER CITY COMMENTS		
9	07/24/20	REMOVED STORAGE TO RETAIL		
10	10/08/20	REMOVED SITE LAYOUT DUE TO CHANGING		
11	12/04/20	REMOVED SITE LAYOUT DUE TO CHANGING		

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MORENO
 valley Center

PROJECT:
 N.W. COR. NASON ST. @ FIR AVENUE
 MORENO VALLEY, CA.
 OVERALL SITE PLAN

DATE ISSUED: 10/23/17
 SCALE:
 DRAWN BY: F. COHEN
 CHECKED BY: F. COHEN
 PROJECT NUMBER: 17098
 STORE NUMBER: RIVERSIDE HOLDING
 SHEET: C.10