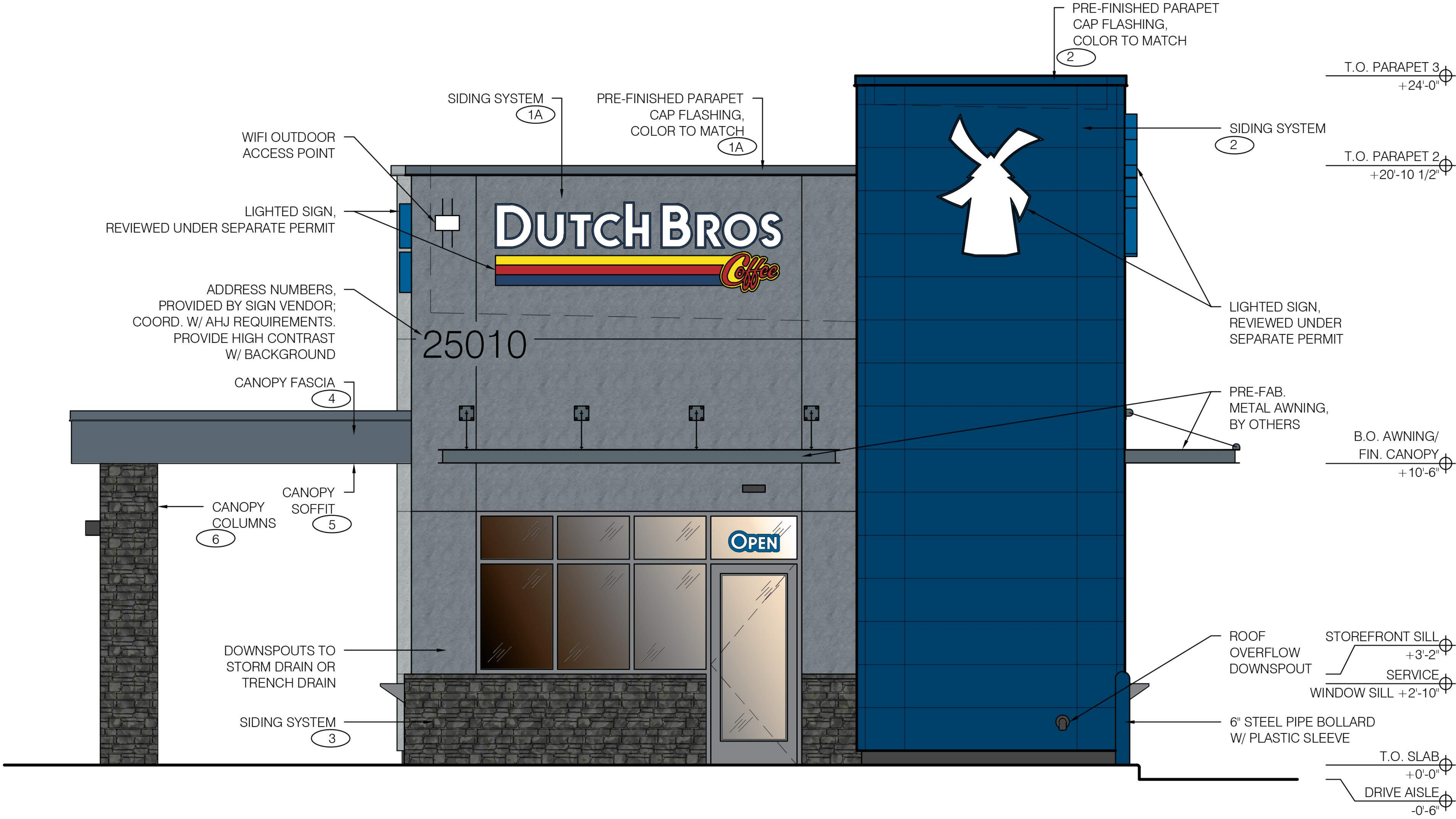


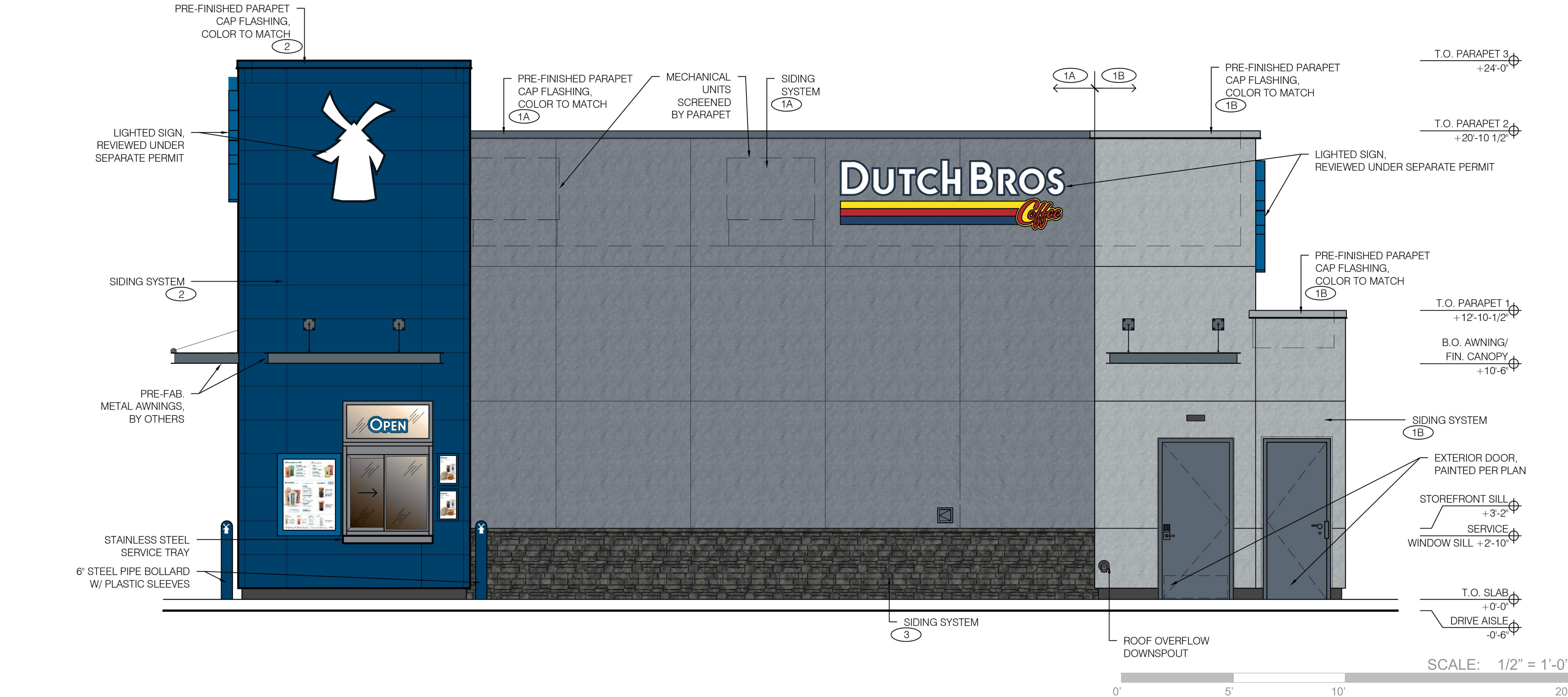


EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH, REVEALS AS SHOWN	PAINTED, COLOR: BLDG DB DARK GRAY
1B	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH, REVEALS AS SHOWN	PAINTED, COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.
	STONE SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL	COLOR: PEWTER
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES, COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL
6	COLUMNS	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY				



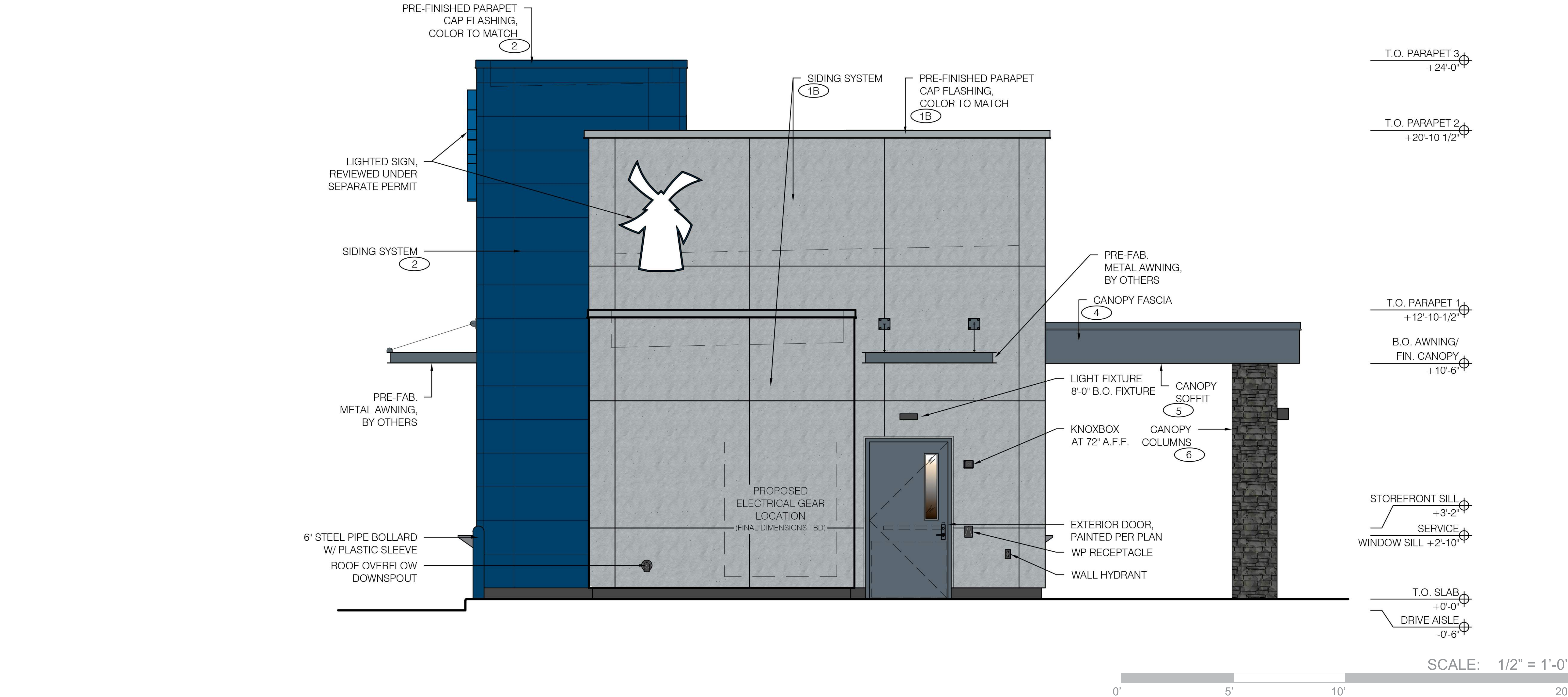


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ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH, REVEALS AS SHOWN	PAINTED, COLOR: BLDG DB DARK GRAY
1B	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH, REVEALS AS SHOWN	PAINTED, COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.
	STONE SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL	COLOR: PEWTER
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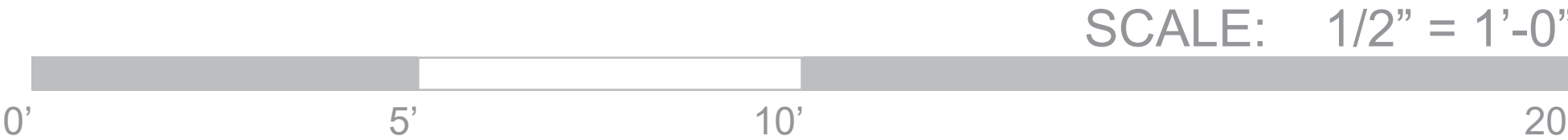
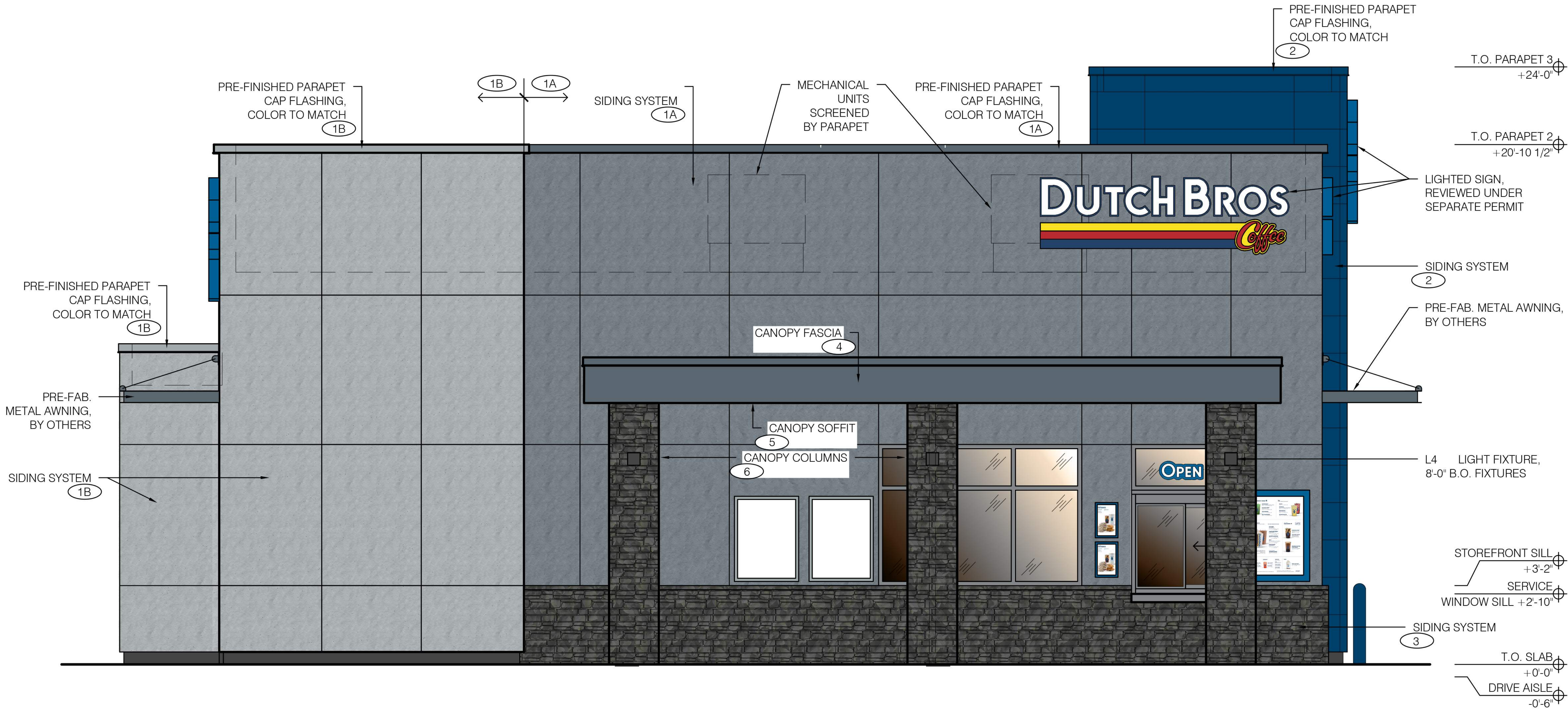


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ZONE 1 (BODY)				
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1B	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH, REVEALS AS SHOWN	PAINTED, COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
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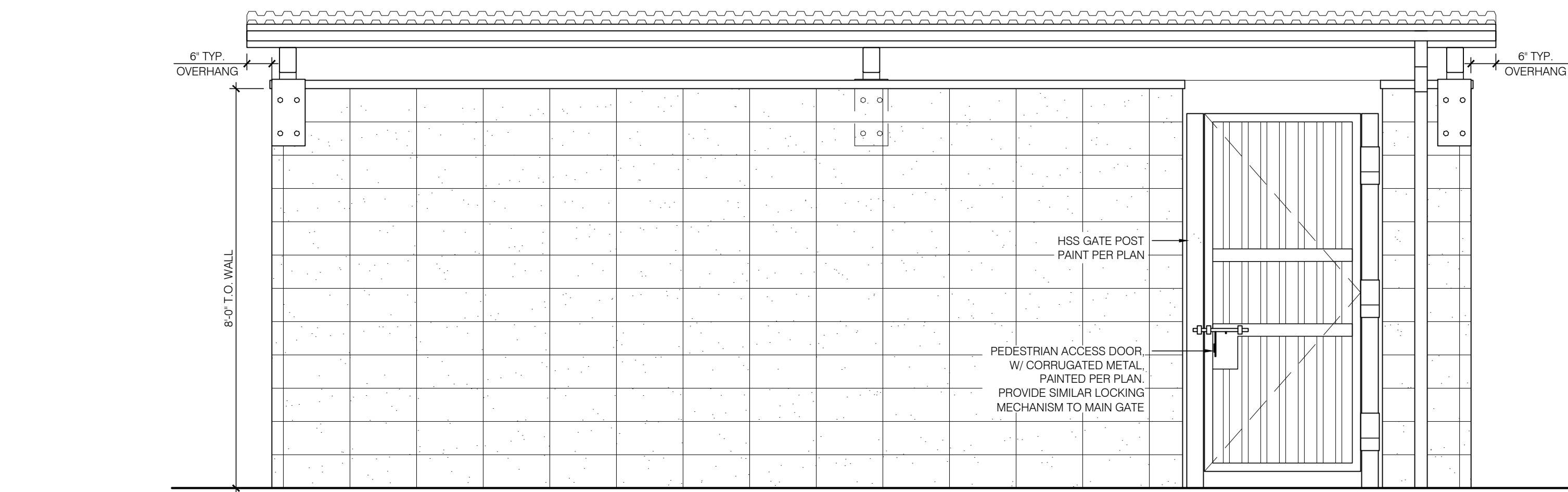




EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY				
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ZONE 1 (BODY)				
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1B	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH, REVEALS AS SHOWN	PAINTED; COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
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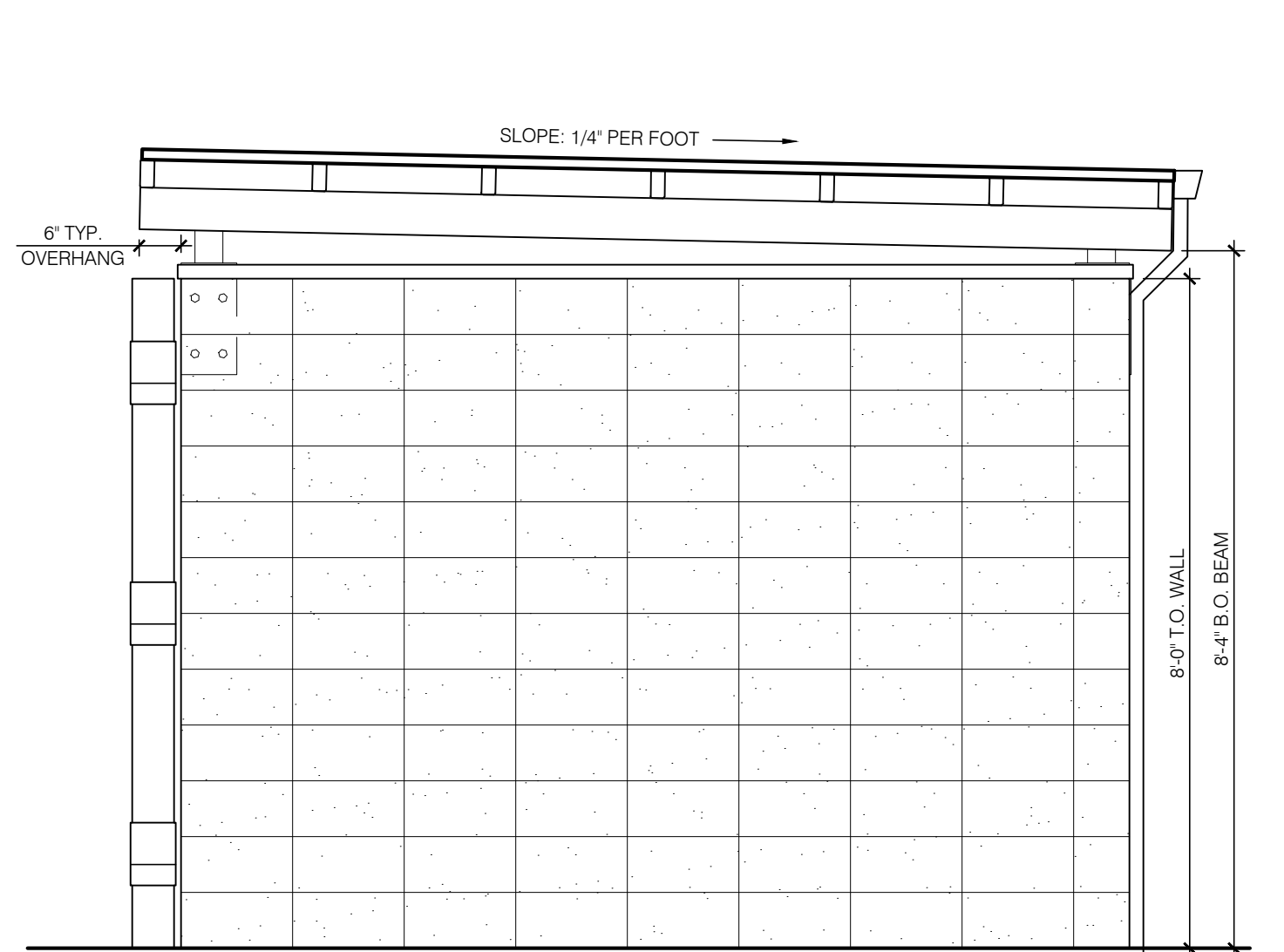




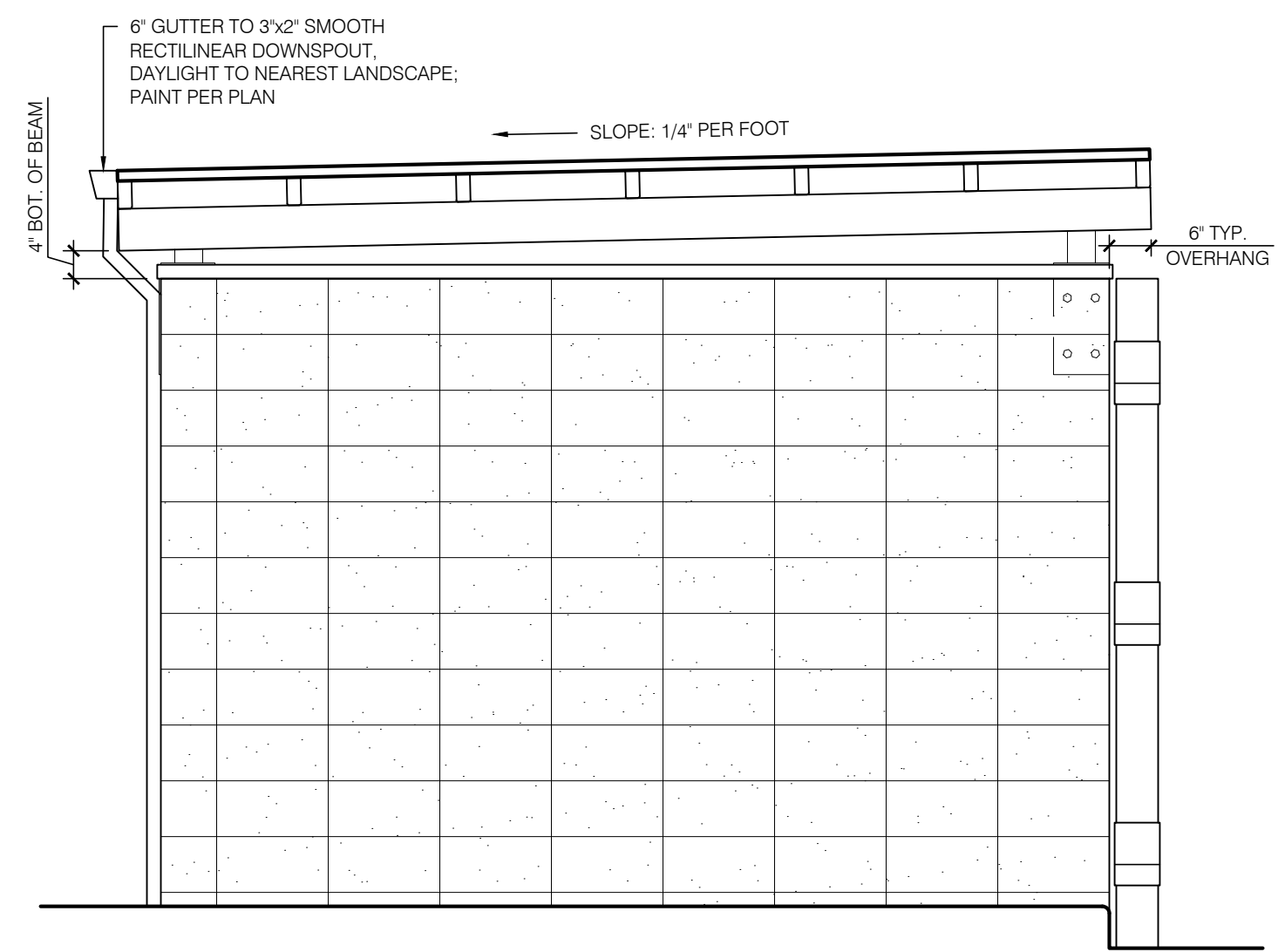


4 TRASH ENCLOSURE REAR ELEVATION  
SCALE: 1/2" = 1'-0"

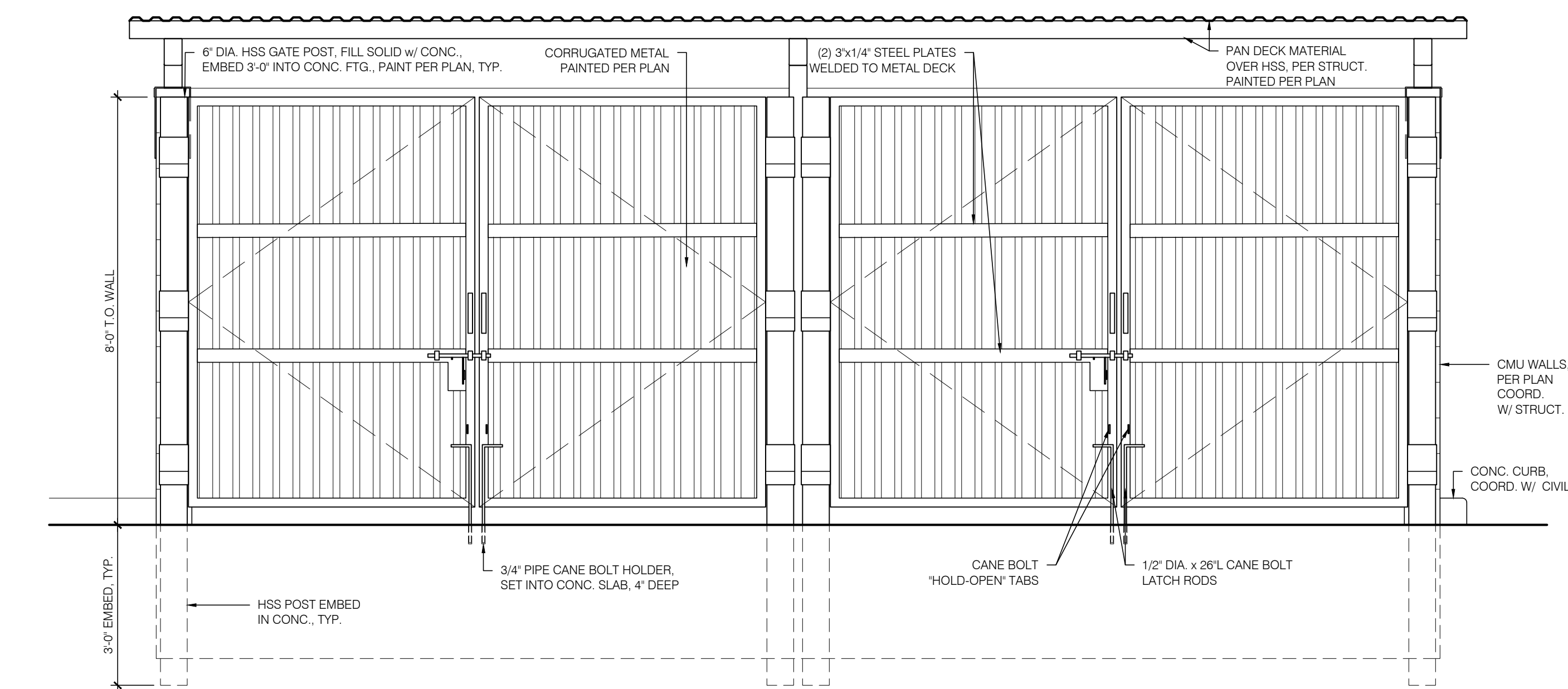
TRASH ENCLOSURE MATERIALS				
ID	MATERIAL	MANUFACTURER	COLOR	NOTES
3	CMU BLOCK	BASALITE	490	SPLIT FACE, 8x16x8; 8x8x8 AS NECESSARY
	CMU CAP	BASALITE	490	12x16x2
PT-2	PAINT	SHERWIN-WILLIAMS	8656-11295	BLDG DB DARK GRAY; GATES BODY
PT-3	PAINT	SHERWIN-WILLIAM	8656-12045	BLDG DB BLUE; GATE FRAMES, POSTS & ROOF



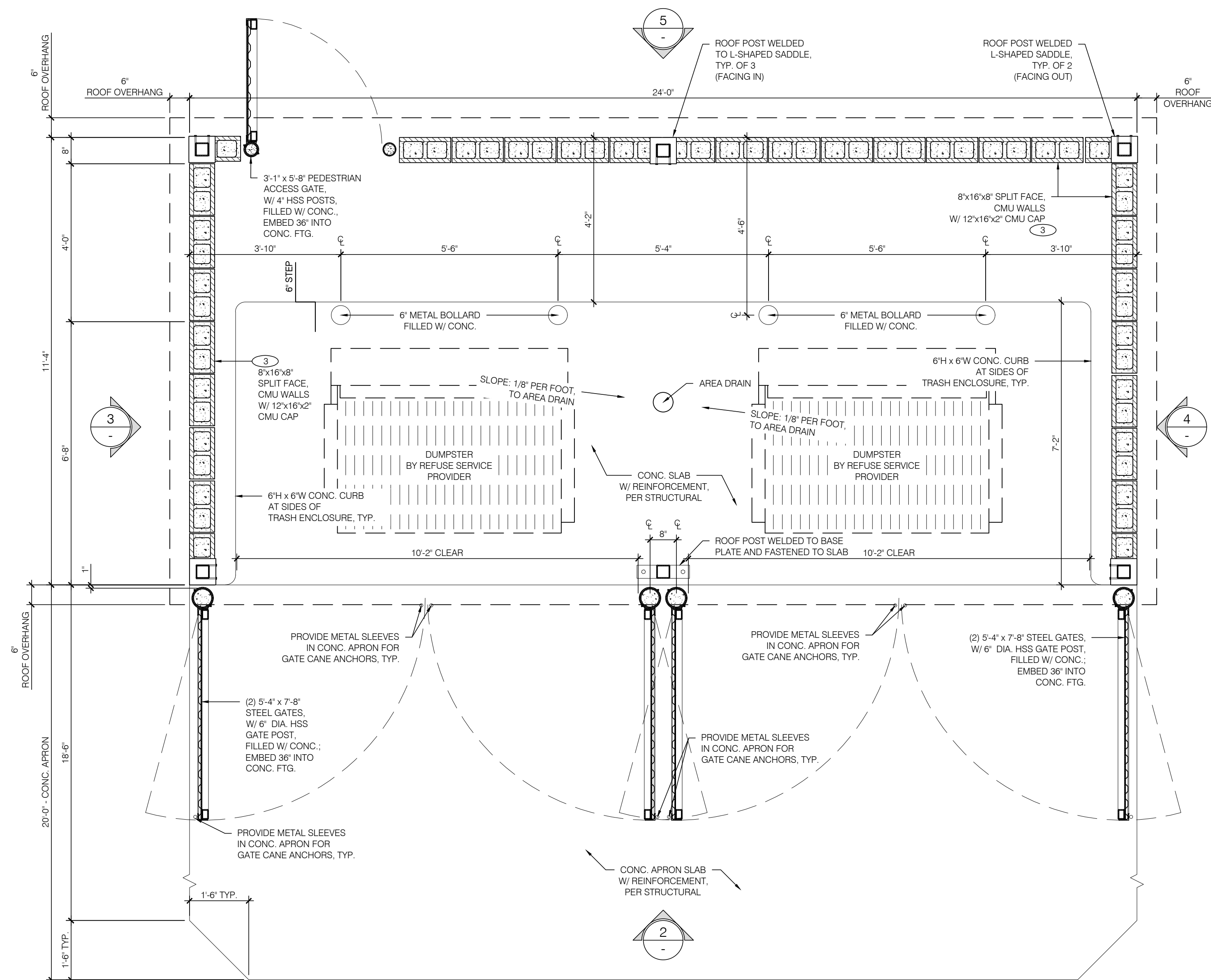
5 TRASH ENCLOSURE SIDE ELEVATION  
SCALE: 1/2" = 1'-0"



3 TRASH ENCLOSURE SIDE ELEVATION  
SCALE: 1/2" = 1'-0"



2 TRASH ENCLOSURE FRONT ELEVATION  
SCALE: 1/2" = 1'-0"



1 TRASH ENCLOSURE PLAN  
SCALE: 1/2" = 1'-0"





**FIBER CEMENT BOARD**  
MANUFACTURER: NICHHA  
PROFILE: ILLUMINATION  
COLOR: BLDG DB BLUE



**STUCCO SYSTEM**  
MANUFACTURER: DRYVIT  
PROFILE: CCP-2 SYSTEM,  
SANDPEBBLE FINE E FINISH  
COLOR: PAINTED, BLDG DB GRAY DARK



**STUCCO SYSTEM**  
MANUFACTURER: DRYVIT  
PROFILE: CCP-2 SYTEM,  
SANDPEBBLE FINE E FINISH  
COLOR: PAINTED, BLDG DB GRAY LIGHT



**CULTURED STONE**  
MANUFACTURER: ELDORADO STONE  
PROFILE: CLIFFSTONE - BANFF SPRINGS  
COLOR: PER MFR.



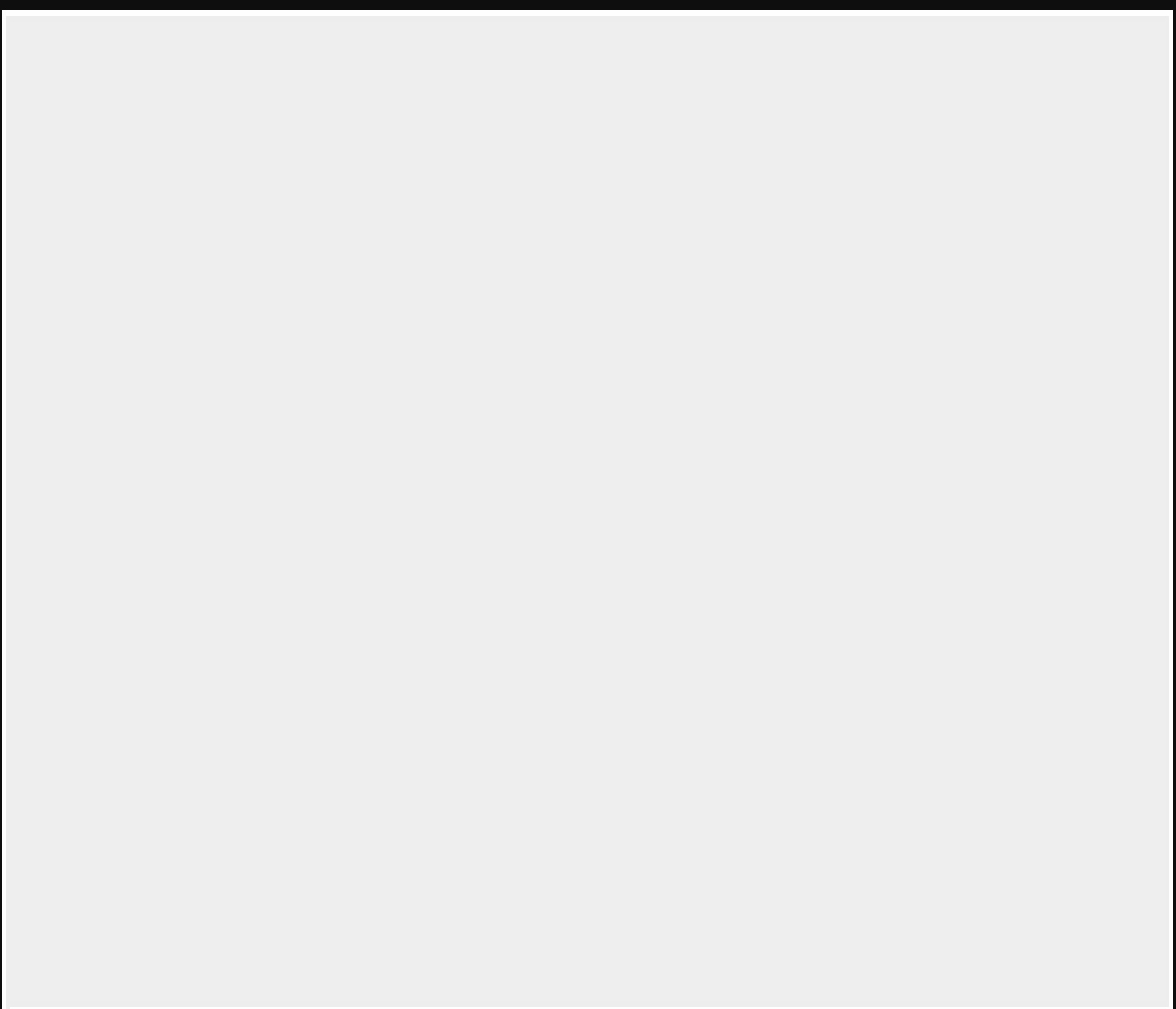
**CANOPY SOFFIT**  
MANUFACTURER: HEWN  
PROFILE: NW SPRUCE  
NATURAL & SEALED  
COLOR: PER MFR.



**WINDOW SYSTEM**  
MANUFACTURER: KAWNEER OR SIMILAR  
PROFILE: CLEAR ANODIZED ALUMINUM  
FINISH: CLEAR NO 14 / 17



**AWNINGS & DOORS - PAINT**  
MANUFACTURER: SHERWIN-WILLIAMS  
COLOR: BLDG DB GRAY DARK



**ROOFING MATERIAL**  
MANUFACTURER: DURO-LAST  
DL-60 - 60 MIL  
COLOR: WHITE



"The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "hook and leaf" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed to DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws."

CITY OF MORENO VALLEY STANDARD GENERAL NOTES

- HOURS OF OPERATION: 7:00AM – 6:00PM (MONDAY–FRIDAY); WEEKENDS BY PRIOR APPROVAL ONLY (8:00AM–4:00PM), EXCLUDING HOLIDAYS. HOURS MAY BE SHORTENED BY THE CITY ENGINEER PER MUNICIPAL CODE 8.21.050 (O).
- NO WORK SHALL COMMENCE AND NO INSPECTIONS SHALL BE SCHEDULED UNTIL A PERMIT HAS BEEN ISSUED.
- INSPECTION REQUESTS SHALL BE SUBMITTED TO LDINSPECTIONS@MOVAL.ORG AT LEAST 48 HOURS IN ADVANCE.
- ALL WORK SHALL COMPLY WITH CURRENT CITY STANDARDS, APPLICABLE SECTIONS OF THE MUNICIPAL CODE AND/OR RESOLUTIONS ADOPTED BY THE CITY COUNCIL, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION EXCEPT AS OTHERWISE NOTED ON THE APPROVED PLANS OR AS APPROVED BY THE CITY ENGINEER.
- ANY ALTERATION FROM THE APPROVED PLANS, EXCEPT MINOR ADJUSTMENTS IN THE FIELD TO MEET EXISTING CONDITIONS, SHALL BE SUBMITTED FOR REVIEW AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
- AN "AS–BUILT" PLAN SHALL BE SUBMITTED BY THE ENGINEER OF RECORD AT THE COMPLETION OF WORK AND APPROVED BY THE CITY ENGINEER PRIOR TO OCCUPANCY RELEASE.
- ADJACENT STREETS SHALL BE CLEANED DAILY OF ALL DIRT AND/OR DEBRIS.
- DUST SHALL BE CONTROLLED BY WATERING OR AS APPROVED BY THE CITY ENGINEER.
- SURVEY MONUMENTS SHALL BE PROTECTED IN PLACE.
- CITY APPROVAL OF THESE PLANS SHALL NOT RELIEVE THE CONTRACTOR AND/OR DEVELOPER OF THEIR REASONABILITY TO CORRECT ANY ERRORS AND/OR OMISSIONS DISCOVERED DURING CONSTRUCTION.
- CITY INSPECTION OF THE WORK SHALL NOT RELIEVE THE CONTRACTOR AND/OR THE DEVELOPER OF THEIR RESPONSIBILITY TO PERFORM THE WORK IN COMPLIANCE WITH THE APPROVED PLANS.
- CONCRETE CUTTERS, ALLEY APPROACHES, DRIVEWAYS AND OTHER CONCRETE ITEMS SUBJECT TO VEHICULAR TRAFFIC SHALL BE BARRICADED WITH NO VEHICULAR TRAFFIC PERMITTED FOR A PERIOD NO LESS THAN SEVEN (7) DAYS FOLLOWING THE PLACEMENT OF SAID CONCRETE ITEMS(S). WHEN THE GENERAL PROVISIONS CALL FOR THE USE OF SAID CONCRETE ITEM(S) FOR VEHICULAR TRAFFIC EARLIER THAN THE SEVENTH DAY FOR CONVENIENCE OF OPERATION OR WHEN THE CONTRACTOR SO DESIRES, CONCRETE CONTAINING EIGHT SACKS OF CEMENT PER CUBIC YARD SHALL BE USED THE DIRECTION OF THE CITY ENGINEER TO ALLOW TRAFFIC AFTER 72 HOURS OF PLACEMENT OF CONCRETE.
- CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGED OR ALTERED PUBLIC IMPROVEMENTS AS REQUIRED BY THE CITY ENGINEER
- CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT THE APPLICABLE AGENCY OR COMPANY TO VERIFY THE LOCATION OF ANY IRRIGATION AND/OR UTILITY STRUCTURE CAUSED BY THEIR OPERATIONS.
- CONTRACTOR SHALL MAKE PROVISIONS FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
- DECLARATION OF ENGINEER OF RECORD

BY SIGNING THESE PLANS, I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES, AND THAT I ASSUME FULL RESPONSIBILITY FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN OF THESE PLANS. AS THE ENGINEER IN RESPONSIBLE CHARGE OF DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBLE CHARGE FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE REVIEW OF THESE PLANS BY THE CITY OF MORENO VALLEY IS FOR THE LIMITED PURPOSE OF ENSURING THAT THE PLANS COMPLY WITH CITY PROCEDURES, STANDARDS, APPLICABLE POLICIES, AND ORDINANCES. THE REVIEW IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH REVIEW DOES NOT, THEREFORE, RELIVE ME OF MY RESPONSIBILITY FOR THE DESIGN AND IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION; I SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISE THE PLANS FOR CITY ENGINEER APPROVAL.

AS THE ENGINEER OF RECORD (EOR), I AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF MORENO VALLEY, THE MORENO VALLEY HOUSING AUTHORITY, AND THE MORENO VALLEY COMMUNITY SERVICES DISTRICT (CSD), IT'S OFFICERS, OFFICIALS, EMPLOYEES, AGENTS AND VOLUNTEERS FROM AN ALL LIABILITY OF CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY, WHICH MIGHT ARISE FROM THE NEGLIGENT ACTS, ERRORS, OR OMISSIONS OF THE ENGINEER OF RECORD. I HAVE READ AND INFORMED THE DEVELOPER THAT APPROVAL OF THESE PLAN DOES NOT RELIEVE THEM FROM THE REQUIREMENTS OF THE CONDITIONS OF APPROVAL (ATTACHED HEREIN OR IN OTHER APPROVED PLANS).

I ALSO HEREBY DECLARE THAT I HAVE COMPARED THESE PLANS WITH ALL APPLICABLE ADA TITLE II AND TITLE 24 REQUIREMENTS FOR THIS PROJECT AND THESE PLANS ARE IN FULL COMPLIANCE.

LEGEND

PROPOSED LINES AND SYMBOLS

- CONCRETE
- DECORATIVE CONCRETE
- ASPHALT PAVING
- LANDSCAPING
- SNOW STORAGE AREA
- SPILL CURB AND GUTTER
- BARRIER CURB
- EDGE OF PAVEMENT LINE
- SIDEWALK LINE
- WALL LINE
- HAND RAILING / RAILING
- ACCESSIBLE ROUTE
- CONTOUR LINE
- STORM DRAIN
- SAW CUT LINE
- SANITARY SEWER
- WATER
- GAS
- ELECTRICAL/POWER
- DATA/COMMUNICATIONS
- TELEPHONE
- PAINTED LINES

PAINTED DIRECTIONAL SYMBOLS

- PAINTED CROSSWALK
- SITE LOT LIGHT
- SIGN; SIGN AND POST
- SIGN PER ARCHITECTURAL
- GAS METER
- GREASE INTERCEPTOR
- GUARD POST/BOLLARD
- SANITARY SEWER CLEANOUT
- WATER METER/BACKFLOW
- STORM DRAIN CATCHBASIN
- STORM DRAIN CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL TRANSFORMER
- ELECTRICAL PULL BOX

EXISTING LINES AND SYMBOLS

- EASEMENT LINES
- PROPERTY LINE
- CURB LINES
- SIDEWALK LINES
- GUTTER LINE
- CONCRETE LINE
- CONTOUR LINE
- FIBER/DATA LINE
- ELECTRIC LINE
- WATER LINE
- GAS LINE
- SANITARY LINE
- OVERHEAD POWER
- TELE/COMM (UNDERGROUND)

- WATER METER
- SANITARY SEWER MANHOLE
- LOT LIGHT
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- SIGN AND POST
- UTILITY PEDESTAL
- IRR. CONTROL VALVE
- PIPE BOLLARD
- CLEANOUT
- POWER/UTILITY POLE
- STORM DRAIN CATCHBASIN

TREES

LEGAL DESCRIPTION

PARCEL A:  
PARCEL 6 OF PARCEL MAP 19461, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 122 OF PARCEL MAPS, PAGES 49 AND 50, RECORDS OF SAID COUNTY.

PARCEL B:  
A NON-EXCLUSIVE PERPETUAL EASEMENT OVER PARCEL 7 OF PARCEL MAP NO. 19461, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 122, PAGES 49 AND 50 OF PARCEL MAPS, FOR INGRESS, EGRESS AND PASSAGE OF VEHICLES AND PEDESTRIANS AS CONVEYED AND DESCRIBED IN A DOCUMENT ENTITLED "NON-EXCLUSIVE PERPETUAL EASEMENTS" RECORDED JUNE 29, 1984 AS INSTRUMENT NO. 142233 OF SAID COUNTY.

NOTE: THIS PROPERTY IS ABSTRACT.  
NOTE: THIS PROPERTY IS TORRENS, THE TORRENS CERTIFICATE NO. IS .  
NOTE: THIS PROPERTY IS ABSTRACT AND TORRENS, THE TORRENS CERTIFICATE NO. IS .

BEING THE SAME PROPERTY CONVEYED TO DENNIS D. JACOBSEN FAMILY HOLDINGS II, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 24, 2015 AND RECORDED JUNE 30, 2015, OF RECORD IN DOCUMENT NUMBER INSTRUMENT NO. 2015–279848, IN THE OFFICE OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN THE PRELIMINARY TITLE REPORT IDENTIFIED AS "TITLEVEST" FILE NUMBER SCA916548, DATED AS OF OCTOBER 17, 2023.

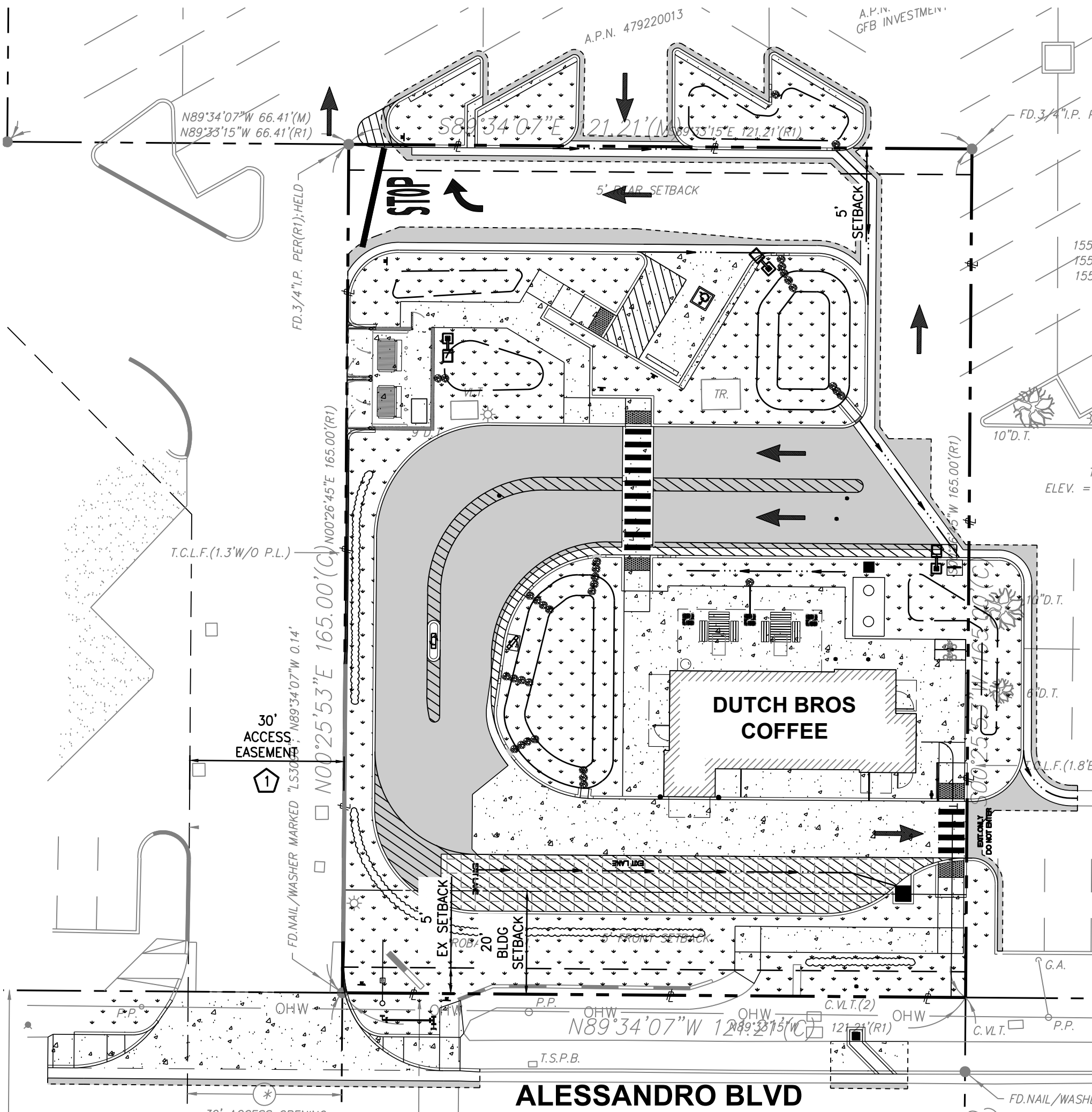
EXISTING TOPOGRAPHY / SURVEY INFORMATION NOTE:

AN A.L.T.A./N.S.P.S. TOPOGRAPHIC AND BOUNDARY SURVEY DATED NOVEMBER 8, 2023; PERFORMED BY CDS, COMMERCIAL DUE DILIGENCE SERVICES, CO. HAS BEEN PROVIDED TO BARGHAUSEN CONSULTING ENGINEERS, INC. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS NOT VERIFIED THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. SITE DESIGN HAS BEEN BASED ON ABOVE REFERENCED SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN CONSULTING ENGINEERS, INC. PRIOR TO WORK.

ABBREVIATIONS

- |       |                           |     |                          |
|-------|---------------------------|-----|--------------------------|
| AB    | AGGREGATE BASE            | SS  | SANITARY SEWER           |
| AC    | ASPHALT CONCRETE PAVEMENT | MIN | MINIMUM                  |
| BNDY  | BOUNDARY                  | PCC | PORTLAND CONCRETE CEMENT |
| BOW   | BACK OF WALK              | PL  | PROPERTY LINE            |
| E.C.L | CENTER LINE               | PP  | POWER POLE               |
| CONC  | CONCRETE PAVEMENT         | PUE | PUBLIC UTILITY EASEMENT  |
| DWG   | DRAWING                   | PVC | POLYVINYL CHLORIDE       |
| ELEV  | ELEVATION                 | ROW | RIGHT OF WAY             |
| EP    | EDGE OF PAVEMENT          | SCH | SCHEDULE                 |
| EX    | EXISTING                  | SHT | SHEET                    |
| FR    | FIRE HYDRANT              | STA | STATION                  |
| FL    | FLOW LINE                 | STD | STANDARD                 |
| IE    | INVERT                    | SW  | SEWER                    |
| LF    | LINEAR FEET               | SWR | SEWER                    |
| MAX   | MAXIMUM                   | TE  | TRASH ENCLOSURE          |
| MH    | MANHOLE                   | TOP | TOP OF PIPE              |
| SD    | STORM DRAIN               | TYP | TYPICAL                  |

DUTCH BROS. COFFEE - CA5209, MORENO VALLEY, CA



OWNER

SHARP NATIONAL, LLC  
2966 WILSHIRE BOULEVARD  
LOS ANGELES, CA 90010  
TEL: (310) 550-6910  
CONTACT: JOSEPH NOURMAND, ESQ.

ENGINEER

BARGHAUSEN CONSULTING ENGINEERS, INC.  
18215 72ND AVE. SOUTH  
KENT, WA 98032  
TEL: (425) 251-6222  
CONTACT: HAL P. GRUBB, P.E.

DEVELOPER

DUTCH BROS COFFEE  
110 SW 4TH STREET  
GRANTS PASS, OR 97526  
TEL: (916) 765-7270  
CONTACT: JOHN CAGLIA

BUILDING ARCHITECT

GNICH ARCHITECTURE STUDIO  
1001 SE SANDY BOULEVARD, SUITE 100  
PORTLAND, OR 97214  
TEL: (503) 552-9079  
CONTACT: DUSTIN HENION

CIVIL SHEET INDEX	
Sheet Number	Sheet Title
C1.0	TITLE SHEET
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY GRADING AND UTILITY PLAN
C4.0	PRELIMINARY OVERALL SITE PLAN
C5.0	PRELIMINARY FIRE ACCESS PLAN
LP-1	PRELIMINARY LANDSCAPE PLANTING PLAN
LP-1A	COLOR - LANDSCAPE PLANTING PLAN

PROJECT DATA

LOCATION:	25040 ALESSANDRO BLVD MORENO VALLEY, CA 92553	
PROPOSED USE:	DRIVE-THRU COFFEE STAND	
JURISDICTION:	CITY OF MORENO VALLEY, CA	
APN:	479-220-017	
EXISTING ZONING:	NEIGHBORHOOD COMMERCIAL (NC)	
PROPOSED ZONING:	NEIGHBORHOOD COMMERCIAL (NC)	
ADJACENT ZONES:		
NORTH	NEIGHBORHOOD COMMERCIAL (NC)	
SOUTH	COMMUNITY COMMERCIAL (CC)	
EAST	NEIGHBORHOOD COMMERCIAL (NC)	
WEST	NEIGHBORHOOD COMMERCIAL (NC)	
FLOOD ZONE:	FLOOD ZONE "X" (UNSHADED), AREA OF MINIMAL HAZARD F.I.R.M. MAP NO. 06065C0761G, EFFECTIVE DATE AUGUST 28, 2008	
GROSS LOT AREA:	20,000 SQUARE FEET (0.46 ACRES)	
NET AREA (DISTURBED):	22,246 SQUARE FEET (0.51 ACRES)	
BUILDING SETBACKS:		
FRONT:	20'	
SIDE:	N/A	
REAR:	N/A	
PARKING CALCULATIONS:	1 SPACE PER 100 GFA	
REQUIRED SPACES:	10 SPACES MIN	
EXISTING SPACES:	9 SHARED SPACES	
ACCESSIBLE SPACES:	1 ACCESSIBLE PARKING SPACE	
TOTAL	10 SPACES	
BUILDING REQUIREMENTS:		
PROPOSED BUILDING HEIGHT:	24'	
MAXIMUM GROSS FLOOR AREA:	950 S.F.	
CONSTRUCTION TYPE:	V-B	
FLOOR AREA RATIO (PROVIDED):	0.047	
EXISTING IMPERVIOUS AREA:	2,758 SF	
PROPOSED IMPERVIOUS AREA:	12,446 SF	
PROPOSED GROUND COVER SUMMARY BY USE (RESTAURANT DRIVE-THRU):		
BUILDING:	950 S.F.	4.3%
TRASH ENCLOSURE:	240 S.F.	1.1%
PARKING AND MANUEVERING:	9,508 S.F.	42.7%
SIDEWALKS:	2,465 S.F.	11.1%
LANDSCAPE:	7,525 S.F.	33.8%
	20,688 S.F.	
RIGHT-OF-WAY:		
SIDEWALK/DRIVEWAY:	1283 SF	5.8%
LANDSCAPE:	275 S.F.	1.2%
	1,558 S.F.	
TOTAL	22,246 S.F	100%

UTILITY PURVEYORS

UTILITY	PURVEYOR	CONTACT INFO
WATER	EASTERN MUNICIPAL WATER DISTRICT (EMWD)	(800) 426–3693
SEWER	EASTERN MUNICIPAL WATER DISTRICT (EMWD)	(800) 426–3693
STORM DRAINAGE	CITY OF MORENO VALLEY	(951) 431–3100
GAS	THE GAS COMPANY	(800) 427–2200
ELECTRICAL	MORENO VALLEY ELECTRIC UTILITY	(844) 341–6469
TELEPHONE/DATA/COMM	FRONTIER COMMUNICATIONS	(855) 296–5094

SCHOOL DISTRICTS

MORENO VALLEY UNIFIED SCHOOL DISTRICT

EASEMENTS

ESMT. TYPE	PURPOSE
ACCESS EASEMENT	ACCESS

NOTE:  
EASEMENTS PER ALTA SURVEY BY CDS DATED NOVEMBER 8, 2023

TITLE OF SITE PLAN	TITLE SHEET
CITY RECORD NUMBER	PEN24–0013
DATE OF PLAN PREPARATION	8/19/2024

Title:

DUTCH BROS.

For:

PRELIMINARY

Scale:

Horizontal  
1" = 20'

Vertical  
N/A

Designed

Drawn

Checked

Approved

HPC

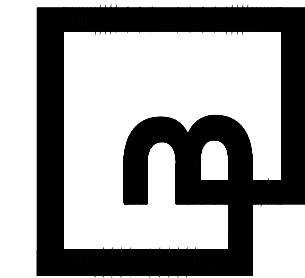
Date

04/11/25

Barghausen  
Consulting Engineers, LLC.

18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222

barghausen.com



Job Number  
23146

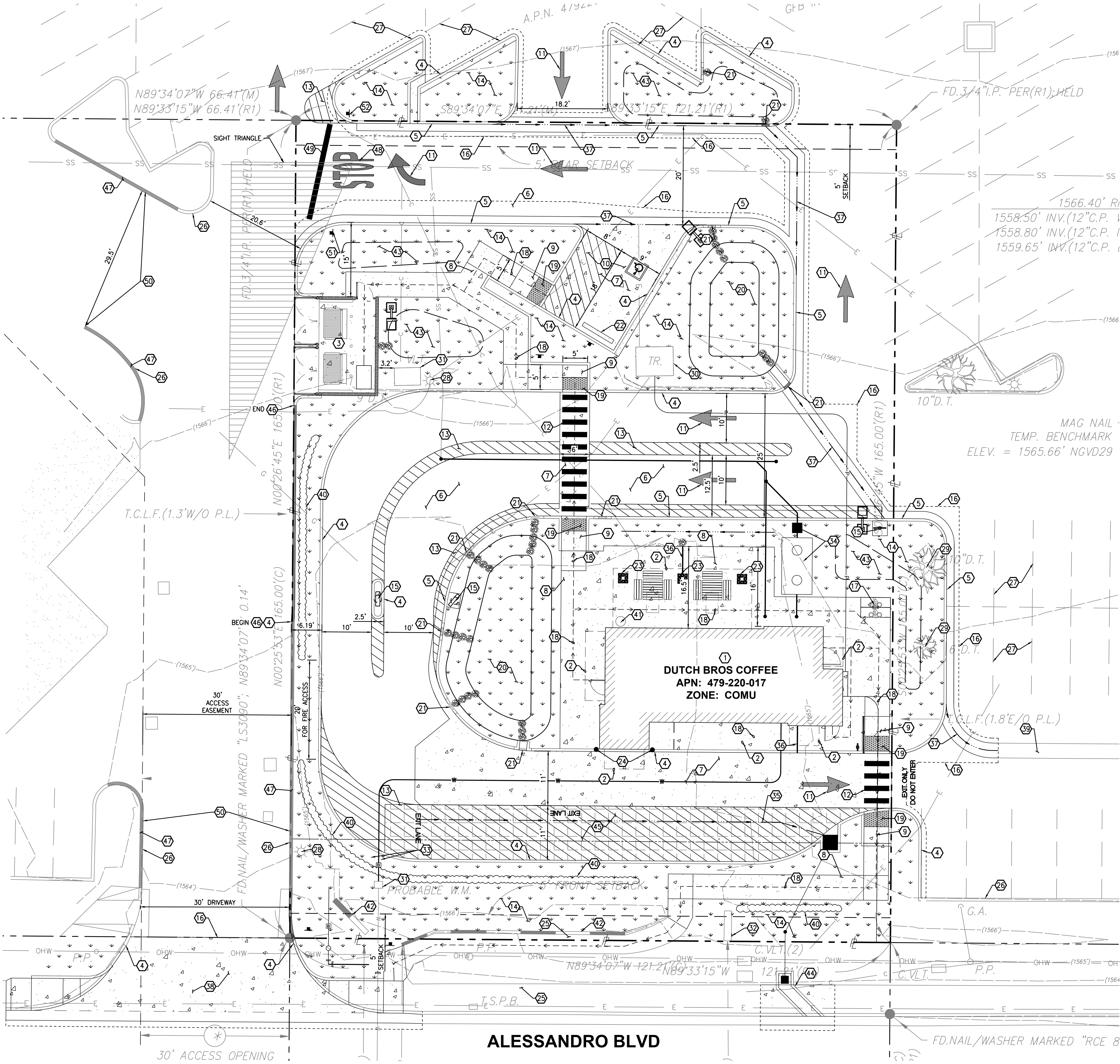
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C1.0

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DUTCH BROS. COFFEE - CA5209, MORENO VALLEY, CA



CONSTRUCTION NOTES:

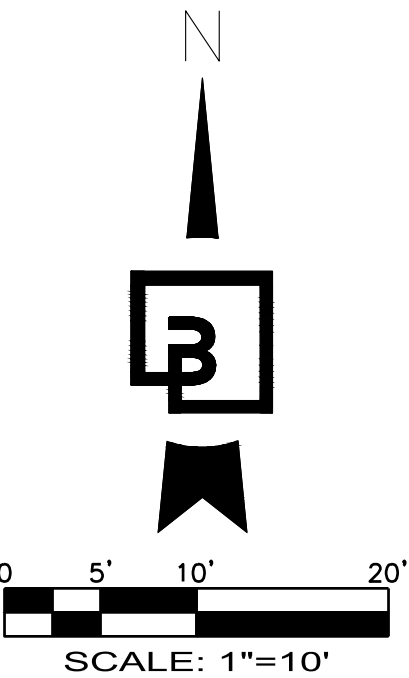
1. PROPOSED LOCATION OF DUTCH BROS COFFEE. SEE ARCHITECTURAL PLANS FOR DETAILS.
2. PROPOSED BUILDING CANOPY. SEE ARCHITECTURAL PLANS FOR DETAILS.
3. PROPOSED TRASH ENCLOSURE WITH CONCRETE PAD. SEE ARCHITECTURAL PLANS AND STRUCTURAL PLANS FOR DETAILS.
4. PROPOSED CONCRETE BARRIER CURB, TYP.
5. PROPOSED CURB AND GUTTER, TYP.
6. PROPOSED ASPHALT PAVEMENT, TYP.
7. PROPOSED ON-SITE CONCRETE PAVEMENT, TYP.
8. PROPOSED ON-SITE CONCRETE SIDEWALK, TYP.
9. PROPOSED ACCESSIBLE RAMP, TYP.
10. PROPOSED ACCESSIBLE PARKING STALL AND AISLE WITH ALL REQUIRED SIGNAGE.
11. PROPOSED DIRECTIONAL PAVEMENT MARKINGS, TYP.
12. PROPOSED CONTINENTAL TYPE PEDESTRIAN CROSSWALK STRIPING, TYP.
13. PROPOSED 4" WIDE REFLECTIVE PAINT 45 DEGREE STRIPING AT 3' MAX ON CENTER, TYP.
14. PROPOSED LANDSCAPE AREA, TYP. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
15. PROPOSED SIGN, TYP. REFER TO SIGN PLANS FOR EXACT PLACEMENT, DIMENSIONS, AND FOR ADDITIONAL INFORMATION.
16. APPROXIMATE SAWCUT LIMITS
17. PROPOSED SHORT-TERM BICYCLE PARKING RACK;
18. PROPOSED ADA ACCESSIBLE PATH. SEE ACCESSIBLE PATH NOTE ON THIS SHEET.
19. PROPOSED DETECTABLE WARNING STRIP, TYP.
20. PROPOSED BIOFILTRATION BASIN, TYP.
21. PROPOSED CURB CUT, TYP.
22. PROPOSED PRECAST WHEEL STOP, TYP.
23. PROPOSED CANOPY COLUMNS. SEE ARCHITECTURAL PLANS FOR DETAILS.
24. PROPOSED BOLLARDS IN CURB. SEE ARCHITECTURAL PLANS FOR DETAILS.
25. EXISTING SIDEWALK
26. EXISTING CURB
27. EXISTING PARKING STALL
28. EXISTING LIGHT
29. EXISTING TREE
30. EXISTING TRANSFORMER
31. EXISTING UTILITY CLEANOUT, PULLBOX, OR VAULT
32. EXISTING SIGN
33. PROPOSED WATER BACKFLOW
34. PROPOSED GREASE INTERCEPTOR AND SAMPLE BOX
35. PROPOSED PAVEMENT SWALE, TYP.
36. PROPOSED SIDEWALK UNDER DRAIN, TYP.
37. PROPOSED CONCRETE SWALE, TYP.
38. PROPOSED COMMERCIAL DRIVEWAY, TYPE II PER CITY OF MORENO VALLEY MVSII-112B-0
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41. PROPOSED REFUSE BIN
42. EXISTING WALL
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51. PROPOSED STOP SIGN PER MUTCD AND CITY OF MORENO VALLEY STANDARDS AND SPECIFICATIONS
52. PROPOSED "RIGHT TURN ONLY" SIGN PER MUTCD AND CITY OF MORENO VALLEY STANDARDS AND SPECIFICATIONS

PROJECT DATA:

TRASH ENCLOSURE = 20'x12'  
QUEUEING = 16

ACCESSIBLE PATH OF TRAVEL NOTE:

WALKWAYS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE, A MINIMUM 48" IN WIDTH, HAVE A MAXIMUM 1.5% CROSS SLOPE, AND SHALL HAVE RAMPS COMPLYING WITH ADA STANDARDS (SECTION 405) WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 5% (1:20). A CONTINUOUS 36" WIDE DETECTABLE WARNING STRIP MEETING ADA STANDARDS (SECTION 406.8) SHALL BE PLACED WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY AND IS NOT SEPARATED BY A CURB, RAILING, OR OTHER ELEMENT MEETING ADA STANDARDS.



TITLE OF SITE PLAN	PRELIMINARY SITE PLAN
CITY RECORD NUMBER	PEN24-0013
DATE OF PLAN PREPARATION	8/19/2024

PRELIMINARY SITE PLAN  
25040 ALESSANDRO BLVD  
MORENO VALLEY, CA 92553

Title:

DUTCH BROS  
Coffee

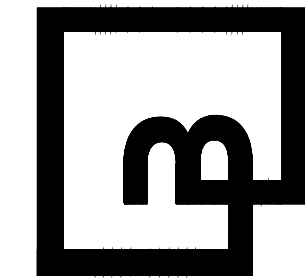
For:

PRELIMINARY

Scale:  
Horizontal  
1" = 10'  
Vertical  
N/A

EWI  
Designed  
Drawn  
Checked  
Approved  
Date  
04/11/25

Barghausen  
Consulting Engineers, LLC.  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com



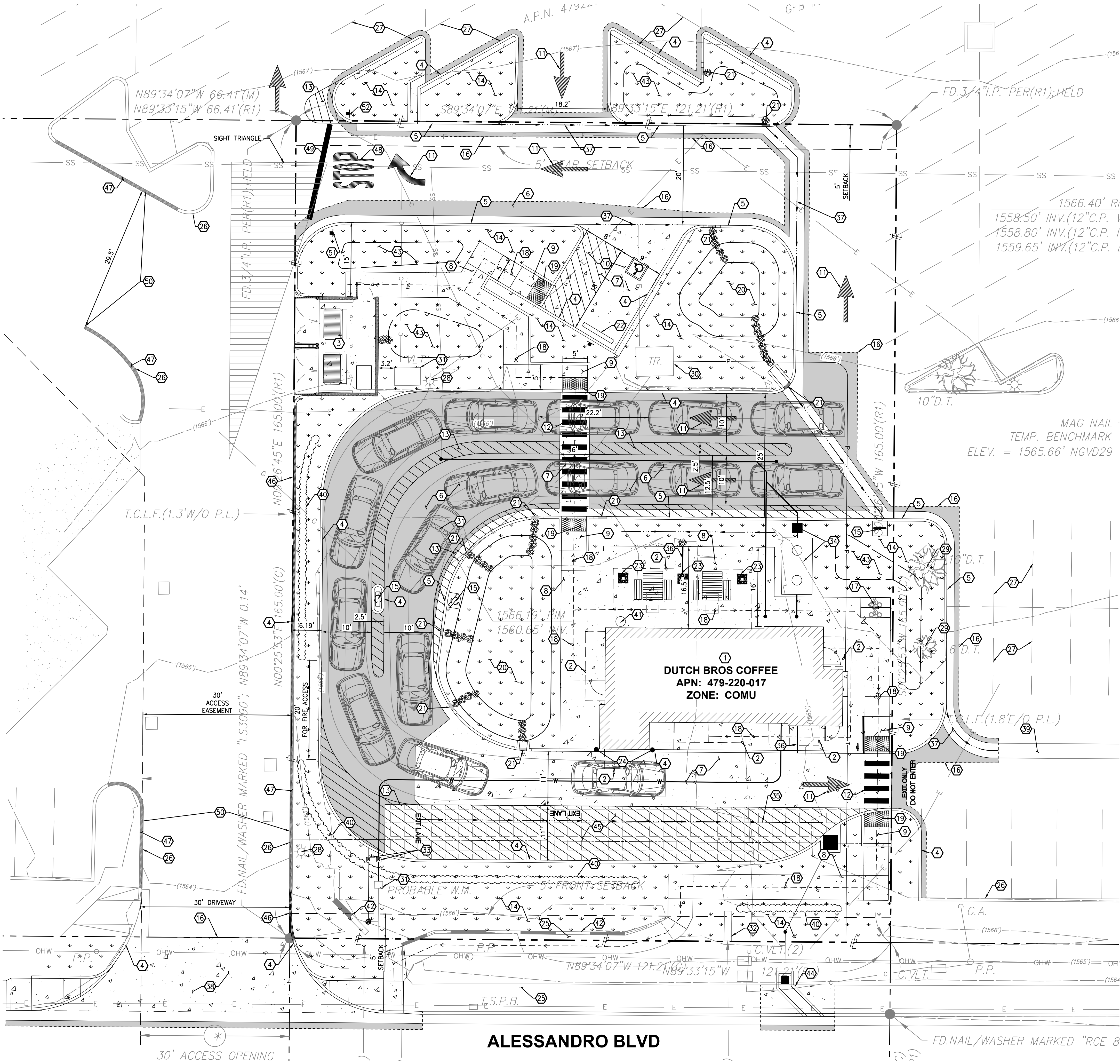
Job Number  
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Sheet  
C2.0  
2019 DB  
Franchising USA, LLC



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DUTCH BROS. COFFEE - CA5209, MORENO VALLEY, CA



CONSTRUCTION NOTES:

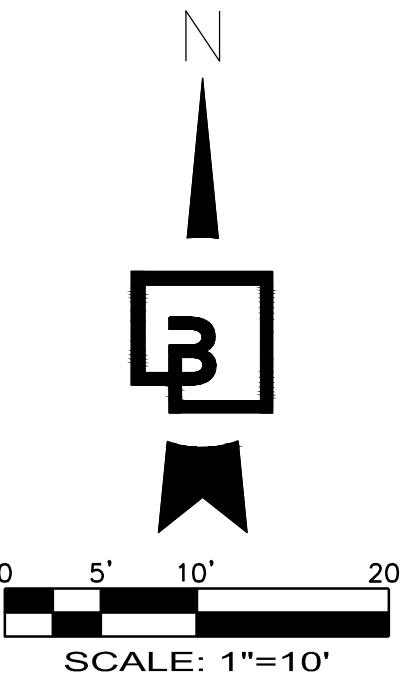
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PROJECT DATA:

TRASH ENCLOSURE = 20'x12'  
QUEUEING = 16

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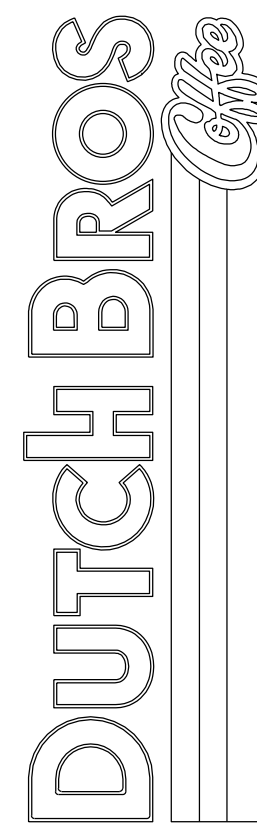
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TITLE OF SITE PLAN	PRELIMINARY SITE PLAN
CITY RECORD NUMBER	PEN24-0013
DATE OF PLAN PREPARATION	8/19/2024

PRELIMINARY SITE PLAN  
25040 ALESSANDRO BLVD  
MORENO VALLEY, CA 92553

Title:



For:

PRELIMINARY

Scale:

Horizontal  
1" = 10'  
Vertical  
N/A

EWI  
Designed

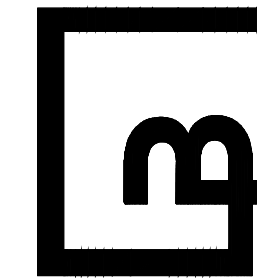
EWI  
Drawn

AEW  
Checked

HPC  
Approved

Date  
02/24/25

Barghausen  
Consulting Engineers, LLC.  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com



Job Number  
23146

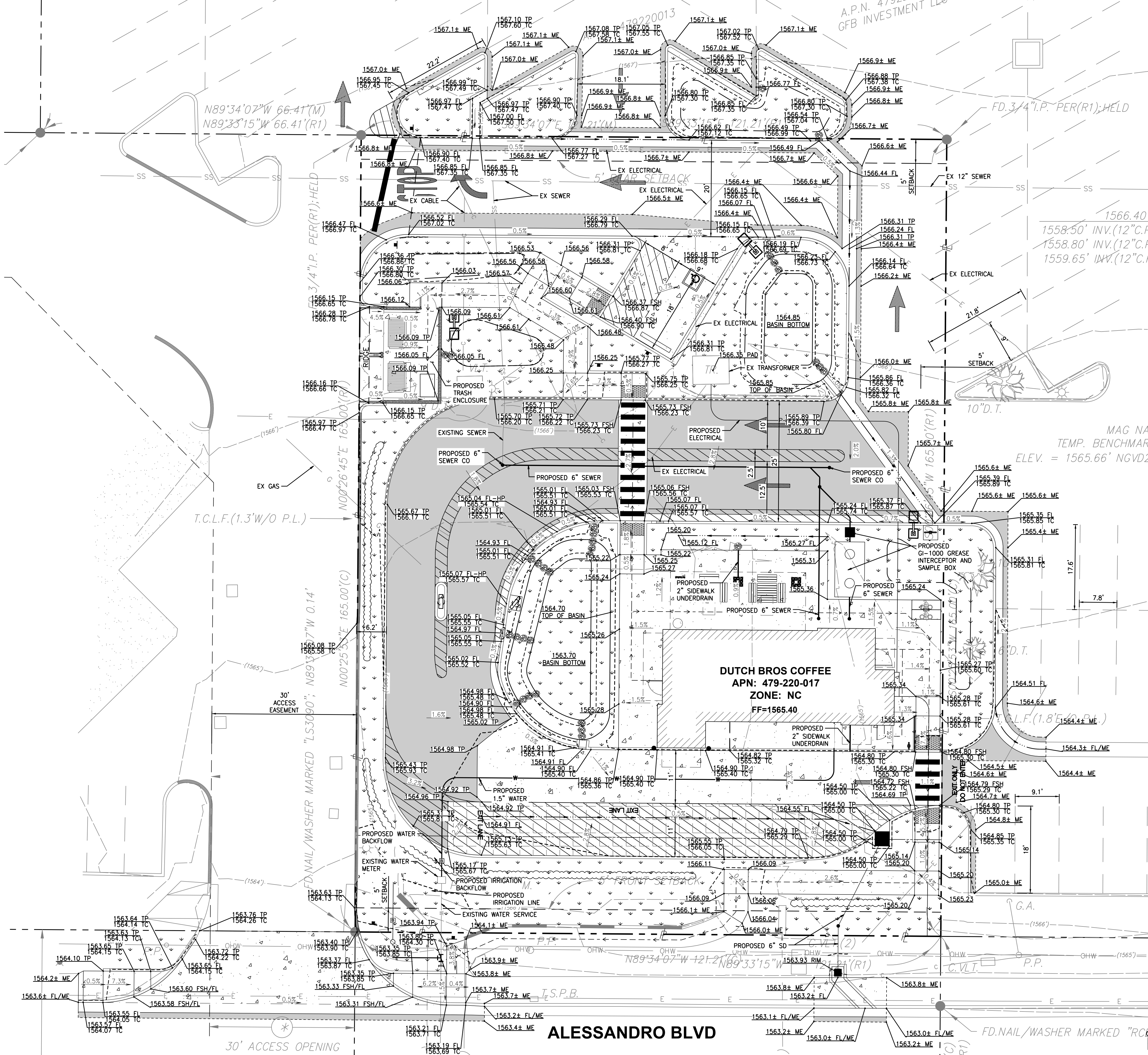
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2019 DB  
Franchising USA, LLC



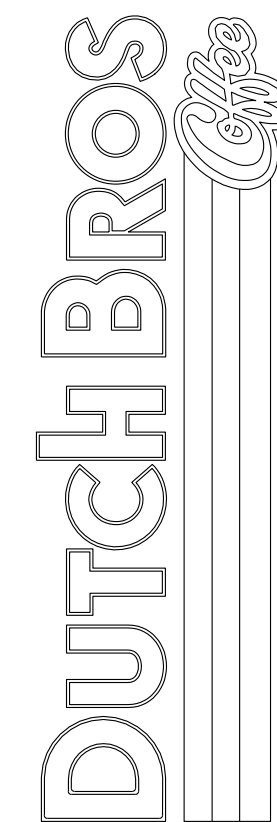
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DUTCH BROS. COFFEE - CA5209, MORENO VALLEY, CA



TITLE OF SITE PLAN	PRELIMINARY GRADING AND UTILITY PLAN
CITY RECORD NUMBER	PEN24-0013
DATE OF PLAN PREPARATION	8/19/2024

Title: PRELIMINARY GRADING AND UTILITY PLAN  
25040 ALESSANDRO BLVD  
MORENO VALLEY, CA 92553

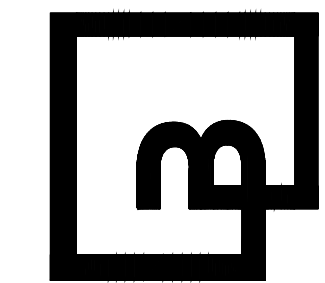


For: PRELIMINARY

Scale: Horizontal 1" = 20' Vertical N/A

EWI Designed  
EWI Drawn  
MEM Checked  
HPC Approved  
Date 04/11/25

Barghausen Consulting Engineers, LLC.  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com

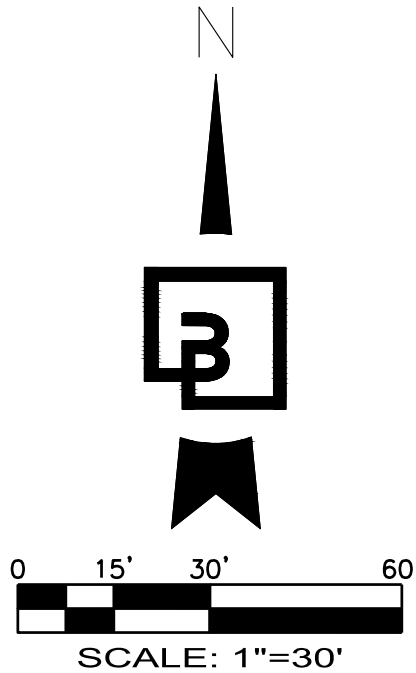


Job Number 23146  
Sheet C3.0  
2019 DB  
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DUTCH BROS. COFFEE - CA5209, MORENO VALLEY, CA



TITLE OF SITE PLAN	PRELIMINARY OVERALL SITE PLAN
CITY RECORD NUMBER	PEN24-0013
DATE OF PLAN PREPARATION	8/19/2024

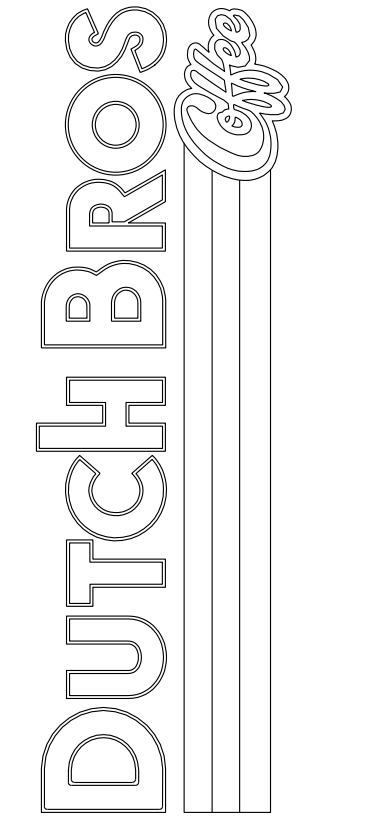
Job Number	23146
Sheet	C4.0
2019 DB	Franchising USA, LLC

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18215 72nd Avenue South  
Kent, WA 98032  
425-251-6222 [barghausen.com](http://barghausen.com)

EMU	EMU	EMU	EMU
Designed	Drawn	Checked	Approved
			04/11/25
			Date

Scale:  
Horizontal  
1" = 10'  
Vertical  
N/A

For:



Title:

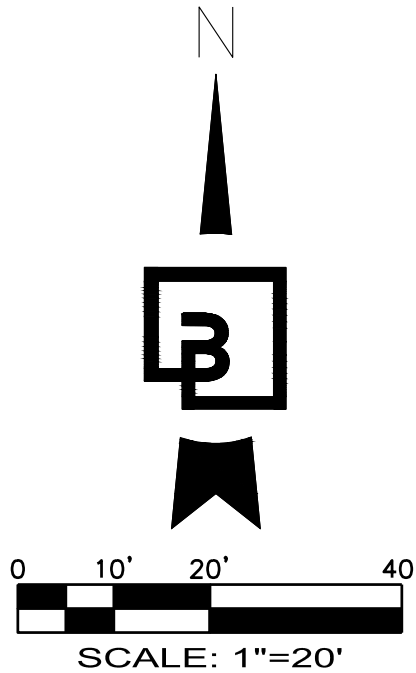
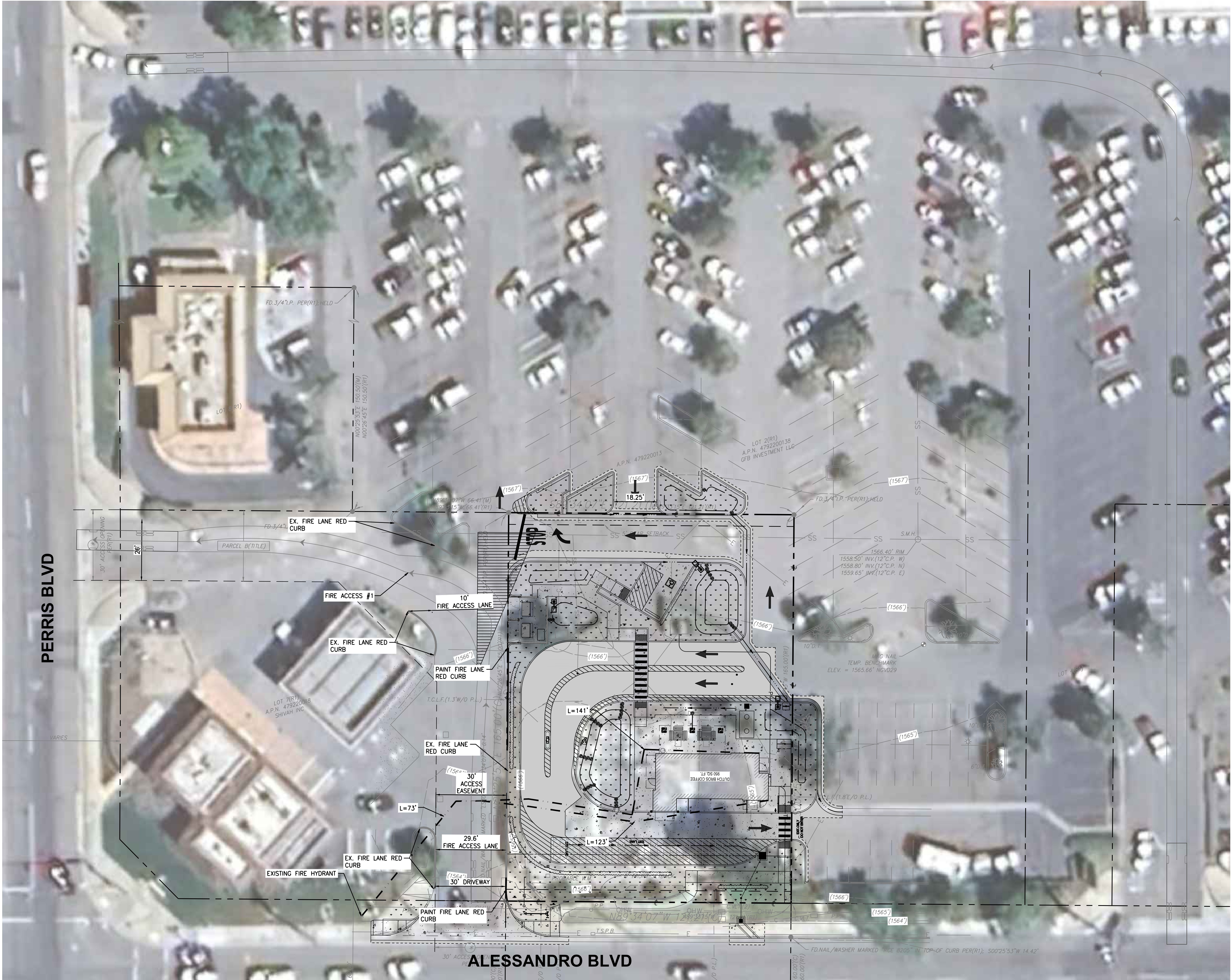
OVERALL SITE PLAN  
25040 ALESSANDRO BLVD  
MORENO VALLEY, CA 92553

PRELIMINARY NOT FOR CONSTRUCTION



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DUTCH BROS. COFFEE - CA5209, MORENO VALLEY, CA



TITLE OF SITE PLAN	PRELIMINARY FIRE ACCESS PLAN
CITY RECORD NUMBER	PEN24-0013
DATE OF PLAN PREPARATION	8/19/2024

Job Number	23146
Sheet	C5.0

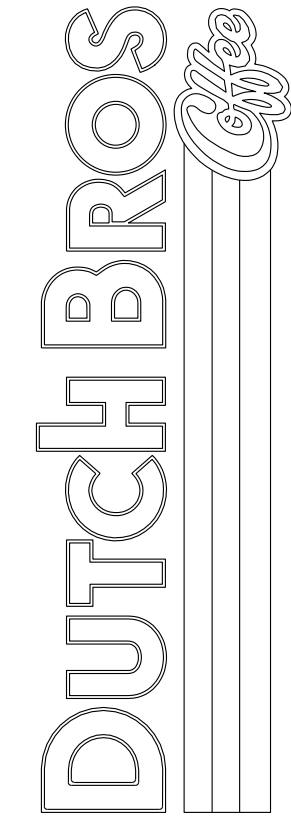


**Barghausen Consulting Engineers, LLC.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 [barghausen.com](http://barghausen.com)

Designed	EMM
Drawn	EMM
Checked	AEV
Approved	HPC
Date	04/11/25

Scale:  
Horizontal  
1" = 20'  
Vertical  
N/A

For:



Title:

PRELIMINARY FIRE ACCESS PLAN  
25040 ALESSANDRO BLVD  
MORENO VALLEY, CA 92553







## PROJECT DATA

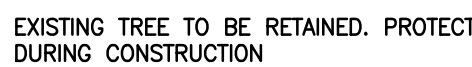
LOCATION:	25040 ALESSANDRO BLVD, MORENO VALLEY, CA 92553
JURISDICTION:	CITY OF MORENO VALLEY, CA
APN:	479-220-017
EXISTING ZONING:	COMU (CORRIDOR MIXED USE)
PROPOSED ZONING:	COMU (CORRIDOR MIXED USE)
ADJACENT ZONES:	
NORTH	COMU (CORRIDOR MIXED USE)
SOUTH	COMU (CORRIDOR MIXED USE)
EAST	COMU (CORRIDOR MIXED USE)
WEST	COMU (CORRIDOR MIXED USE)
FLOOD ZONE:	FLOOD ZONE "X" (UNSHADED), AREA OF MINIMAL HAZARD F.I.R.M. MAP NO. 06085C0761G, EFFECTIVE DATE AUGUST 28, 2008
FLOOD LOT AREA:	20,000 SQUARE FEET (0.46 ACRES)
NET AREA (DISTURBED):	17,912 SQUARE FEET (0.41 ACRES)
PARKING CALCULATIONS:	1 SPACE PER 100 GFA
EXISTING SPACES:	9 SHARED SPACES
ACCESSIBLE SPACES:	1 ACCESSIBLE PARKING SPACE
TOTAL	10 SPACES
PROPOSED GROUND COVER SUMMARY BY USE (RESTAURANT DRIVE-THRU):	
BUILDING:	950 S.F. 5.3%
TRASH ENCLOSURE:	271 S.F. 1.5%
PARKING AND MANEUVERING:	8,068 S.F. 45.0%
SIDEWALKS:	2,684 S.F. 15.0%
LANDSCAPE:	5,939 S.F. 33.2%
	<hr/> 17,912 S.F. 100%

## LANDSCAPE INFORMATION

TOTAL IRRIGATED LANDSCAPE: 5,932 SQ FT

ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A PERMANENT UNDERGROUND IRRIGATION SYSTEM THAT IS CONNECTED TO A CONTROLLER WITH A WEATHER-BASED SENSOR THAT ADJUSTS WATERING BASED ON RAINFALL. SHRUBS AND GROUND COVER TO BE IRRIGATED WITH DRIP. TREES TO BE IRRIGATED WITH ROOT WATERING SYSTEM. ALL PROPOSED PLANT MATERIAL IS 'LOW' OR 'VERY LOW' ON THE WUCOLS IV WATER USAGE TABLES

## LEGEND



## PLANT SCHEDULE

PLANT SCHEDULE		SIZE	SPACING	QTY	WUCOLS IV	REMARKS
SYMBOL	BOTANICAL/COMMON NAMES	CONDITION			REGION 4	
	TREES:					
	OLEA EUROPAEA 'MONHER' / 'MAJESTIC BEAUTY' FRUITLESS OLIVE	15 GAL	AS SHOWN		LOW	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
	PLATANUS ACERIFOLIA / LONDON PLANE	15 GAL	AS SHOWN		MEDIUM	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
	STREET TREE:					
	PLATANUS ACERIFOLIA / LONDON PLANE MATCH EXISTING STREET TREE	15 GAL	AS SHOWN		MEDIUM	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
	HEDGE TO SCREEN DRIVE-THRU:					
	ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE	MIN. 36" HT.	42" O.C.		LOW	FULL & BUSHY, MAINTAIN AS 36" HEIGHT HEDGE
	SHRUBS:					
	OLEA EUROPAEA 'MONTRA' / 'LITTLE OLLIE' OLIVE	1 GALLON	48" O.C.		VERY LOW	FULL & BUSHY
	CEANOTHUS 'DARK STAR' / CALIFORNIA LILAC	1 GALLON	48" O.C.		LOW	FULL & BUSHY
	ORNAMENTAL GRASSES:					
	ERAGROSTIS SPECTABILIS / PURPLE LOVE GRASS	1 GALLON	42" O.C.		LOW	FULL & BUSHY
	FESTUCA 'SISKIYOU BLUE' / BLUE FESCUE	1 GALLON	30" O.C.		LOW	FULL & BUSHY
	PANICUM VIRGATUM 'HEAVY METAL' / SWITCH GRASS	1 GALLON	42" O.C.		LOW	FULL & BUSHY
	BIORETENTION FACILITY:					
	ROSA CALIFORNICA / CALIFORNIA WILD ROSE	1 GALLON	36" O.C.		LOW*	FULL & BUSHY
	RIBES VIBURNIFOLIUM / CATALINA PERFUME	1 GALLON	36" O.C.		LOW*	FULL & BUSHY
	DESCHAMPSIA CAESPITOSA / TUFTED HAIR GRASS	1 GALLON	36" O.C.		LOW*	FULL & BUSHY
	JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GALLON	30" O.C.		LOW*	FULL & BUSHY
	LEYMUS CONDENSATUS / 'CANYON PRINCE' WILD RYE	1 GALLON	30" O.C.		LOW*	FULL & BUSHY
	*LOW IMPACT DEVELOPMENT MANUAL FOR SOUTHERN CALIFORNIA					
	2"-3" DEPTH 'SONOMA GOLD' 3/4" SIZE DECOMPOSED GRANITE. INSTALL OVER WEED BARRIER FABRIC					
HATCH NOT SHOWN	A MINIMUM OF 2 INCHES OF MULCH SHALL BE ADDED IN NON-TURF AREAS TO THE SOIL SURFACE AFTER PLANTING. NON-POROUS MATERIALS SHALL NOT BE PLACED UNDER THE MULCH.					
	AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL A LAYER OF ROCK MULCH, SONOMA GOLD 3/4-INCH OR APPROVED EQUAL. INSTALL ROCK MULCH OVER WEED BARRIER FABRIC, IN ALL PLANTING AREAS. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER ROCK MULCH HAS BEEN INSTALLED.					

HATCH NOT SHOWN

2"-3" DEPTH 'SONOMA GOLD'  $\frac{3}{4}$ " SIZE DECOMPOSED GRANITE. INSTALL OVER WEED BARRIER FABRIC

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TITLE OF SITE PLAN	PRELIMINARY LANDSCAPE PLAN
CITY RECORD NUMBER	PENXX-XXXX
DATE OF PLAN PREPARATION	1/26/2024



LANDSCAPE PLANTING PLAN  
25040 ALESSANDRO BLVD  
MORENO VALLEY, CA 92553

**Title:**

**For:**

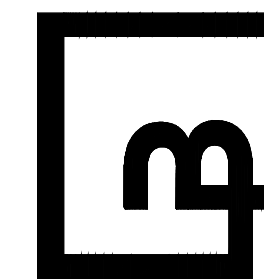
 $\ddot{\alpha}$ 

Scale:  
Horizontal  
 $1'' = 10'$   
Vertical

As

Designed	JMV
Drawn	JMV
Checked	JMV
Approved	JMV

**Barghausen  
Consulting Engineers, Inc.**  
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Kent, WA 98032  
425.251.6222 **barghausen.com**



Job Number  
**23146**

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Franchising USA, LLC