

MCDONALD'S 004-5290

NWC IRONWOOD AVE & PIGEON PASS RD.
 MORENO VALLEY, CALIFORNIA

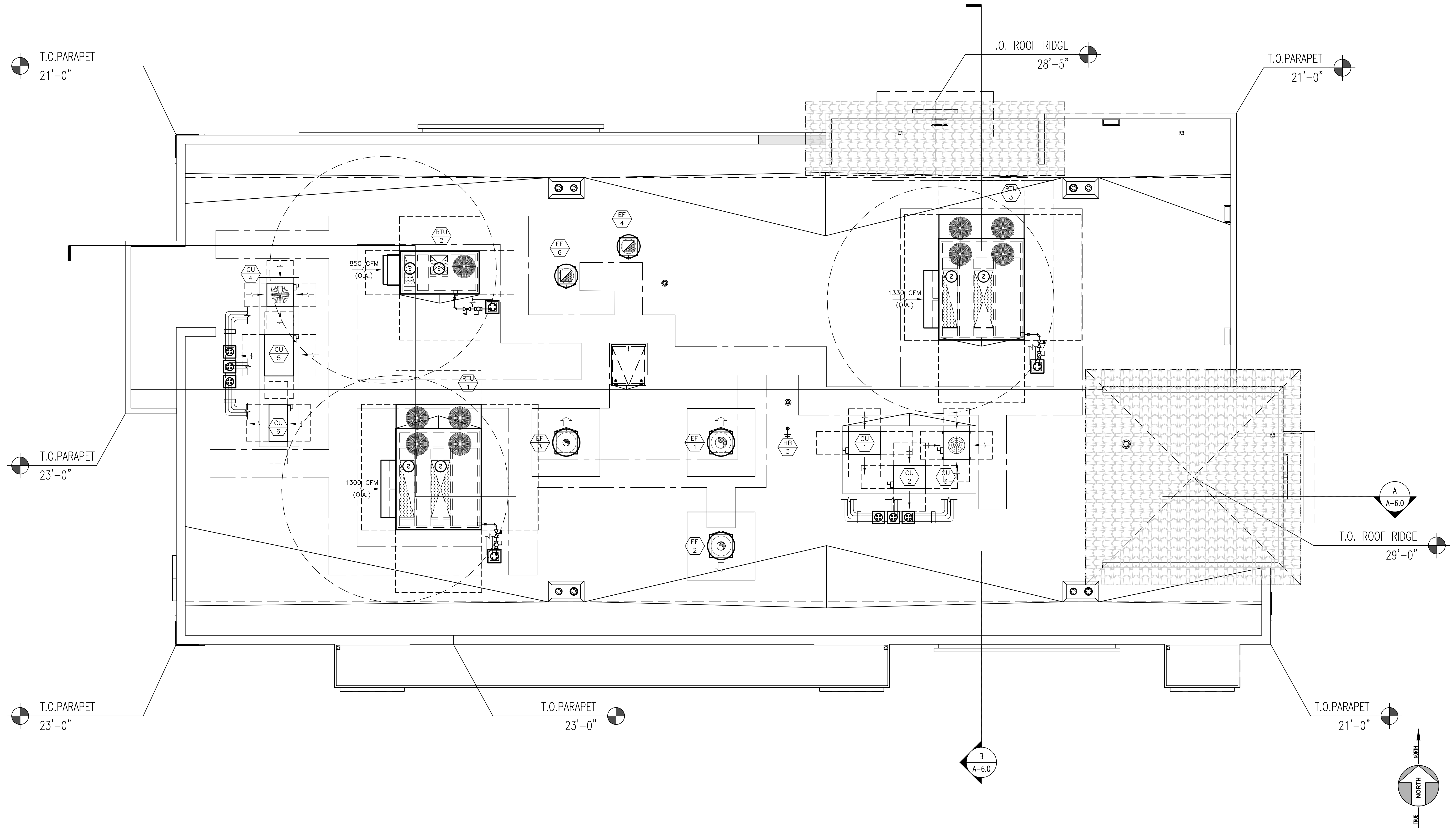
A-1.0 FLOOR PLAN

Scale: 1/4" = 1'-0"
 February 9, 2026



BICKEL GROUP ARCHITECTURE
 BICKEL GROUP INCORPORATED
 3600 BIRCH STREET, SUITE 120
 NEWPORT BEACH, CA 92660
 P: 949.757.0411 F: 949.757.0511
 www.bickelgrp.com

P:\25\25090 - McD Moreno Valley, Pigeon Pass 004-5290\Design\Floor Plan\25090 - Floor Plan.dwg
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MCDONALD'S 004-5290

NWC IRONWOOD AVE & PIGEON PASS RD.
 MORENO VALLEY, CALIFORNIA

A-2.0 ROOF PLAN

Scale: 1/4" = 1'-0"
 February 9, 2026



EAST ELEVATION



NORTH ELEVATION





WEST ELEVATION




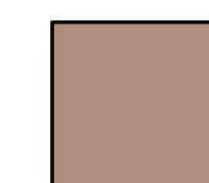
SOUTH ELEVATION


NOTE:
ALL PROJECT SIGNS WILL BE REVIEWED THROUGH A SEPARATE PERMIT APPLICATION AFTER PROJECT APPROVAL AND SHALL COMPLY WITH THE CITY'S MUNICIPAL CODE CHAPTER 9.12.


- 

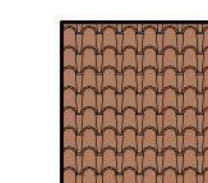
STONE VENEER
CORONADO STONE
CANYON COBBLE
INDIAN SPRINGS
- 

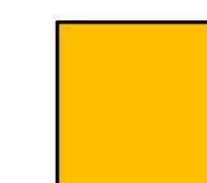
ALUMINUM COMPOSITE
ALPOLIC
RAL 7022
- 

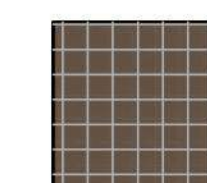
STUCCO
SHERWIN WILLIAMS
IRON ORE
SW 7069
PAINTED TO MATCH
RAL 7022
- 

METAL FASCIA
PAINTED
REDEND
SW 9081
- 

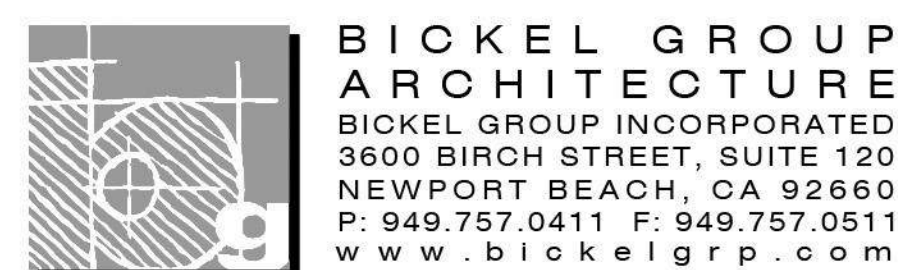
STUCCO
SHERWIN WILLIAMS
AGED WHITE
SW 9180
- 

STUCCO
SHERWIN WILLIAMS
MALABAR
SW 9110
- 

ROOF TILE
TO MATCH
CENTER
- 

PANTONE 123
- 

TILE
12X12
DATILE
ARTISAN BROWN D144
MATTE FINISH

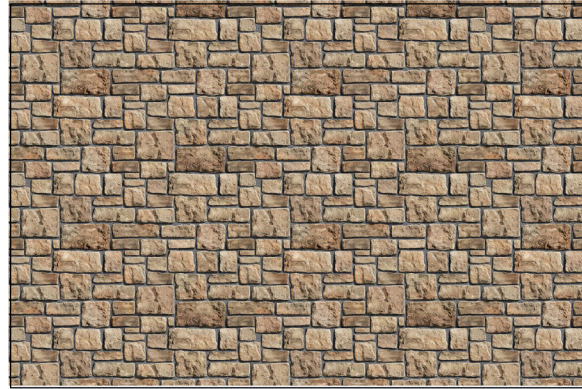


McDONALD'S 004-5290

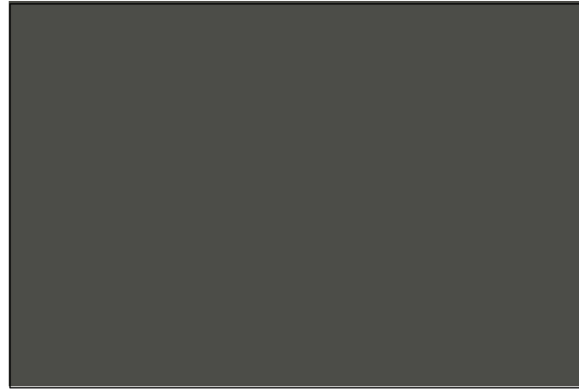
NWC IRONWOOD AVE & PIGEON PASS RD.
MORENO VALLEY, CALIFORNIA

A-3.0
ELEVATIONS
Scale: 1/8" = 1'-0"
February 9, 2026

P:\25\25090 - McD Moreno Valley, Pigeon Pass
004-5290\Design\Elevations\25090 - Elevations.dwg
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STONE VENEER
CORONADO STONE,CANYON COBBLE
INDIAN SPRINGS



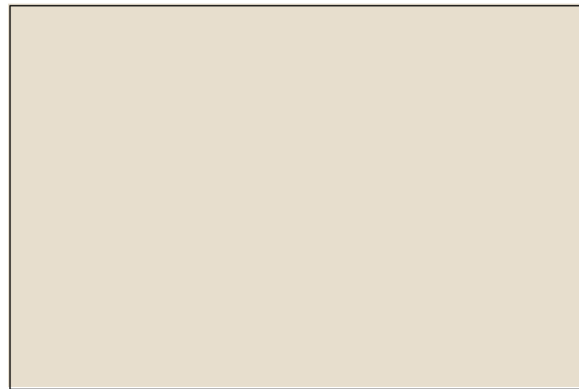
ALUMINUM COMPOSITE
ALPOLIC
RAL 7022



METAL FASCIA
PAINTED TO MATCH
RAL 7022



METAL FASCIA
PANTED
REDEND SW 9081



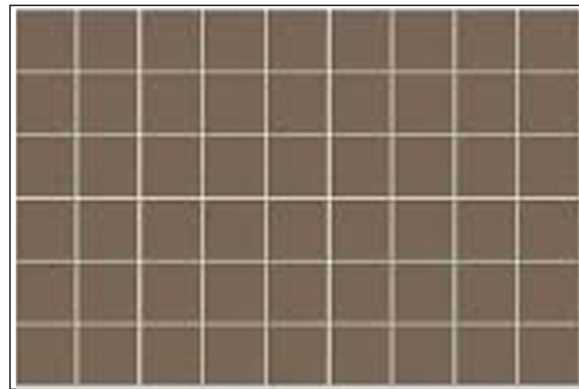
STUCCO
PAINTED
AGED WHITE SW 9180



STUCCO
PAINTED
MALABAR SW 9110



ROOF TILE TO MATCH CENTER



TILE 12X12
DATILE
ARTISAN BROWN D144 - MATTE FINISH



PANTONE 123



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ARCHITECTURE
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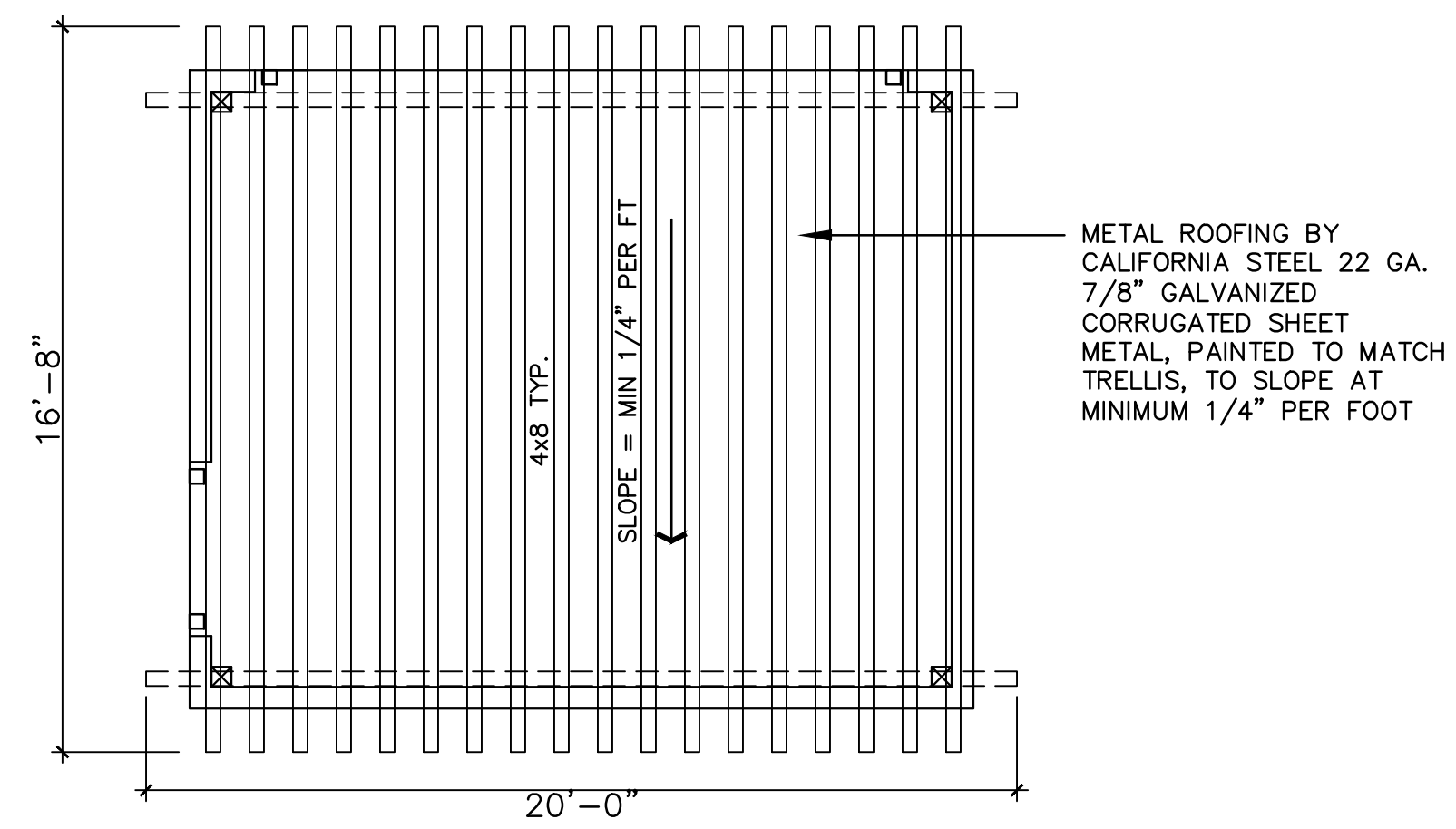
McDONALD'S 004-5290

NWC IRONWOOD AVE & PIGEON PASS RD.
MORENO VALLEY, CALIFORNIA

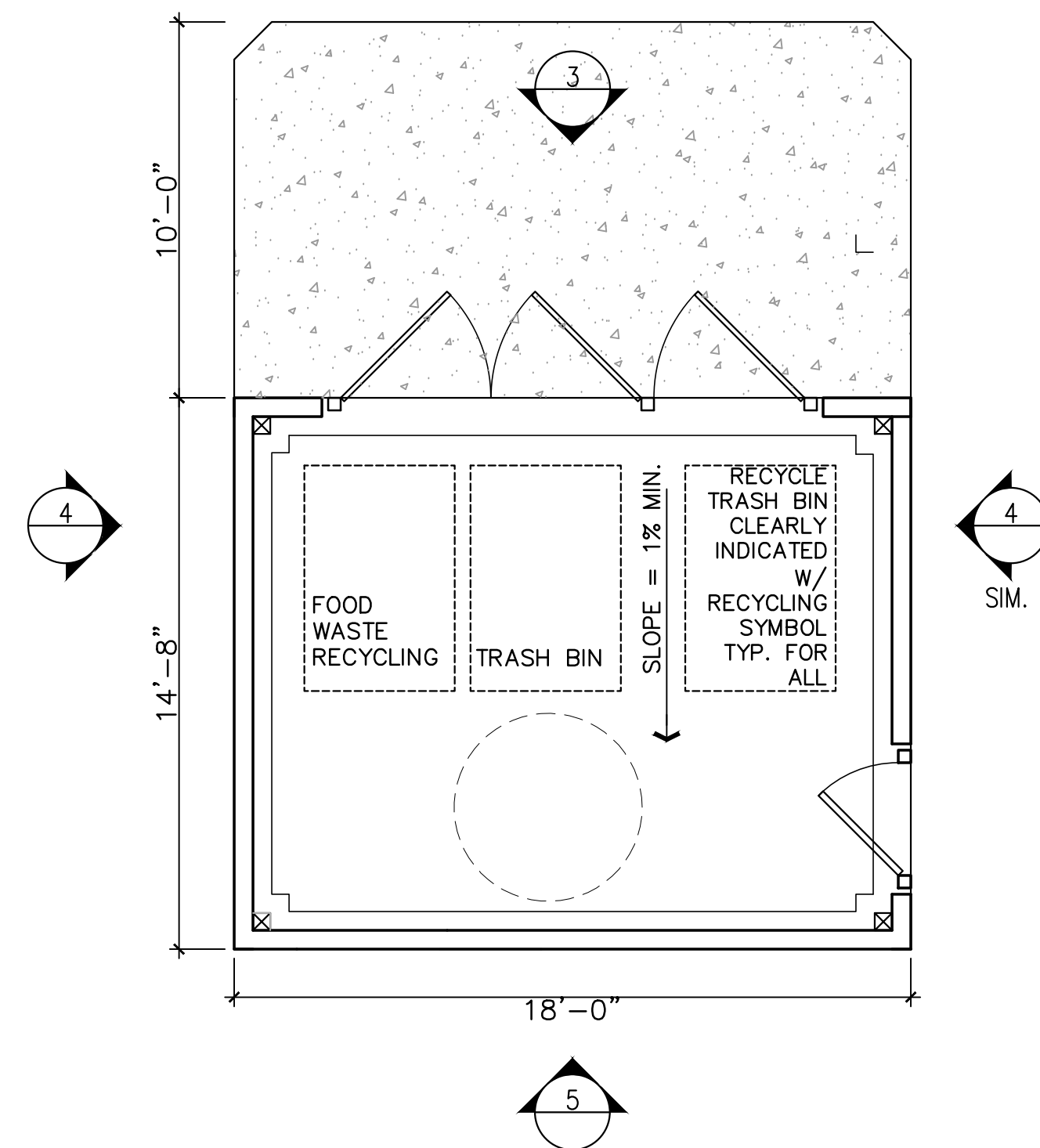
A-4.0 COLOR/MATERIAL BOARD January 22, 2026

P:\25\25090 - McD Moreno Valley, Pigeon Pass
004-5290.Design\Presentation\2D\260202 - Material
Board\25090 - Digital Material Board.dwg

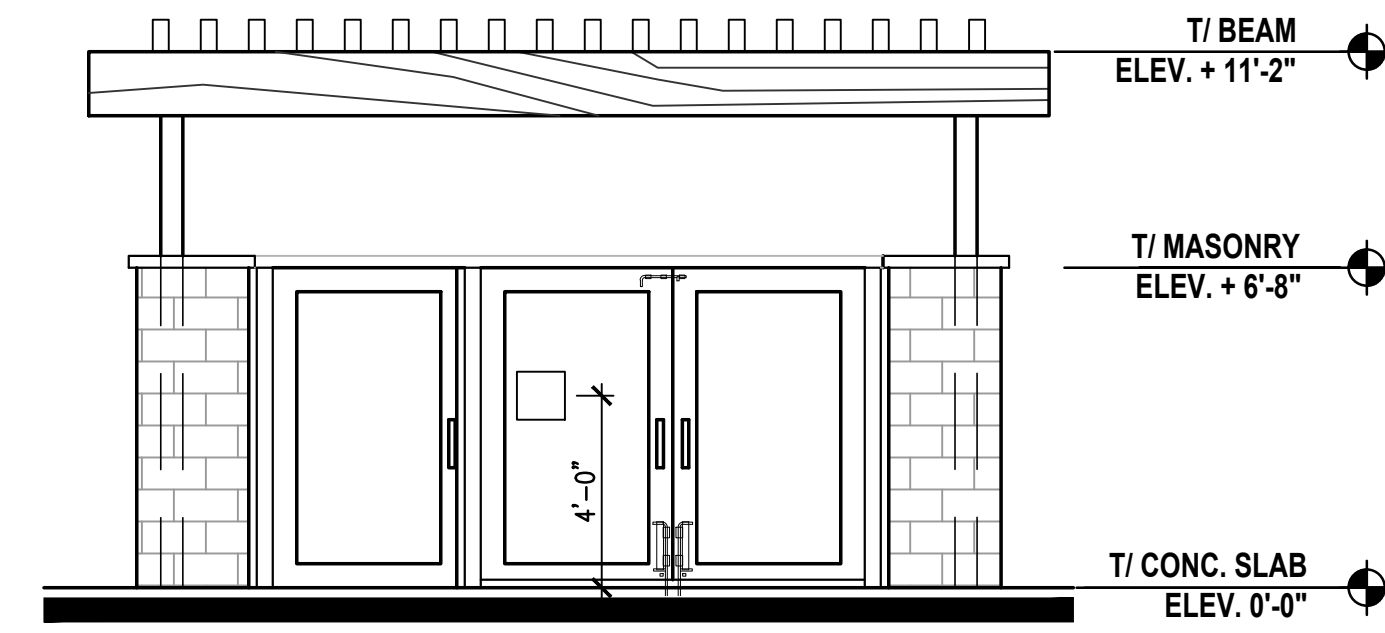
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GROUP, and were created and developed solely for use on, and in connection with this specific project, and shall not be used, in
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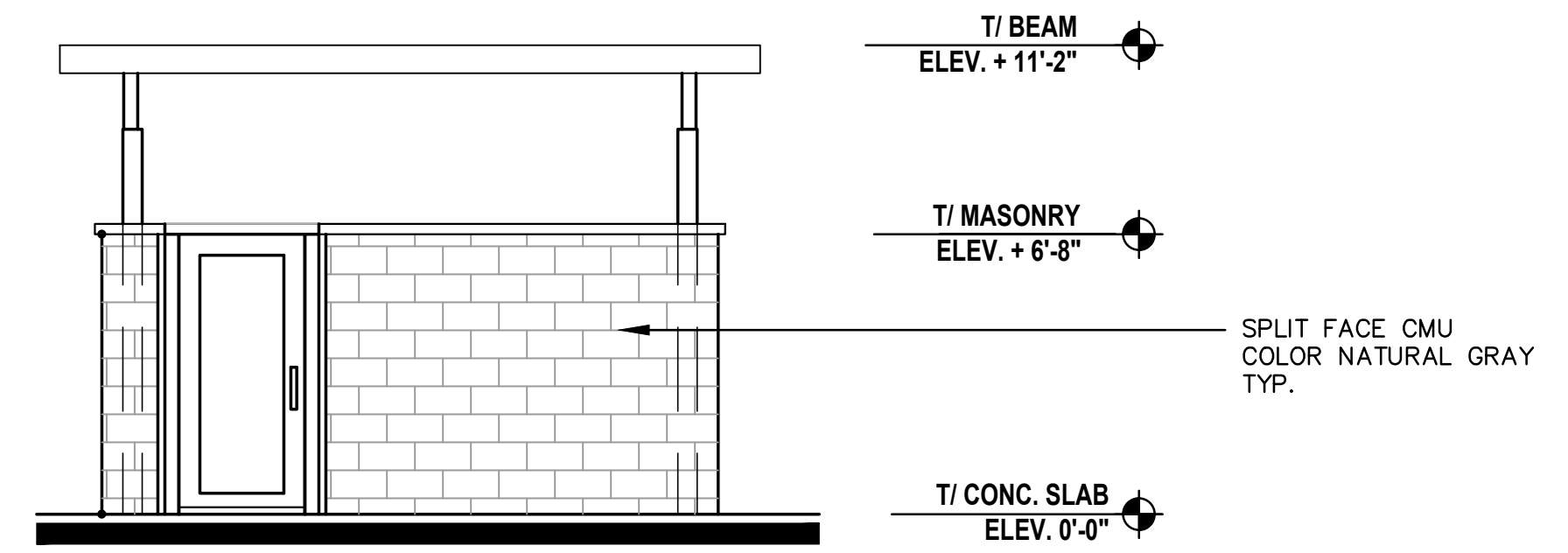
2 TRASH ENCLOSURE TRELLIS PLAN



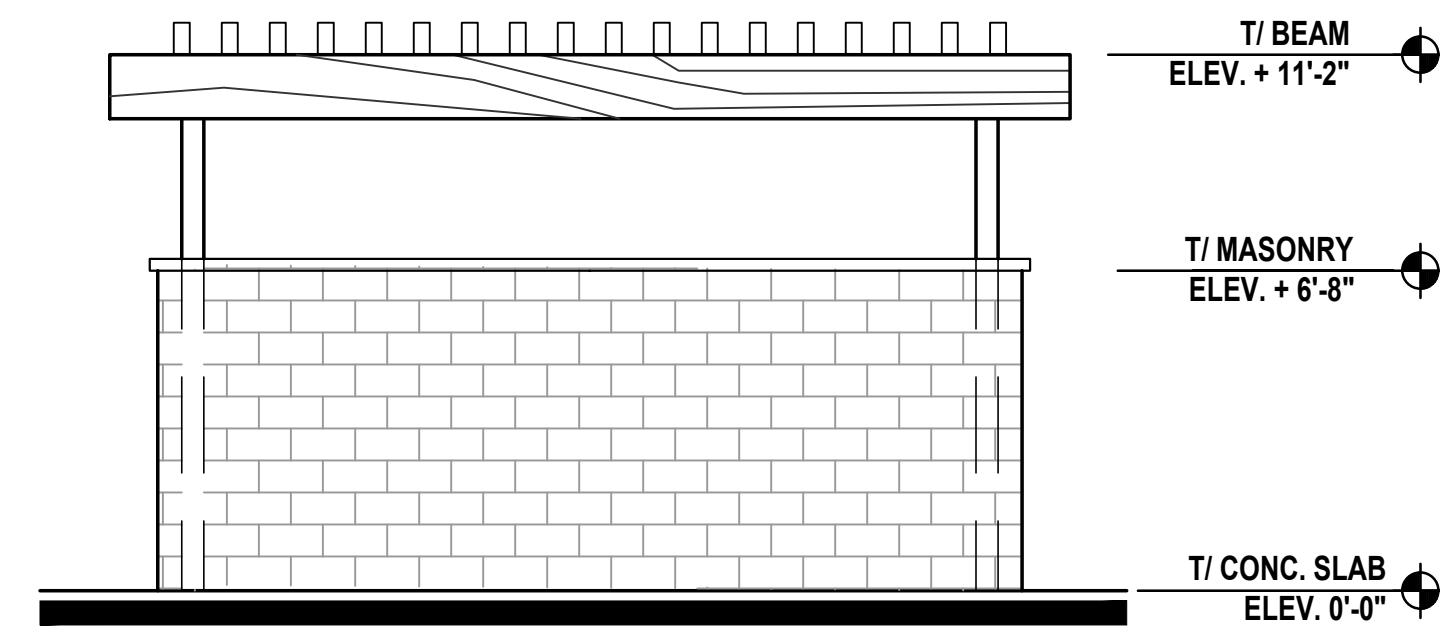
1 TRASH ENCLOSURE PLAN



3 FRONT ELEVATION



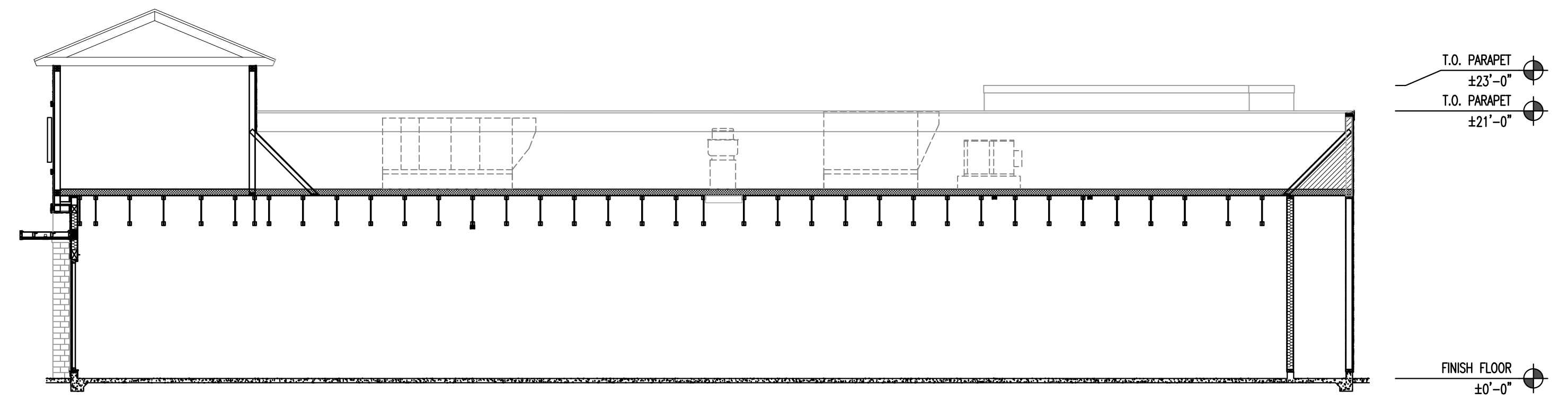
4 SIDE ELEVATION



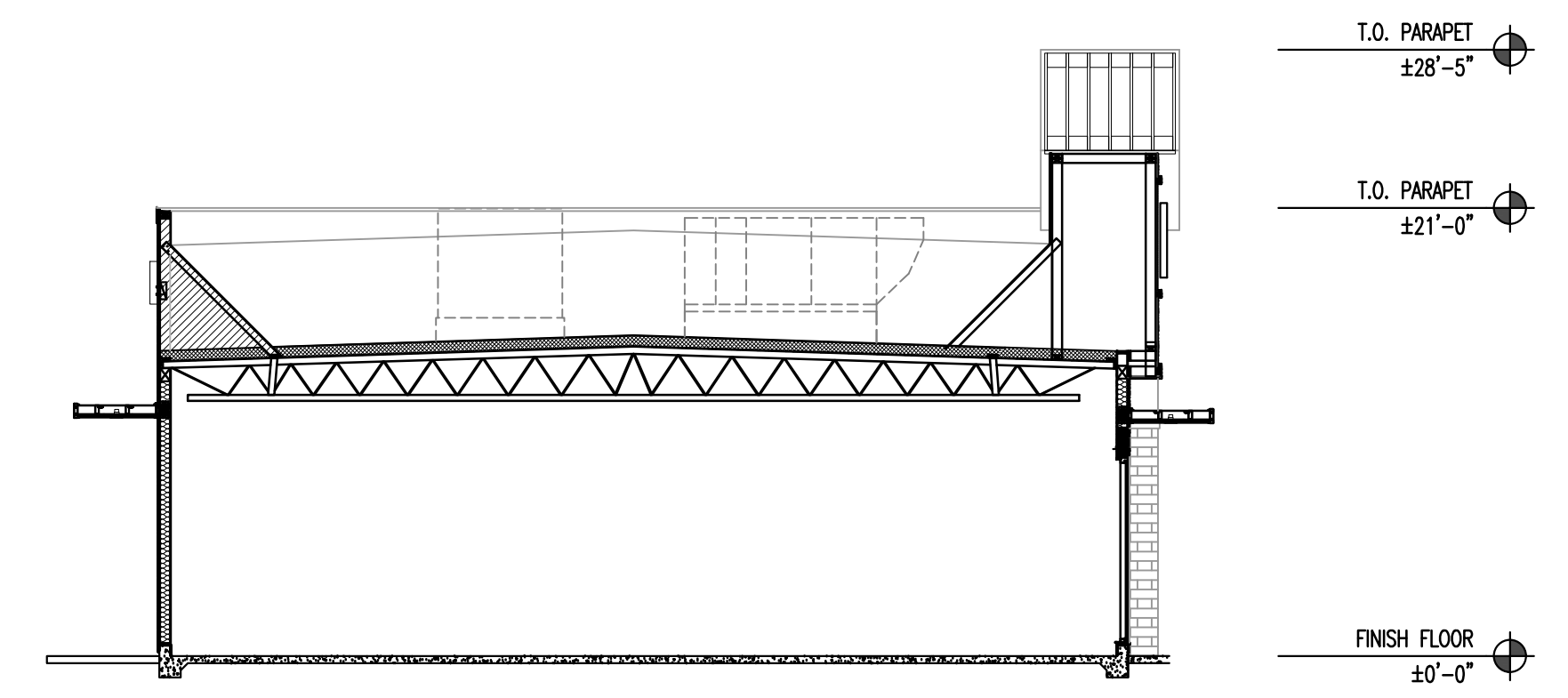
5 BACK ELEVATION

NOTE: ALL WOOD TO BE PAINTED TO MATCH BUILDING

NOTE:
 ALL ROOFTOP MOUNTED EQUIPMENT TO BE SCREENED FROM VIEW,
 LOCATIONS OF ALL EQUIPMENT TO BE CONFIRMED DURING CD PHASE

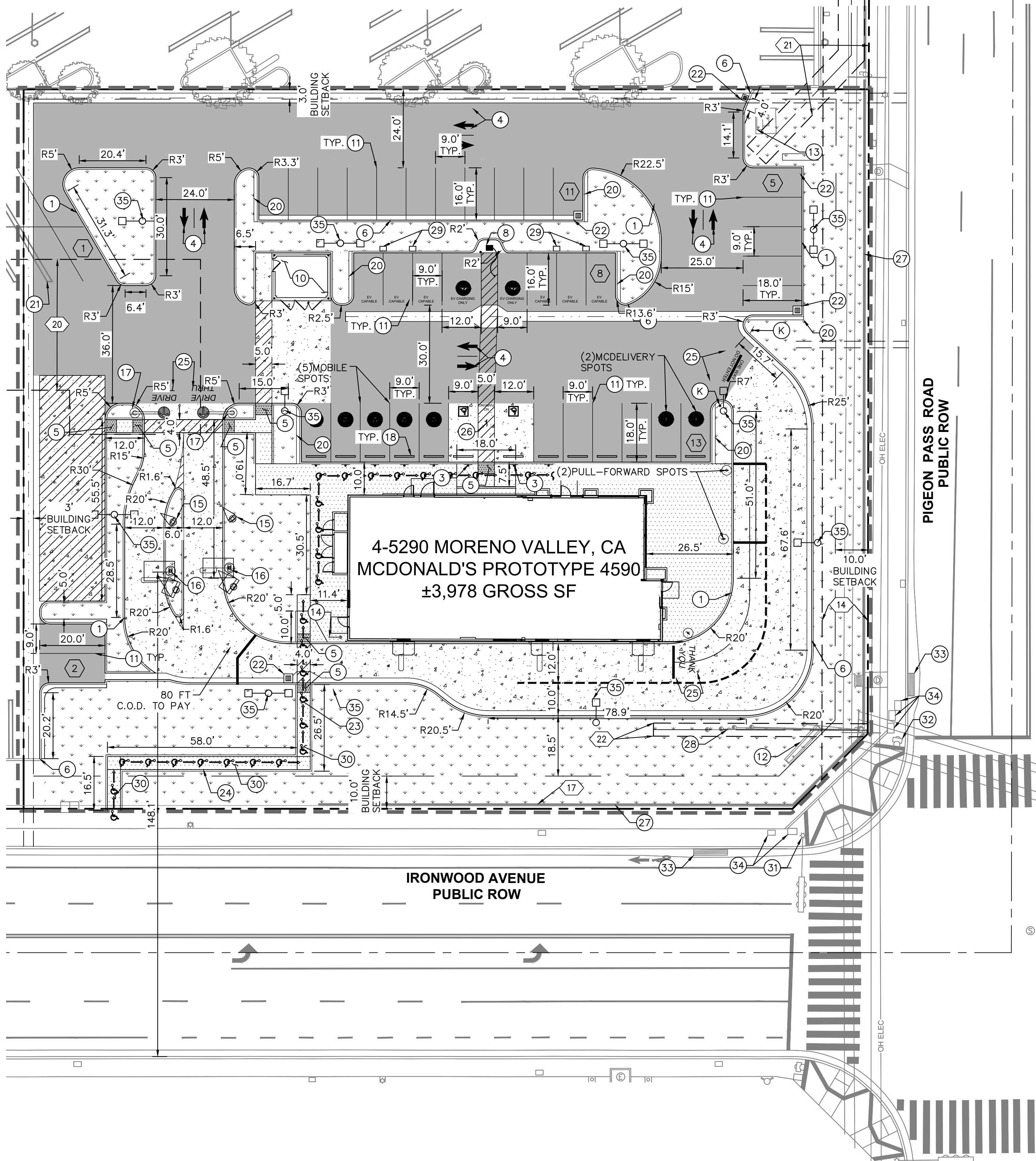


A LONGITUDINAL SECTION
 SCALE: 1/8"=1'-0"



B CROSS SECTION
 SCALE: 1/8"=1'-0"

Drawing name: K:\ORA\DEV\McDonalds\194015076 - Moreno Valley Pigeon Pass (4-5290) CAD\Exhibits\Entitlement Package\C1.0 - Preliminary Site Plan.dwg Cl.0 - Preliminary Site Plan Feb. 19, 2026 9:29am by: Hannah Luevano
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LEGEND:

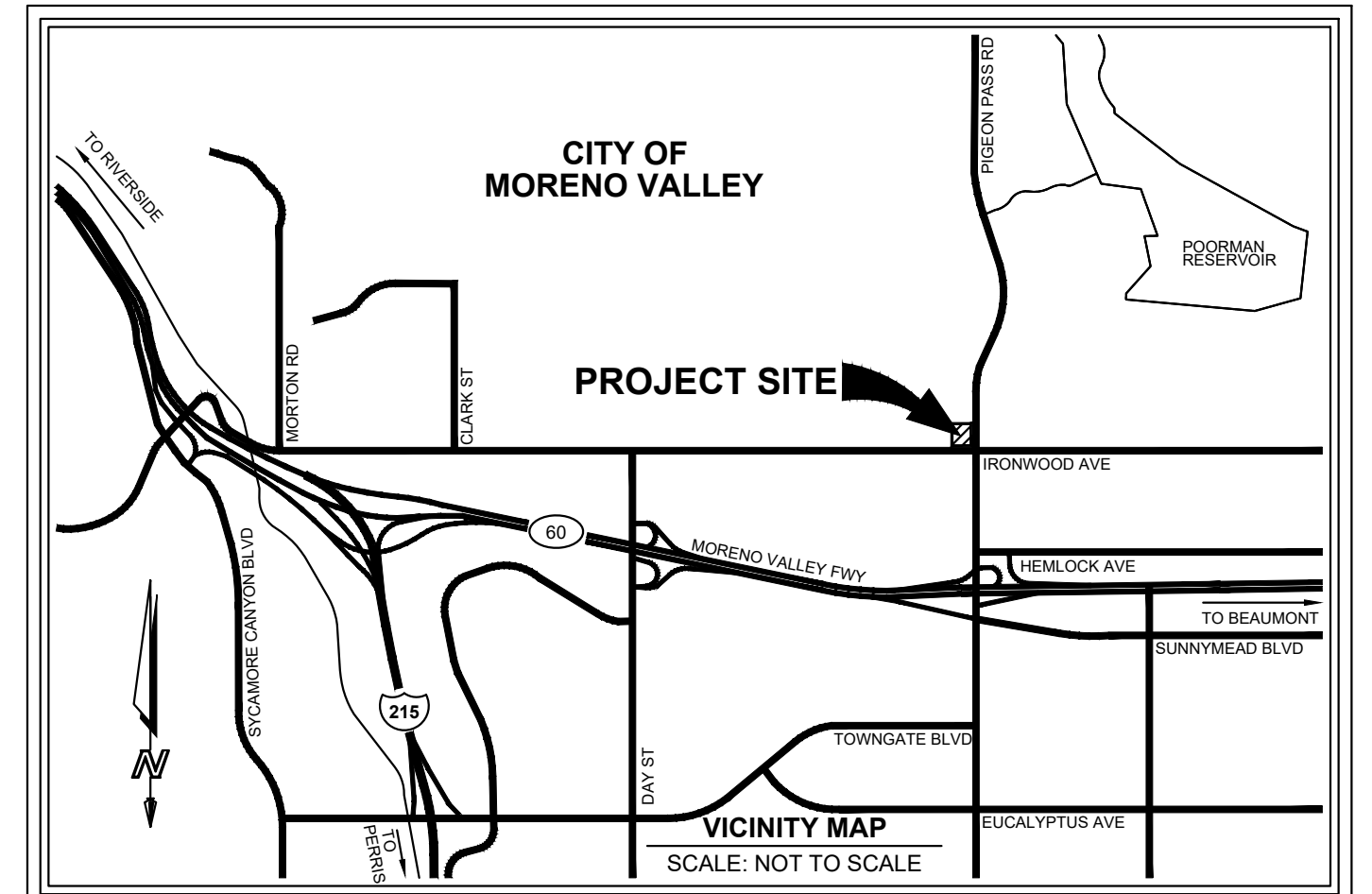
- CENTER LINE
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE / LEASE LINE
- - - EASEMENT LINE / SETBACK LINE
- - - APPROXIMATE LIMIT OF WORK LINE
- [Pattern] STANDARD DUTY CONCRETE PAVEMENT
- [Pattern] HEAVY DUTY CONCRETE PAVEMENT
- [Pattern] LANDSCAPE/PLANTER AREA
- [Pattern] HEAVY DUTY ASPHALT PAVEMENT
- [Pattern] DETECTABLE WARNING SYSTEM
- ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)
- SIGN POST
- [Wheelchair] ACCESSIBLE PARKING SPACE
- (X) NUMBER OF PARKING SPACES

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF RIVERSIDE, CITY OF MORENO VALLEY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL 2 OF PARCEL MAP NO. 23013, AS SHOWN BY MAP ON FILE IN BOOK 152 PAGES 79 AND 80, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SIGN INFORMATION

(K) CMUTCD SIGN R5-1 - "DO NOT ENTER"



SITE DATA

PROJECT DESCRIPTION: DEMOLITION OF EXISTING PARKING LOT AND BUILDING. NEW CONSTRUCTION OF A MCDONALD'S DRIVE THRU RESTAURANT AND PARKING LOT.
ADDRESS: 11875 PIGEON PASS RD, MORENO VALLEY, CA 92557
APN: 264-030-025
EXISTING AND PROPOSED ZONING DISTRICT: CC - COMMUNITY COMMERCIAL
ADJACENT ZONING DISTRICTS: N: CC - COMMUNITY COMMERCIAL
 W: CC - COMMUNITY COMMERCIAL
 S: RS10 - SUBURBAN RESIDENTIAL
 E: R5 - SUBURBAN RESIDENTIAL
EXISTING AND PROPOSED LAND USE: COMMERCIAL
ADJACENT LAND USE: N: CC - COMMUNITY COMMERCIAL
 W: CC - COMMUNITY COMMERCIAL
 S: RESIDENTIAL
 E: RESIDENTIAL
GENERAL PLAN DISTRICT: COMMERCIAL
SPECIFIC PLAN: NONE
FLOOD ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.02% ANNUAL CHANCE FLOODPLAIN.

CONSTRUCTION NOTES:

- 1 CONCRETE CURB
- 2 CONCRETE CURB AND GUTTER
- 3 ACCESSIBLE PARKING STALL SIGN
- 4 DIRECTIONAL MARKING PER PLAN
- 5 ACCESSIBLE RAMP WITH DETECTABLE WARNING (TRUNCATED DOMES)
- 6 JOIN EXISTING CURB, CURB & GUTTER, SIDEWALK.
- 7 "EV CHARGING ONLY" IN 12" HIGH WHITE LETTERS AT THE END OF PARKING STALL
- 8 E/V CHARGING STATION. CONDUIT TO BE RAN FROM BUILDING SWITCHGEAR TO STALL FOR CONNECTION
- 9 ADA PATH OF TRAVEL SIGN
- 10 COVERED TRASH ENCLOSURE AND RECYCLING BIN STORAGE
- 11 STANDARD 90° PARKING STALL STRIPING.
- 12 EXISTING SIGN TO REMAIN
- 13 EXISTING TRANSFORMER TO REMAIN
- 14 SHORT TERM BIKE RACK
- 15 PREVIEW BOARD
- 16 ORDER BOARD
- 17 HEIGHT DETECTOR POLE
- 18 INSTALL WHEELSTOPS FOR PARKING SPACES ADJACENT TO WALKWAYS
- 19 ACCESSIBLE PATH OF TRAVEL STRIPING. ACCESSIBLE PATHS SHALL BE ENHANCED PAVING.
- 20 18" WALK-OFF CURB
- 21 STANDARD PARKING STALL TO REMAIN
- 22 24" X 24" JENSEN PRECAST DROP INLET WITH CATCH BASIN FILTER INSERT FOR TRASH CAPTURE.
- 23 ACCESSIBLE RAMP WITH HANDRAILS
- 24 INSTALL HANDRAILS
- 25 DRIVE-THRU PAVEMENT MARKING PER PLAN
- 26 ACCESSIBLE PARKING STALL STRIPING
- 27 EXISTING WALL TO REMAIN
- 28 EXISTING ELECTRICAL UTILITIES TO REMAIN
- 29 PROPOSED HANDHOLE, CONDUIT TO BE RUN FROM BUILDING SWITCHGEAR FOR FUTURE DUAL PORT EV CHARGER INSTALLATION
- 30 STANDARD DUTY CONCRETE SIDEWALK WALKWAY
- 31 EXISTING STREET LIGHTS TO REMAIN
- 32 EXISTING FIRE HYDRANT TO REMAIN
- 33 EXISTING CATCH BASIN TO REMAIN.
- 34 EXISTING ELECTRICAL UTILITY BOXES TO REMAIN.
- 35 PROPOSED SITE LIGHT

NET PARCEL AREA:	50,968 S.F.	(1.17 AC)	
TOTAL PAD AREA:	4,180 S.F.	(0.10 AC)	
GROSS PARCEL AREA:	56,529 S.F.	(1.30 AC)	
TOTAL COMMERCIAL CENTER AREA:	433,881 S.F.	(9.96 AC)	
LOT COVERAGE			
TOTAL LEASE AREA:	56,529 S.F.	(1.30 AC)	100%
BUILDING AREA:	4,180 S.F.	(0.10 AC)	7.4%
IMPERVIOUS AREA:	36,009 S.F.	(0.83 AC)	63.7%
LANDSCAPE AREA:	16,340 S.F.	(0.38 AC)	28.9%

PARKING/LANDSCAPE BUFFER

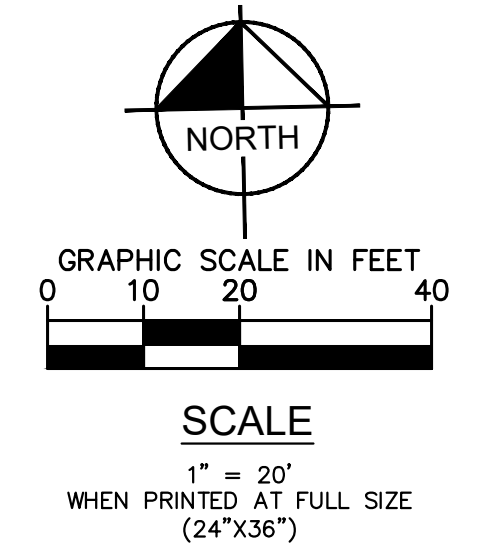
FRONT:	3.0'
REAR:	10.0'
SIDE (W):	10.0'
SIDE (E):	3.0'

PARKING SUMMARY: MCDONALD'S: 3,978 S.F. (1 STALL/100 S.F.) = 40 STALLS REQUIRED PER CITY CODE
 • ADA PARKING FOR 26-50 PARKING STALLS = 2 ADA PARKING STALLS REQUIRED, PER 2022 CBC.
 • EV FOR 26-50 PARKING STALLS = 8 EV CAPABLE STALLS REQUIRED PER 2022 CALGREEN WITH 2 STALLS HAVING EV CHARGERS INSTALLED.
 - 1 EV STALL MUST BE VAN ACCESSIBLE
 - 1 EV STALL MUST BE STANDARD ACCESSIBLE.
TOTAL NUMBER OF PARKING SPACES PROVIDED = 40

PARKING TABLE:	MCDONALD'S REQUIRED	PROVIDED
STANDARD	30	30
EV CAPABLE	6	6
EV CHARGING	2	2
ACCESSIBLE TOTAL:	2	2
TOTAL:	40	40

TITLE REPORT EXCEPTIONS

- 14 14' PUBLIC UTILITY EASEMENT TO SOCAL EDISON PER INST. NO. 18906
- 17 RELINQUISHMENT OF ABUTTERS RIGHTS PER PARCEL MAP NO. 23013
- 20 VARIABLE WIDTH WATER EASEMENT TO EASTERN MUNICIPAL WATER DISTRICT PER INST. NO. 88-317605
- 21 8' UTILITY EASEMENT TO SOCAL EDISON PER INST. NO. 88-336691
- 22 4' UTILITY EASEMENT TO SOCAL EDISON PER INST. NO. 88-383121



PROJECT TEAM

DEVELOPER
 MCDONALDS USA, LLC
 110 N CARPENTER ST
 CHICAGO, IL 60607
 951-323-3002

OWNER
 CITY OF MORENO VALLEY
 APPROVED BY: _____
 CITY ENGINEER RCE # _____ EXP _____ DATE _____

CIVIL ENGINEER
 HANNAH LUEVANO, PE
 KIMLEY-HORN AND ASSOCIATES, INC.
 (760) 610-0610
 73700 DINAH SHORE DR, UNIT 101
 PALM DESERT, CA 92211
 HANNAH.LUEVANO@KIMLEY-HORN.COM

ARCHITECT
 BICKLE GROUP ARCHITECTURE
 (949) 757-0411
 3600 SW BIRCH ST STE 120
 NEWPORT BEACH, CA 92660

PREPARED UNDER THE DIRECT SUPERVISION OF:
 HANNAH LUEVANO, R.C.E. NO. 90371 DATE: 2/19/2026
 EXP: 9/30/25



ISSUE	DATE	DESCRIPTION

ENGINEERS SEAL
 JS
 DRAWN BY HL
 CHECKED BY HL
 RECOMMENDED

Kimley»Horn
 73-700 DINAH SHORE DR, UNIT 101
 PALM DESERT, CA 92211
 (760) 610-0610
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 HANNAH LUEVANO, R.C.E. NO. 90371 DATE: 2/19/2026
 EXP: 9/30/25

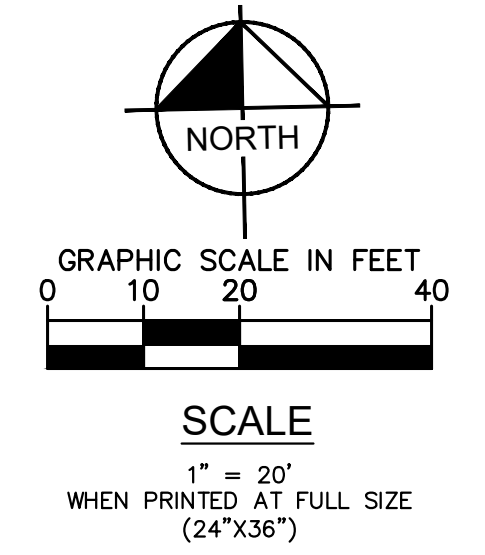
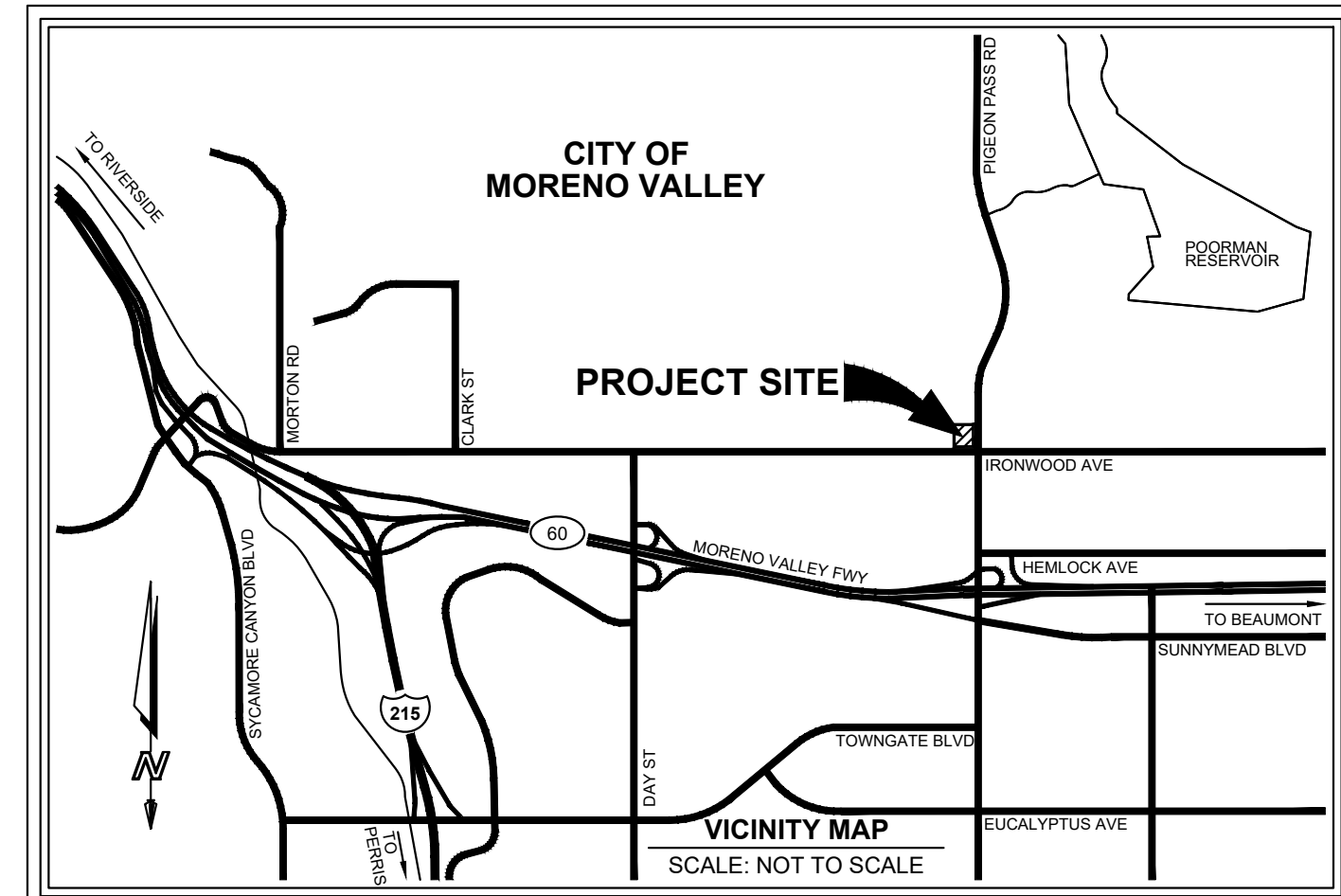
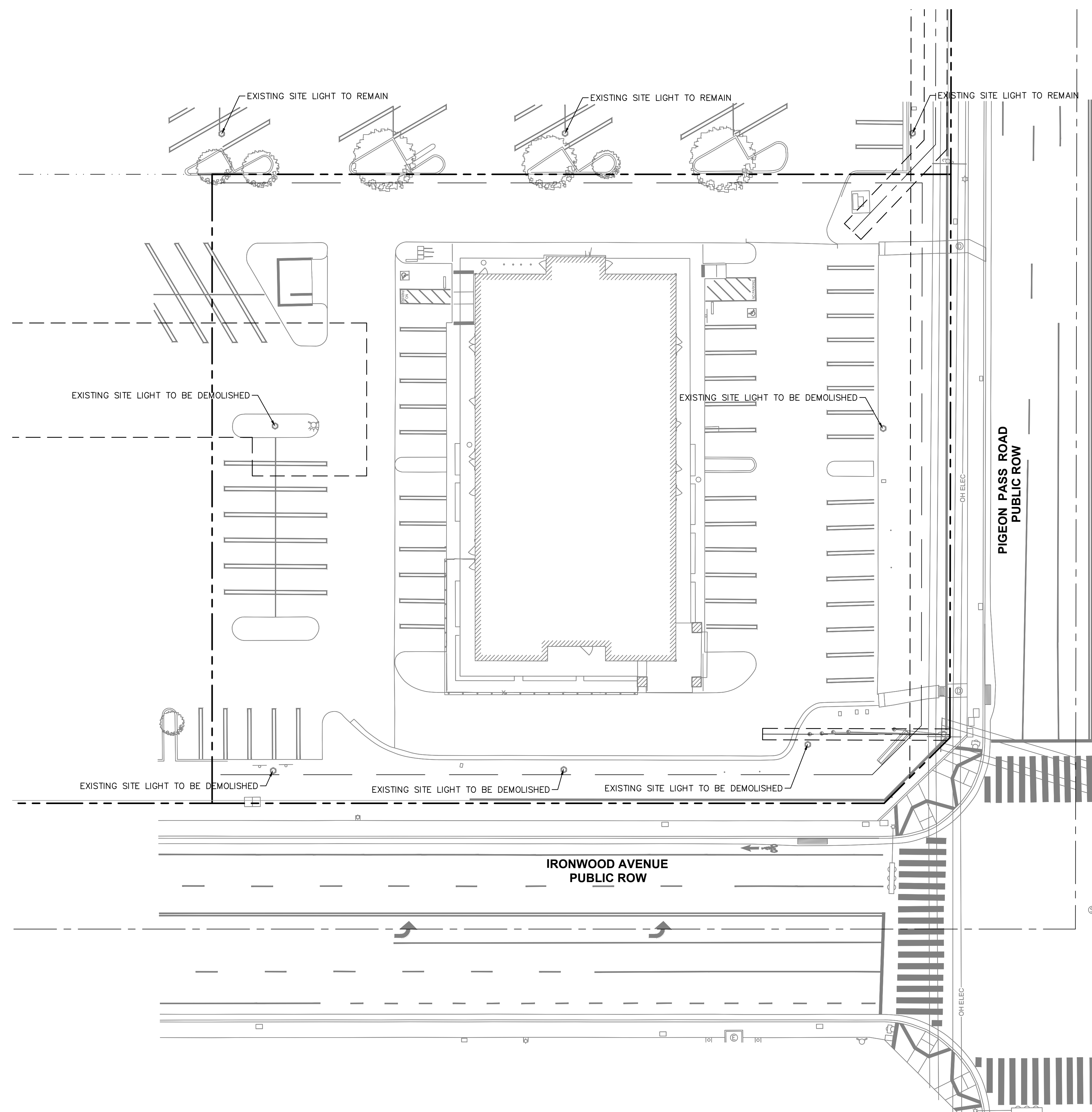
CITY OF MORENO VALLEY
 APPROVED BY: _____
 CITY ENGINEER RCE # _____ EXP _____ DATE _____

McDonald's USA, LLC
 11875 PIGEON PASS ROAD
 MORENO VALLEY, CA 92557
 PEN25-0136

CITY OF MORENO VALLEY
PRELIMINARY SITE PLAN

C1.0

Drawing name: K:\ORA\LDEV\McDonalds\194015076 - Moreno Valley Pigeon Pass (4-5290)\CADD\Exhibits\Entitlement Package\C1.1 - SITE LIGHTING PLAN.dwg C1.1 - Site Lighting Plan
 Feb 19, 2026 9:29am by: Hannah Luevano
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ISSUE	DATE	DESCRIPTION

DRAWN BY: JS
 CHECKED BY: HL
 RECOMMENDED: HL



Kimley»Horn
 73-700 DINAH SHORE DR, UNIT 101
 PALM DESERT, CA 92211
 (760) 610-0610
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 HANNAH LUEVANO, R.C.E. NO. 90371 DATE: 2/19/2026
 EXP: 9/30/25

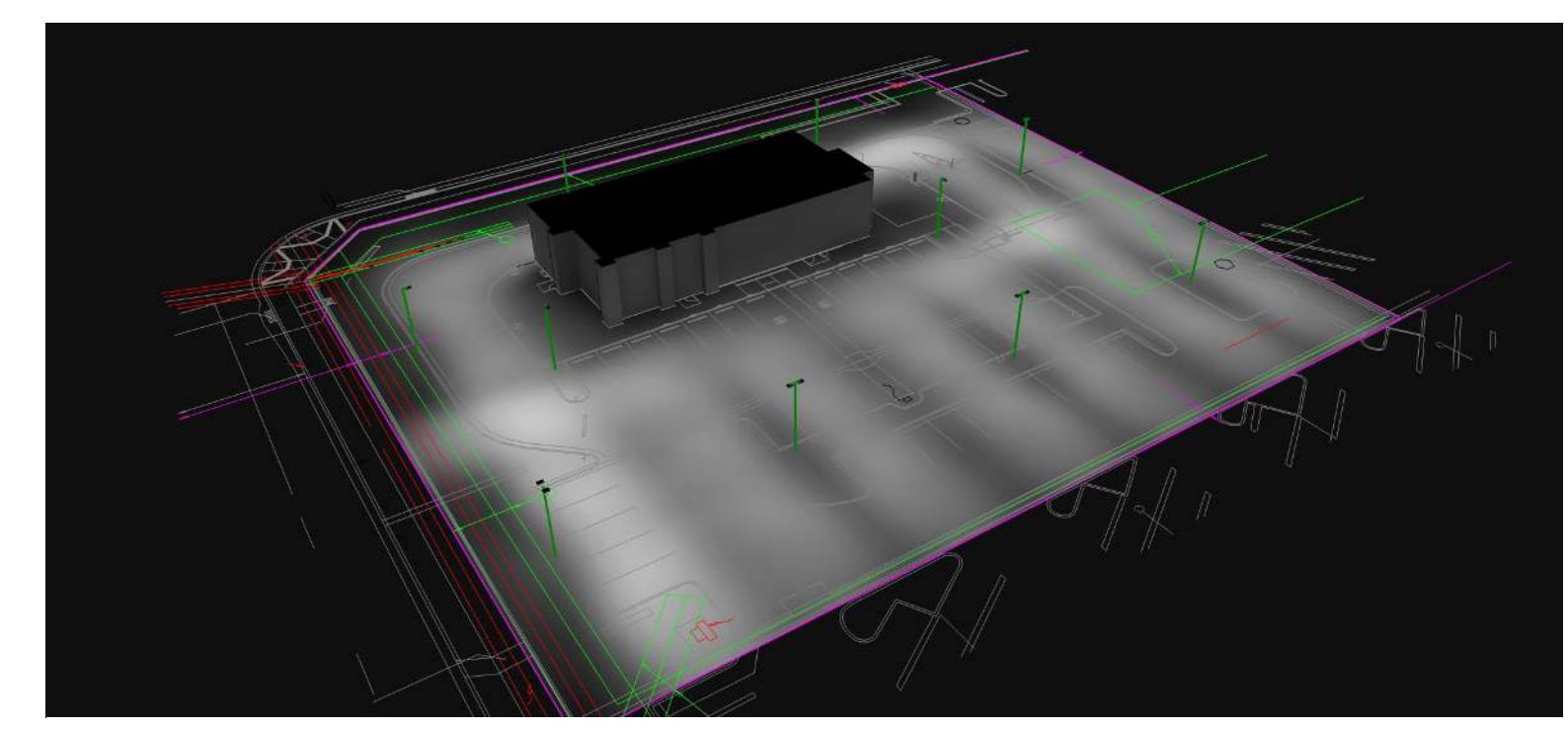
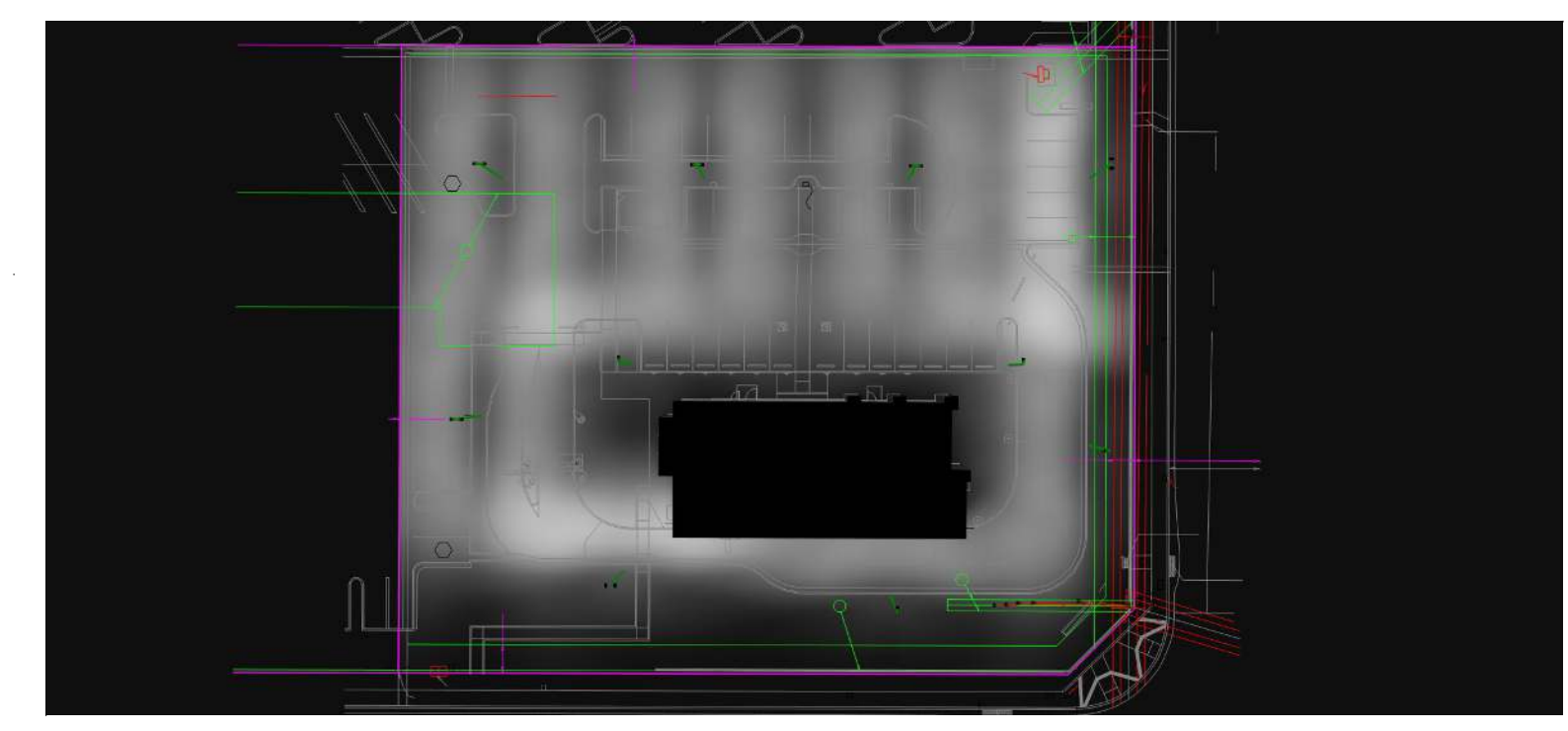
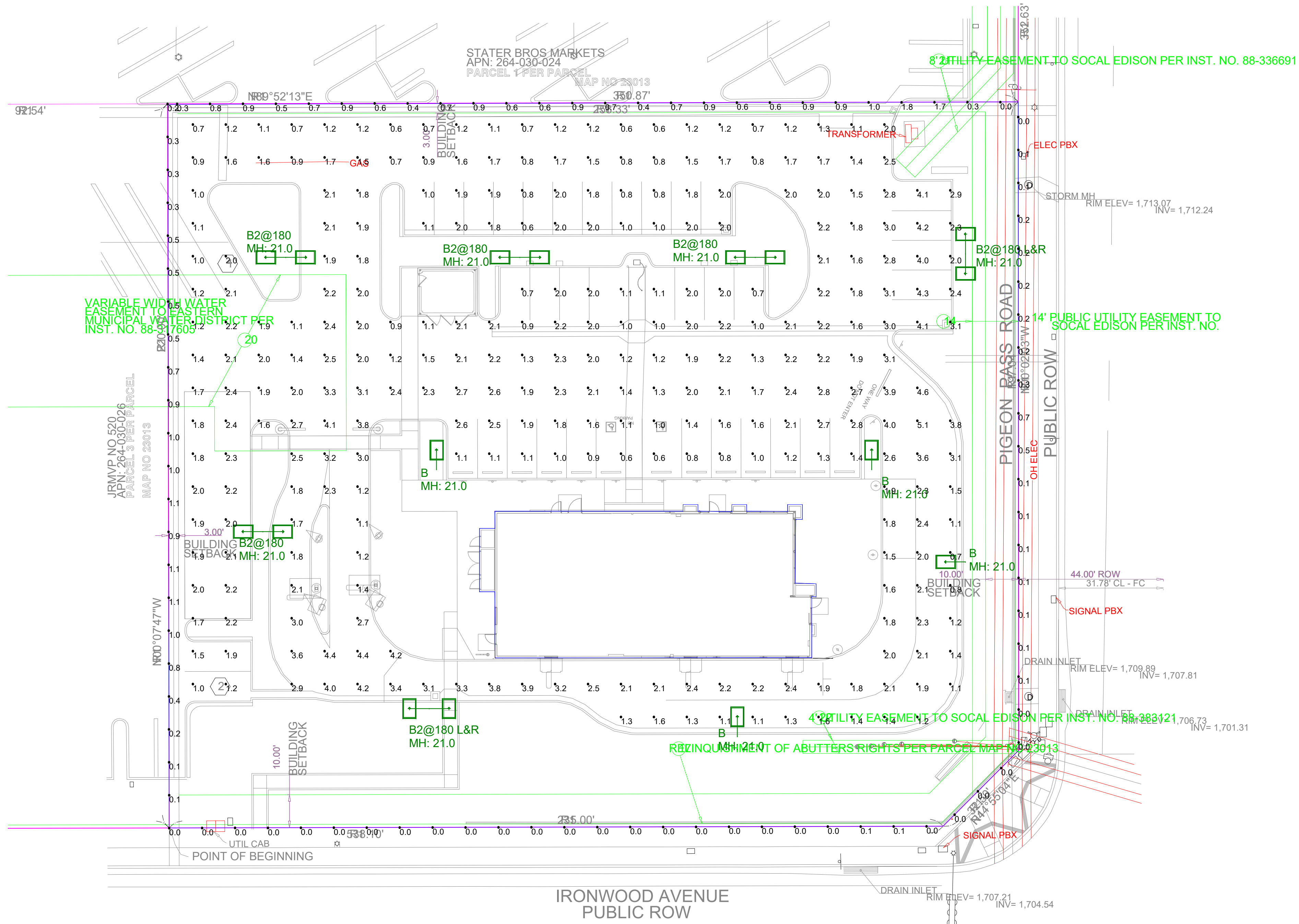
CITY OF MORENO VALLEY
 APPROVED BY: _____
 CITY ENGINEER RCE # _____ EXP _____ DATE _____

McDonald's USA, LLC
 11875 PIGEON PASS ROAD
 MORENO VALLEY, CA 92557
 PEN25-0136

CITY OF MORENO VALLEY
SITE LIGHTING EXHIBIT

C1.1

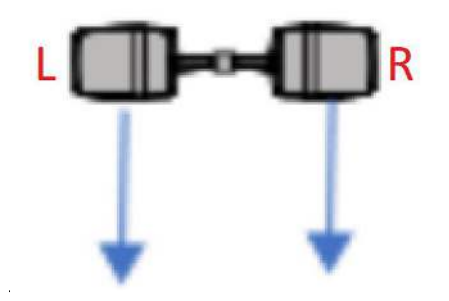
NOTES:
 1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
 2. DISTANCE BETWEEN READINGS _____ 10'



Pole Fixtures Are Full Cutoff
 Tilt=0
 Calculation Grids Are At Grade
 Pole Light Mounting Height=21ft
 (18' Pole + 3' Base)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	1.91	5.1	0.6	3.18	8.50
Propertyline	Illuminance	Fc	0.38	1.8	0.0	N.A.	N.A.

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type	Luminaire Lumens
	4	B	Single	0.850	VP-1-160L-75-5K7-3-BC-UNV-A-PSS-BTS-40F	72	0.555	21	SES-18-40-1-TA-GL-xx (4")	5921
	4	B2@180	Back-Back	0.850	VP-1-160L-75-5K7-3-BC-UNV-A-PSS-BTS-40F	72	1.110	21	SES-18-40-1-TA-GL-xx (4")	5921
	2	B2@180 L&R	Twin	0.850	VP-1-160L-75-5K7-3-BC-UNV-A-PSS-BTS-40F L&R Rotated Optics	72	1.110	21	SES-18-40-1-TA-GL-xx (4")	5921



PROJECT WIND LOAD CRITERIA BASED ON:
 ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
 50 YEAR MEAN RECURRENCE INTERVAL
 ALLOWED EPA 13.5 @ WIND LOAD 90 MPH

SECURITY LIGHTING™

Regional Drawing
45290

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES
 SCALE 1"=20' 0"
 DRAWN BY CLB

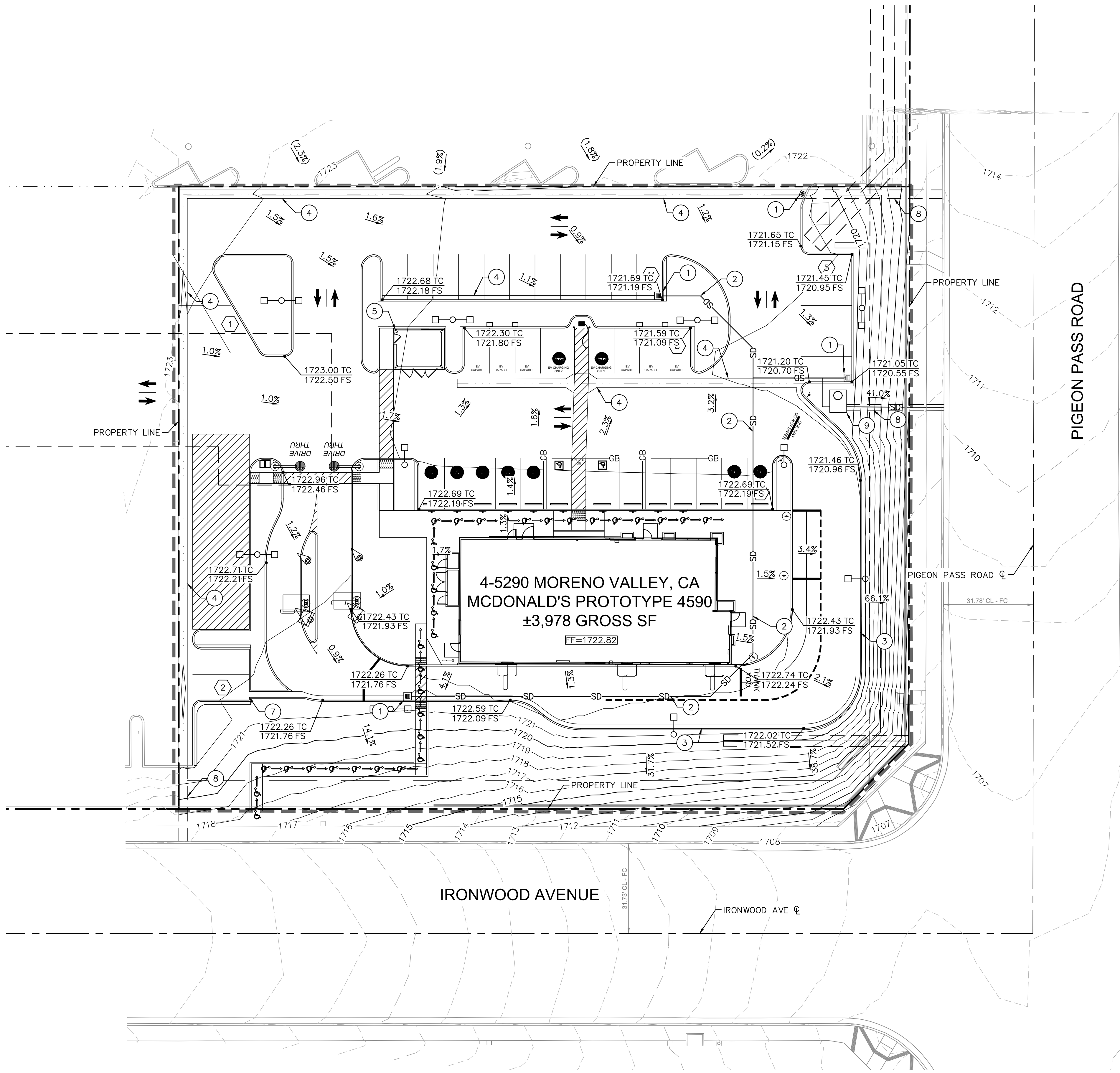
POINT-BY-POINT FOOTCANDLE PLOT FOR
 MCDONALD'S
 11875 PIGEON PASS RD #4
 MORENO VALLEY, CA 92557
PRELIMINARY PHOTOMETRICS PLAN
 PEN25-0136

DATE 2/19/2026 DRAWING NUMBER A260276A.AGI

THIS DRAWING MEETS OR EXCEEDS MCDONALD'S CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
 2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
 3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
 4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

Drawing name: K:\ORA\DEV\McDonalds\194015076 - Moreno Valley Pigeon Pass (4-5290)\CADD\Exhibits\Entitlement Package\C2.0 - Preliminary Grading Plan.dwg C2.0 - Preliminary Grading Plan Feb 19, 2026 9:28am by: Hannah Luevano
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LEGEND

- CENTER LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- APPROXIMATE LIMITS OF DISTURBANCE
- PROPOSED RIDGE LINE
- PROPOSED GRADE BREAK LINE
- 1717.50 TC
1718.00 FS
- 1718.50 TC
(1719.00 FS)
- PROPOSED FLOW LINE
- PROPOSED STORM DRAIN LINE

GRADING AND DRAINAGE NOTES

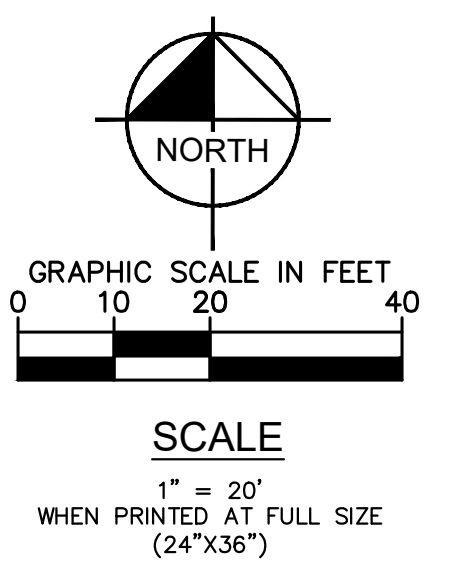
- 1 PROPOSED 24" X 24" JENSEN PRECAST DROP INLET WITH CATCH BASIN FILTER INSERT
- 2 6" SDR-35 PVC STORM DRAIN PIPE SLOPED AT 0.5% MIN.
- 3 CONCRETE CURB AND GUTTER
- 4 3' CONCRETE VALLEY GUTTER TO PREVENT OFF-SITE RUNON.
- 5 TRASH ENCLOSURE DRAIN WITH ACCESSIBLE GRATE. DRAIN TO SEWER.
- 6 NOT USED
- 7 PROPOSED 2' CURB CUT
- 8 PROPOSED PARKWAY DRAIN TO PUBLIC STREET
- 9 PROPOSED MODULAR WETLAND SYSTEM

ESTIMATED EARTHWORK QUANTITIES

CUT: 1,963 CY
 FILL: 664 CY
 NET: 1,299 CY (EXPORT)

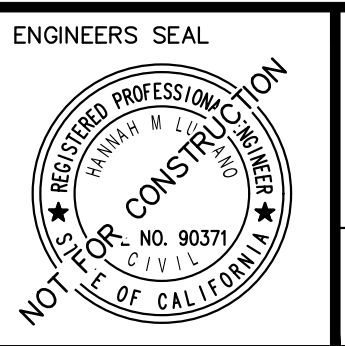
NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.



ISSUE	DATE	DESCRIPTION

AM
 DRAWN BY
 HL
 CHECKED BY
 HL
 RECOMMENDED



Kimley»Horn
 73-700 DINAH SHORE DR, UNIT 101
 PALM DESERT, CA 92211
 (760) 610-0510
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 HANNAH LUEVANO, R.C.E. NO. 90371
 DATE: 2/19/2026
 EXP. 9/30/25

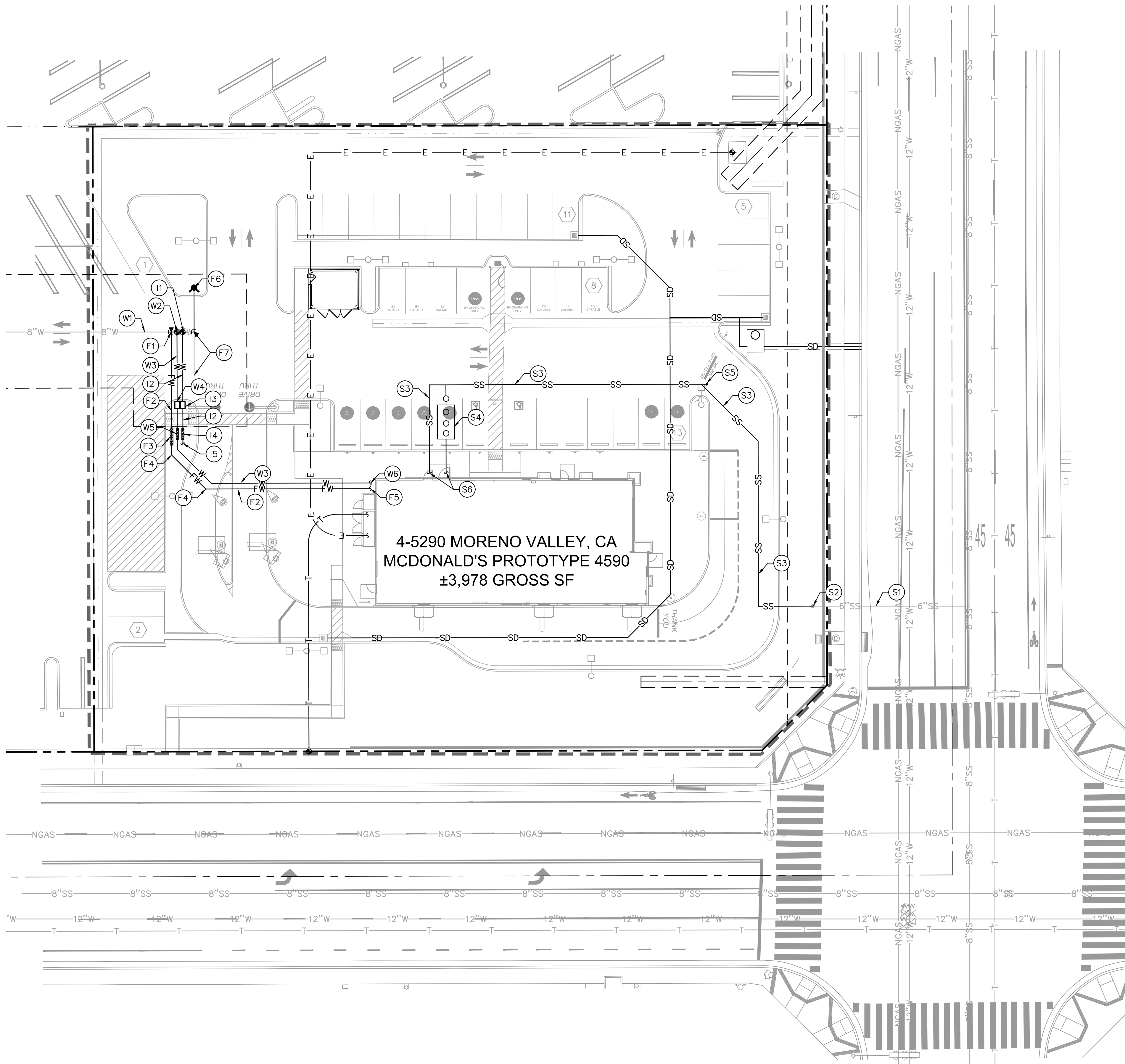
CITY OF MORENO VALLEY
 APPROVED BY:
 CITY ENGINEER
 RCE # _____ EXP _____ DATE _____

McDonald's USA, LLC
 11875 PIGEON PASS ROAD
 MORENO VALLEY, CA 92557
PEN25-0136

CITY OF MORENO VALLEY
PRELIMINARY GRADING PLAN

C2.0

Drawing name: K:\ORA\DEV\McDonalds\194015076 - Moreno Valley Pigeon Pass (4-5290)\CADD\Exhibits\Entitlement Package\C3.0 - Preliminary Utility Plan.dwg C3.0 Preliminary Utility Plan Feb 19, 2026 9:30am by: HannahLuevano
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4-5290 MORENO VALLEY, CA
 MCDONALD'S PROTOTYPE 4590
 ±3,978 GROSS SF

UTILITY PROVIDERS

WATER
 EASTERN MUNICIPAL WATER DISTRICT
 2270 TRUMBLE ROAD
 PERRIS, CA 92570
 951-928-3777

ELECTRICITY
 MORENO VALLEY ELECTRIC UTILITY
 14331 FREDERICK STREET, SUITE 2
 MORENO VALLEY, CA 92552

SEWER
 EASTERN MUNICIPAL WATER DISTRICT
 2270 TRUMBLE ROAD
 PERRIS, CA 92570
 951-928-3777

TELEPHONE
 AT&T
 1-800-310-2355

CABLE
 SPECTRUM
 1-855-757-7328

GAS
 SOUTHERN CALIFORNIA GAS COMPANY
 4495 HOWARD AVENUE
 RIVERSIDE, CA 92507
 1-800-427-0000

LEGEND

- — — — — PROPERTY LINE
- - - - - CIVIL LIMIT OF WORK LINE
- W — PROPOSED WATER LINE
- FW — PROPOSED FIRE WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- GW — PROPOSED GREASE WASTE LINE
- SD — PROPOSED STORM DRAIN LINE
- T — PROPOSED TELECOM LINE
- () — PROPOSED POINT OF CONNECTION (BLDG)
- () — PROPOSED POINT OF CONNECTION (TO EXISTING)

DOMESTIC WATER CONSTRUCTION NOTES

- (W1) EXISTING 8" PVC C-900 WATER LINE PER EMWD RECORD DRAWING D-10678
- (W2) CONNECT WATER LATERAL TO EXISTING 8" PVC C-900 WATER LINE
- (W3) PROPOSED 2" PVC DOMESTIC WATER LATERAL
- (W4) PROPOSED 2" DOMESTIC WATER METER
- (W5) PROPOSED 2" DOMESTIC WATER BACKFLOW PREVENTOR
- (W6) BUILDING POINT OF CONNECTION. REFER TO ARCHITECTURAL MEP PLANS FOR CONTINUATION.

SANITARY SEWER CONSTRUCTION NOTES

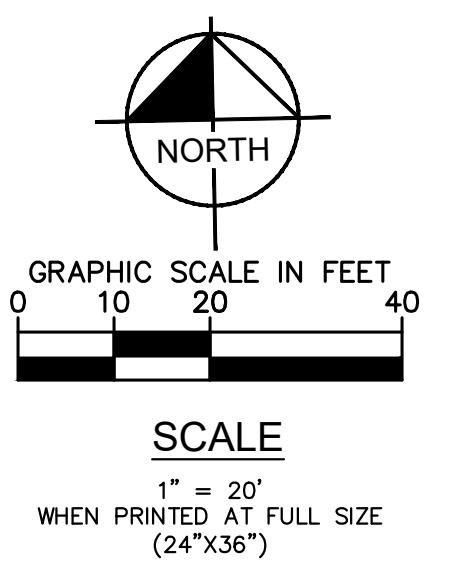
- (S1) EXISTING 6" VCP SEWER LATERAL PER EMWD RECORD DRAWING D-10679
- (S2) CONNECT PROPOSED 6" SEWER LATERAL TO EXISTING CLEAN OUT.
- (S3) PROPOSED 6" PVC SDR35 SEWER LATERAL
- (S4) PROPOSED GREASE INTERCEPTOR
- (S5) PROPOSED SEWER CLEAN OUT
- (S6) BUILDING POINT OF CONNECTION. REFER TO ARCHITECTURAL MEP PLANS FOR CONTINUATION.

FIRE WATER CONSTRUCTION NOTES

- (F1) CONNECT 6" FIRE WATER LATERAL TO EXISTING 8" PVC C-900 WATER MAIN
- (F2) PROPOSED 6" FIRE SERVICE LATERAL
- (F3) PROPOSED 6" FIRE BACKFLOW PREVENTOR
- (F4) PROPOSED BEND AND THRUST BLOCK
- (F5) BUILDING POINT OF CONNECTION. REFER TO FIRE SPINKLER PLANS FOR CONTINUATION
- (F6) PROPOSED FIRE HYDRANT
- (F7) REMOVE EXISTING 6" FIRE HYDRANT

IRRIGATION WATER CONSTRUCTION NOTES

- (I1) CONNECT IRRIGATION WATER LATERAL TO EXISTING 8" PVC C-900 WATER LINE
- (I2) PROPOSED 1" PVC IRRIGATION WATER LATERAL
- (I3) PROPOSED 1" IRRIGATION WATER METER
- (I4) PROPOSED 1" IRRIGATION WATER BACKFLOW PREVENTOR
- (I5) IRRIGATION POINT OF CONNECTION. REFER TO LANDSCAPE IRRIGATION PLANS FOR CONTINUATION.



ISSUE	DATE	DESCRIPTION

AD
 DRAWN BY HL
 CHECKED BY HL
 RECOMMENDED



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 PALM DESERT, CA 92211
 (760) 610-0510
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 HANNAH LUEVANO, R.C.E. NO. 90371 DATE: 2/19/2026
 EXP. 9/30/25

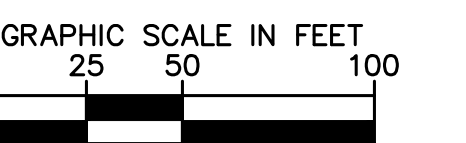
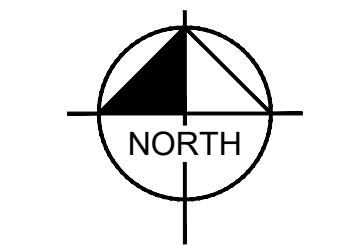
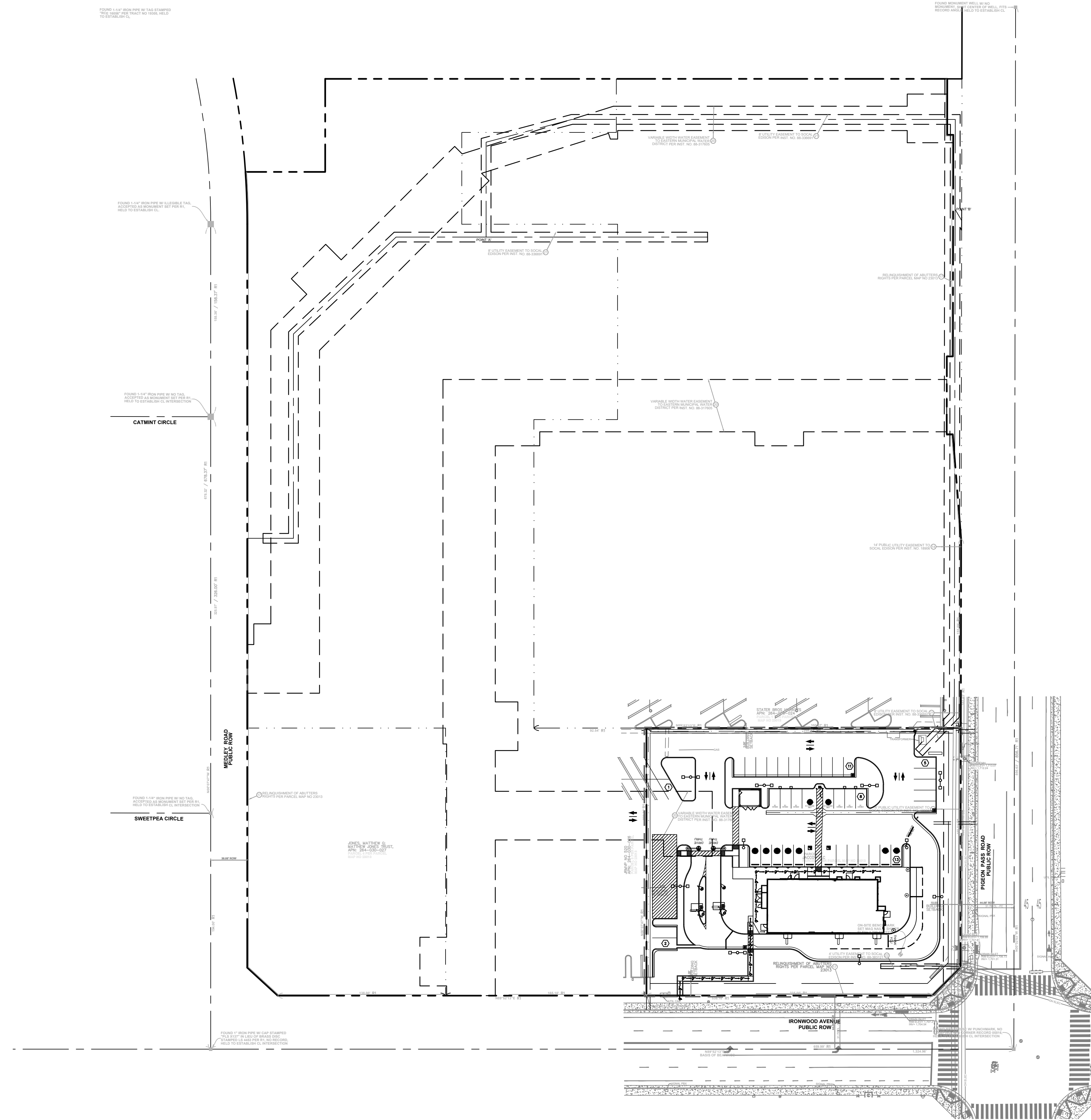
CITY OF MORENO VALLEY
 APPROVED BY: _____ DATE: _____
 CITY ENGINEER RCE # _____ EXP _____

McDonald's USA, LLC
 11875 PIGEON PASS ROAD
 MORENO VALLEY, CA 92557
 PEN25-0136

CITY OF MORENO VALLEY
PRELIMINARY UTILITY PLAN

C3.0

K:\ORA_LDEV\McDonalds\194015076 - Moreno Valley Pigeon Pass (4-5290)\CADD\References\OnSite-45290.dwg Layout1 Feb 19 2026 8:30am By Hannah Luevano



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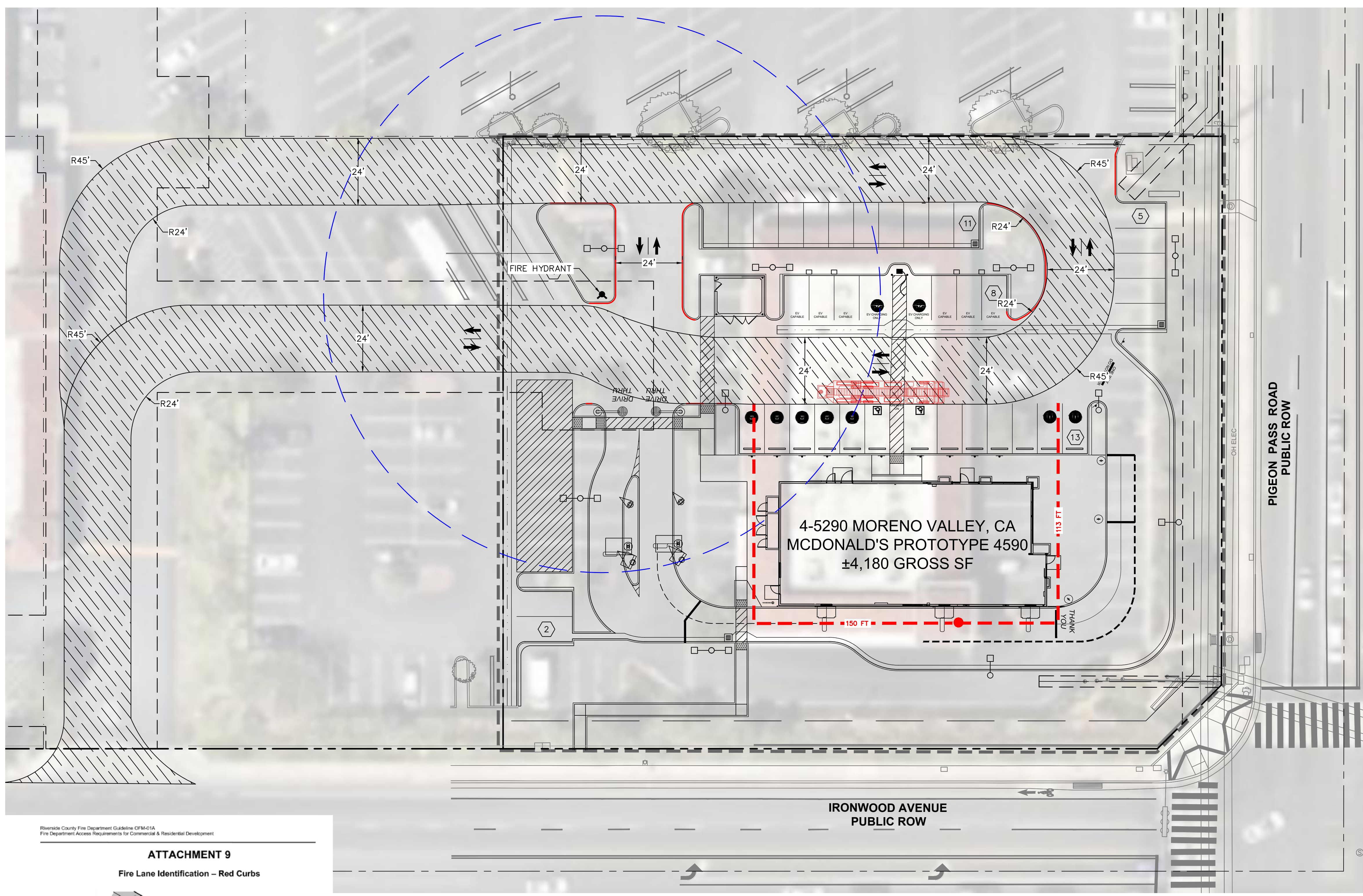
TITLE:
OVERALL SITE PLAN

PROJECT:
**MCDONALD'S 4-5290
PEN25-0136**

LOCATION:
MORENO VALLEY, CA

JOB NUMBER: 194015076
SCALE: 1" = 20'
DATE: 2/19/2026
SHEET: **C4.0**

K:\ORA\LMcDonalds\194015076 - Moreno Valley - Pigeon Pass (4-5290)\CADD\Exhibits\Fire Access Plan\Fire Access Plan.dwg - FIRE ACCESS PLAN - Feb 19, 2026, 9:30am by: Hannah Luevano



LEGEND:

- BOUNDARY LINE, SEE CIVIL DRAWINGS
- 24'-0" WIDE FIRE LANE (HATCHED), EXTENT OF FIRE LANE CONTINUOUS CURB TO BE PAINTED RED
- CURB TO BE PAINTED RED ALONG FIRE LANE. REFER TO ATTACHMENT 9 HEREON
- 100' RADIUS AROUND FIRE HYDRANT

FIRE DEPARTMENT ACCESS NOTES:

INSPECTION REQUIREMENTS

1. RIVERSIDE COUNTY FIRE (RVC-OFM) INSPECTIONS ARE REQUIRED FOR THIS PROJECT. EMAIL: RRUOFMSCHEDULING@FIRE.CA.GOV. PLEASE PROVIDE AT LEAST 2-DAYS ADVANCE NOTICE.
2. AN ACCESS AND WATER SUPPLY INSPECTION SHALL BE PERFORMED PRIOR TO BUILDING PERMIT ISSUANCE OR BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION). ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 80,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF INSPECTION.
3. FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED.
4. PHASE INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS AND SHALL BE COORDINATED WITH RVC-OFM.
5. AN ORIGINAL APPROVED, SIGNED, STAMPED RVC FIRE DEPARTMENT ACCESS PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF THE ACCESS INSPECTION.
6. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF CONSTRUCTION AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSIONS OF INSPECTIONS.
7. TEMPORARY FUEL TANKS 60 (CLASS I, II, OR IIIA LIQUIDS) OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE RVC PRIOR USE.
8. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
9. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.

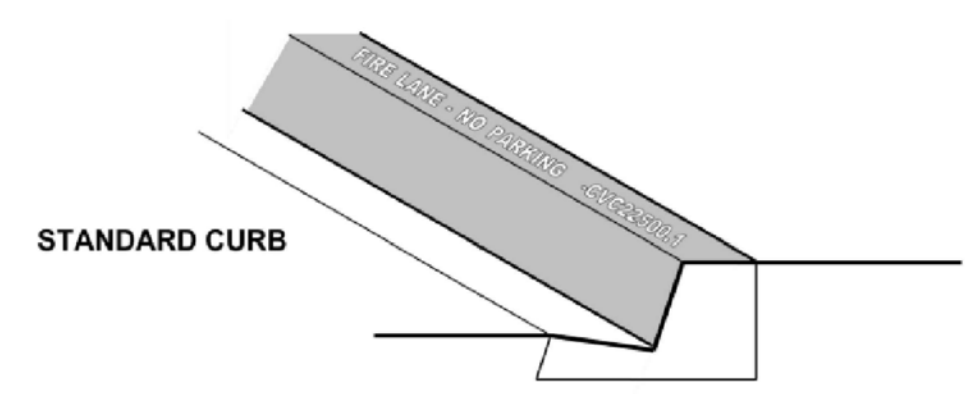
GENERAL REQUIREMENTS

1. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FENCE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS, OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED RVC-OFM FIRE DEPARTMENT ACCESS PLAN AND WATER IMPROVEMENT PLANS, AND STANDARDS IDENTIFIED IN RVC FIRE DEPARTMENT ACCESS GUIDELINE (OFM-01A).
2. PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 80,000 LBS. AND SURFACED TO PROVIDE ALL - WEATHER DRIVING CAPABILITIES.
3. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN RVC-OFM FIRE DEPARTMENT ACCESS GUIDELINE AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
4. ADDRESS NUMBER SHALL BE LOCATED AND BE OF A COLOR AND A SIZE TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROAD FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH RVC-OFM FIRE DEPARTMENT ACCESS GUIDELINE.
5. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND RVC-OFM FIRE DEPARTMENT ACCESS GUIDELINE OFM-01A.
6. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
7. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
8. DUMPSTERS AND TRASH CAN CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
9. ANY FUTURE MODIFICATION TO THE APPROVED FIRE DEPARTMENT ACCESS PLAN(S) OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES, OR OTHER OBSTRUCTIONS. SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY RVC-OFM.
10. APPROVAL OF THIS PLAN SHALL NOT BE CONSIDERED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN RVC-OFM FIRE DEPARTMENT ACCESS GUIDELINE, AND RELATED PORTIONS OF THE CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

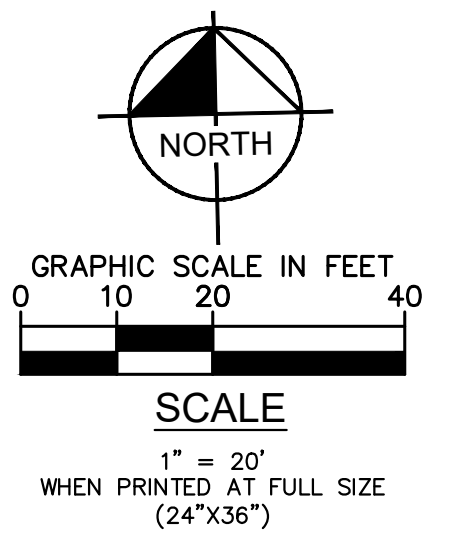
Riverside County Fire Department Guideline OFM-01A
Fire Department Access Requirements for Commercial & Residential Development

ATTACHMENT 9

Fire Lane Identification - Red Curbs



1. FIRE LANE ENTRANCE SIGN(S) SHALL ALSO BE PROVIDED PER ATTACHMENT 10 OR 11.
2. CURBS SHALL BE PAINTED OSHA SAFETY RED.
3. FIRE LANE - NO PARKING - OVC 22500.1" SHALL BE PAINTED ON TOP OF CURB IN 3" WHITE LETTERING AT A SPACING OF 30' ON CENTER OR PORTION THEREOF.
4. OTHER UNIQUELY SHAPED AREAS THAT ARE PART OF A FIRE LANE, MAY BE OUTLINED USING THESE SAME METHODS, AND ADDING DIAGONAL RED LINES WITHIN THE DESIGNATED FIRE LANE AREA.



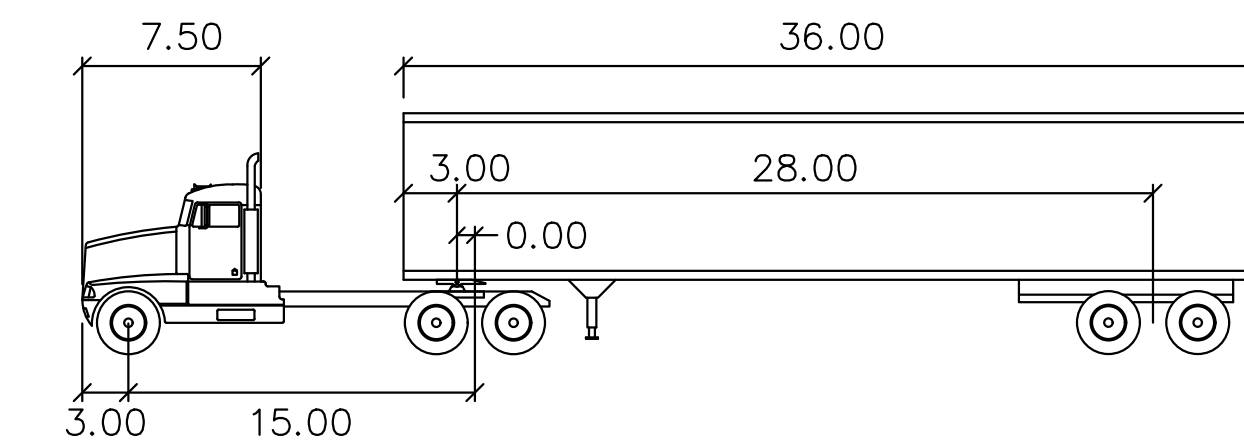
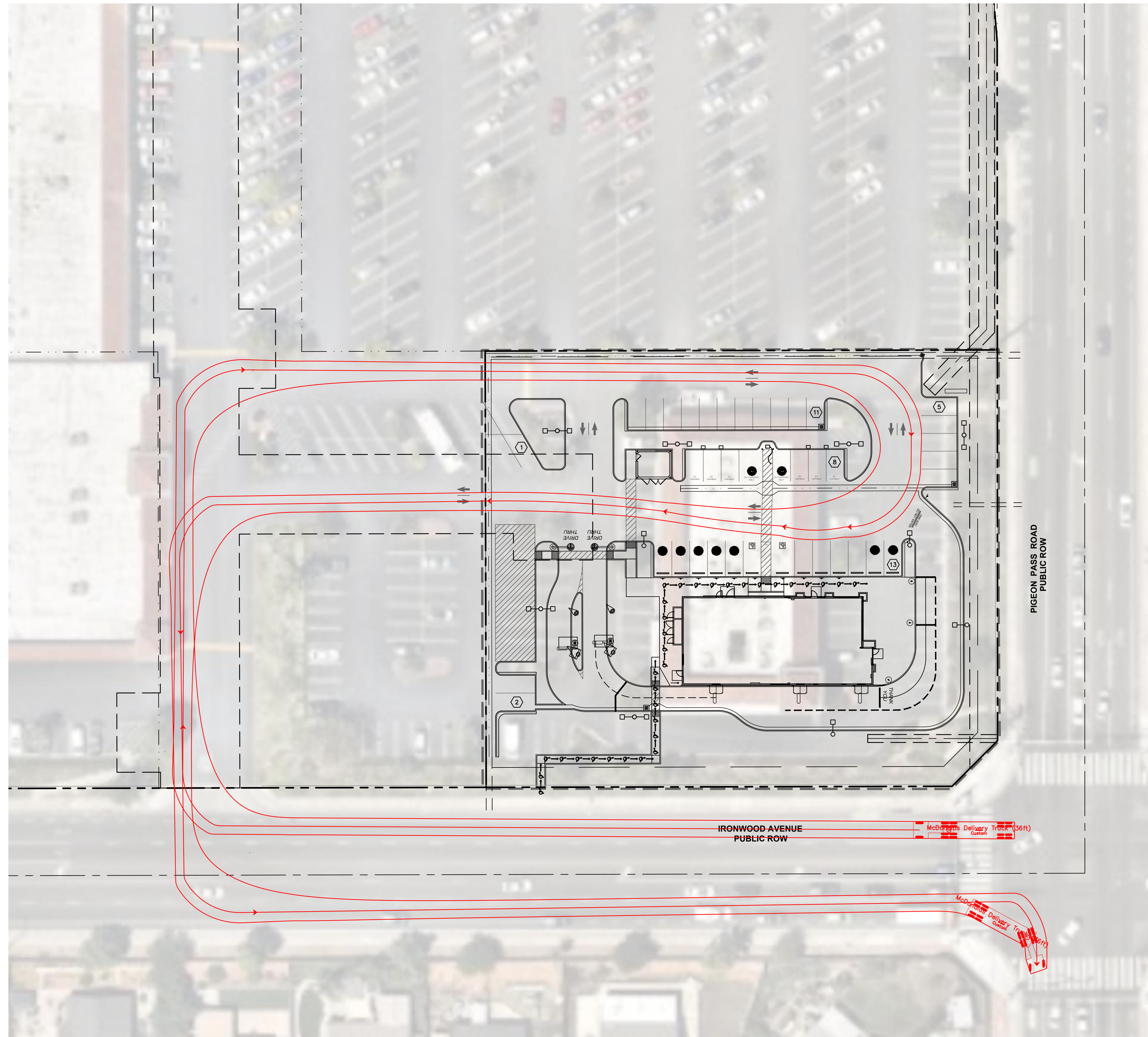
Kimley»Horn
73700 DINAH SHORE DRIVE, UNIT 101 | PALM DESERT, CA 92211
PHONE: (760) 565-5103 | www.kimley-horn.com

TITLE:
FIRE ACCESS PLAN

PROJECT:
**MCDONALD'S 4-5290
PEN25-0136**

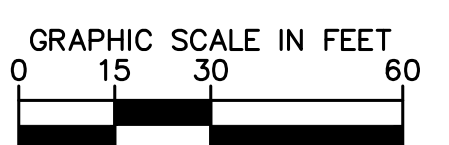
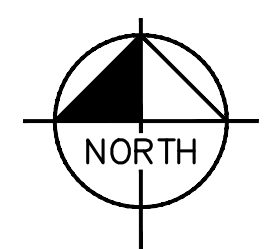
LOCATION:
MORENO VALLEY, CA

JOB NUMBER: 194015076
SCALE: 1" = 20'
DATE: 2/19/2026
SHEET: **C5.0**



McDonalds Delivery Truck (36ft)

	feet		
Tractor Width	: 8.50	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



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 73-700 DINAH SHORE DRIVE, UNIT101| PALM DESERT, CA 92211
 PHONE: (760) 565-5103 | www.kimley-horn.com

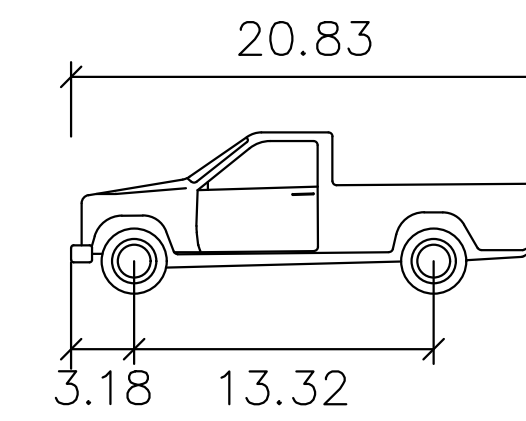
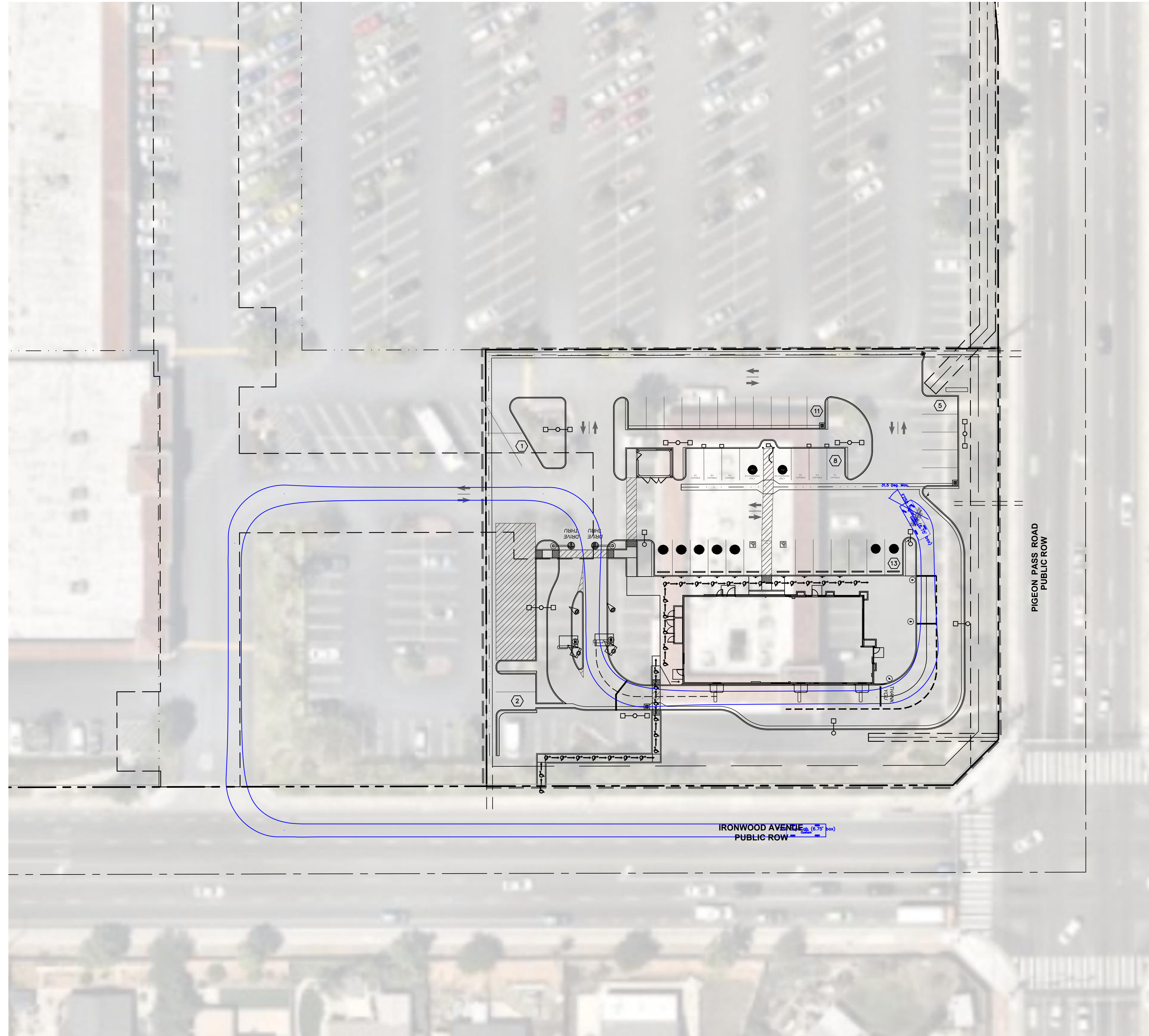
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DELIVERY TRUCK TURN ANALYSIS

PROJECT:
**MCDONALD'S 4-5290
 PEN25-0136**

LOCATION:
MORENO VALLEY, CA

JOB NUMBER: 194015076
 SCALE: 1" = 30'
 DATE: 2/19/2026
 SHEET: **C6.0**

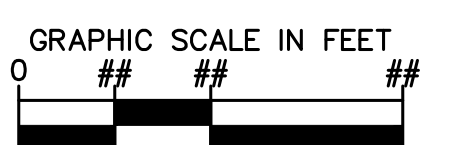
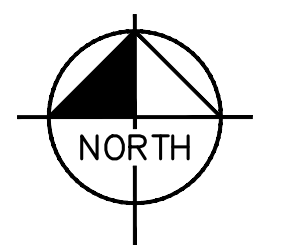
K:\ORA_LDEV\McDonalds\194015076 - Moreno Valley_Pigeon Pass (4-5290)\CADD\Exhibits\Truck Turn\Truck Turn Exhibit.dwg F250 - IN Feb 19, 2026 9:30am by: Hannah.Luevano



F250 Crew Cab (6.5' Bed)

feet

- Width : 6.80
- Track : 5.69
- Lock to Lock Time : 6.0
- Steering Angle : 31.5



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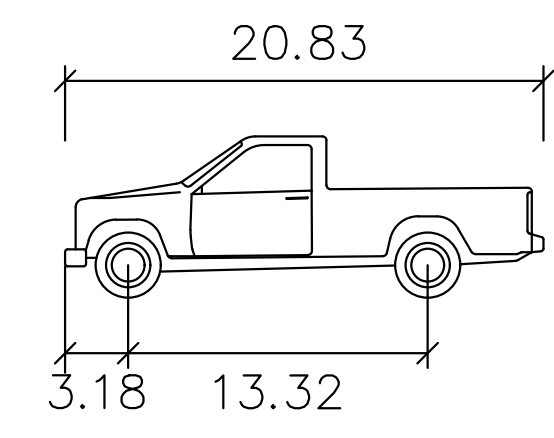
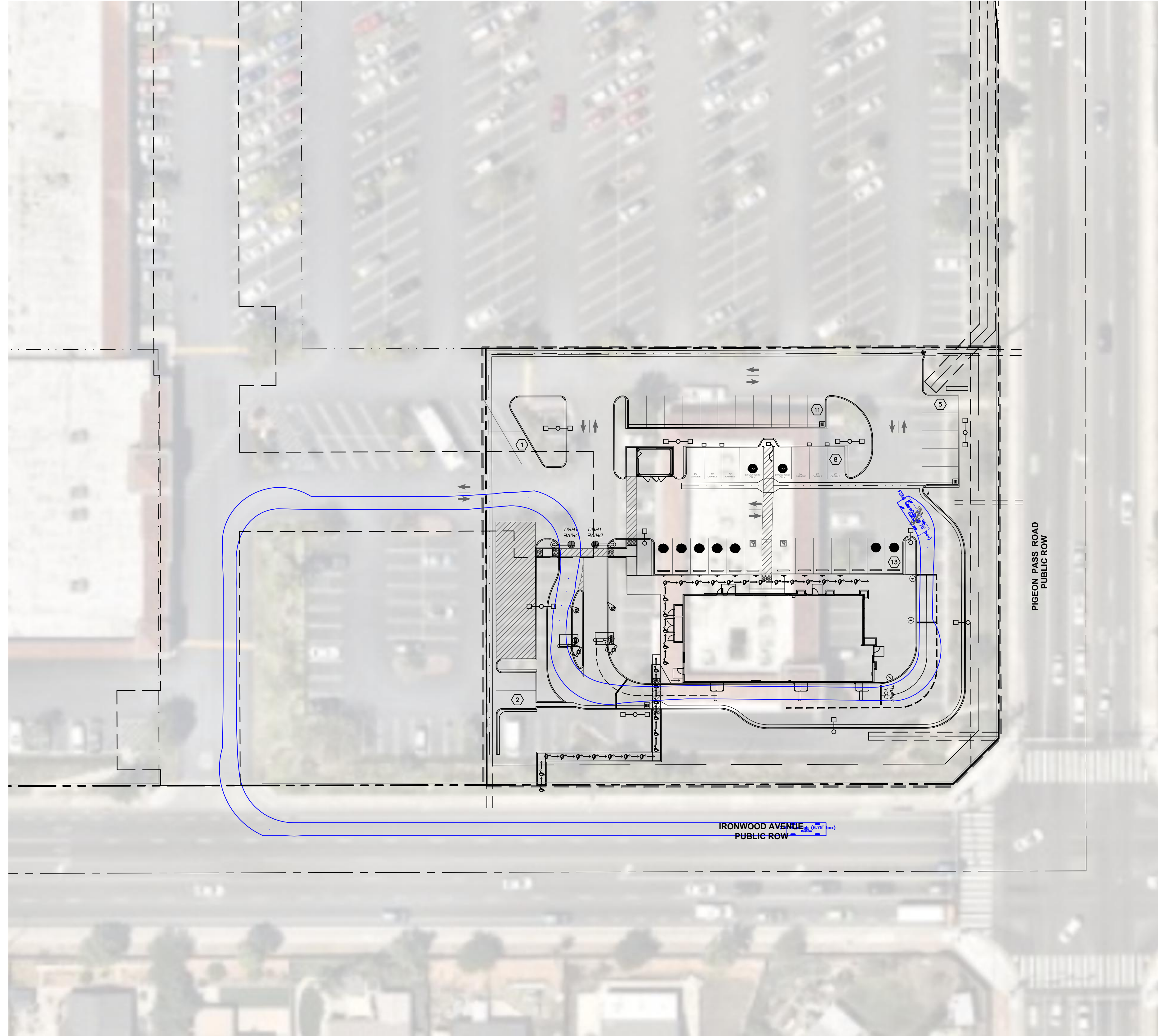
TITLE:
F250 INNER TURN ANALYSIS

PROJECT:
**MCDONALD'S 4-5290
PEN25-0136**

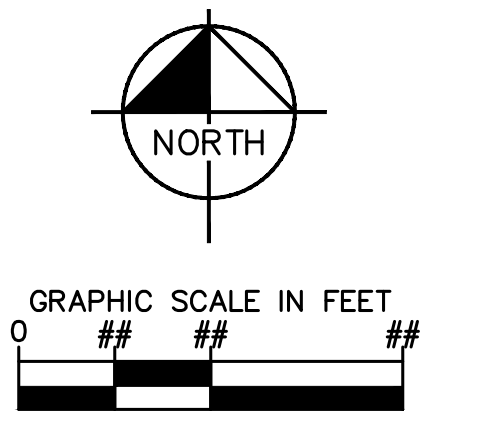
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MORENO VALLEY, CA

JOB NUMBER:	194015076
SCALE:	1" = 30'
DATE:	2/19/2026
SHEET:	C6.1

K:\ORA_LDEV\McDonalds\194015076 - Moreno Valley_Pigeon Pass (4-5290)\CADD\Exhibits\Truck Turn\Truck Turn Exhibit.dwg F250 - OUT Feb 19, 2026 9:30am by: Hannah Luevano



F250 Crew Cab (6.5' Bed)
feet
Width : 6.80
Track : 5.69
Lock to Lock Time : 6.0
Steering Angle : 31.5



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PHONE: (760) 565-5103 | www.kimley-horn.com

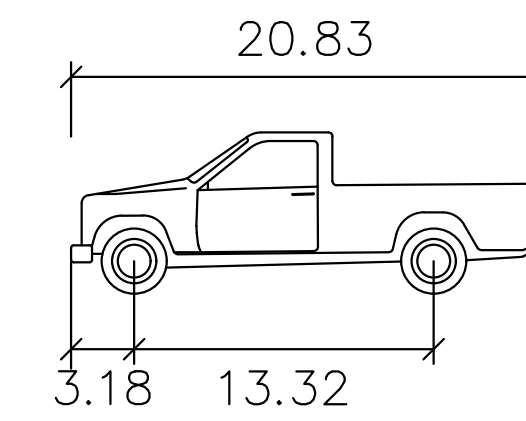
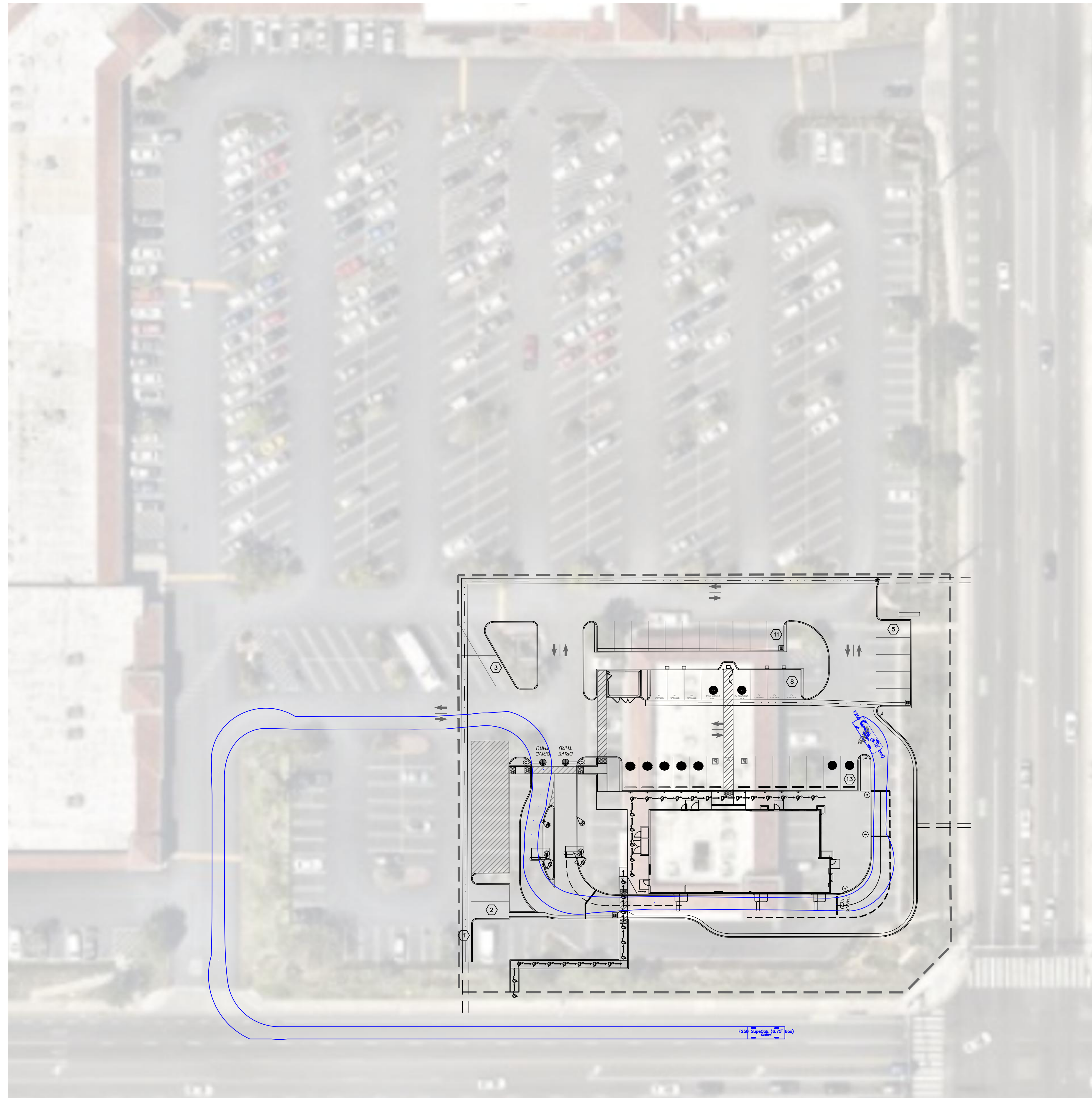
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F250 OUTER TURN ANALYSIS

PROJECT:
**MCDONALD'S 4-5290
PEN25-0136**

LOCATION:
MORENO VALLEY, CA

JOB NUMBER: 194015076
SCALE: 1" = 30'
DATE: 2/19/2026
SHEET: **C6.2**

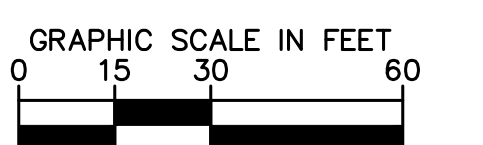
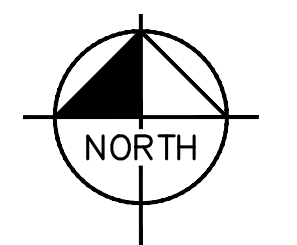
K:\ORA_LDEV\McDonalds\194015076 - Moreno Valley_Pigeon Pass (4-5290)\CADD\Exhibits\Truck Turn\Truck Turn Exhibit.dwg F250 - OUT Nov 11, 2025 9:24am by: Angel Delgadodiaz



F250 Crew Cab (6.5' Bed)

feet

- Width : 6.80
- Track : 5.69
- Lock to Lock Time : 6.0
- Steering Angle : 31.5



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 PHONE: (760) 565-5103 | www.kimley-horn.com

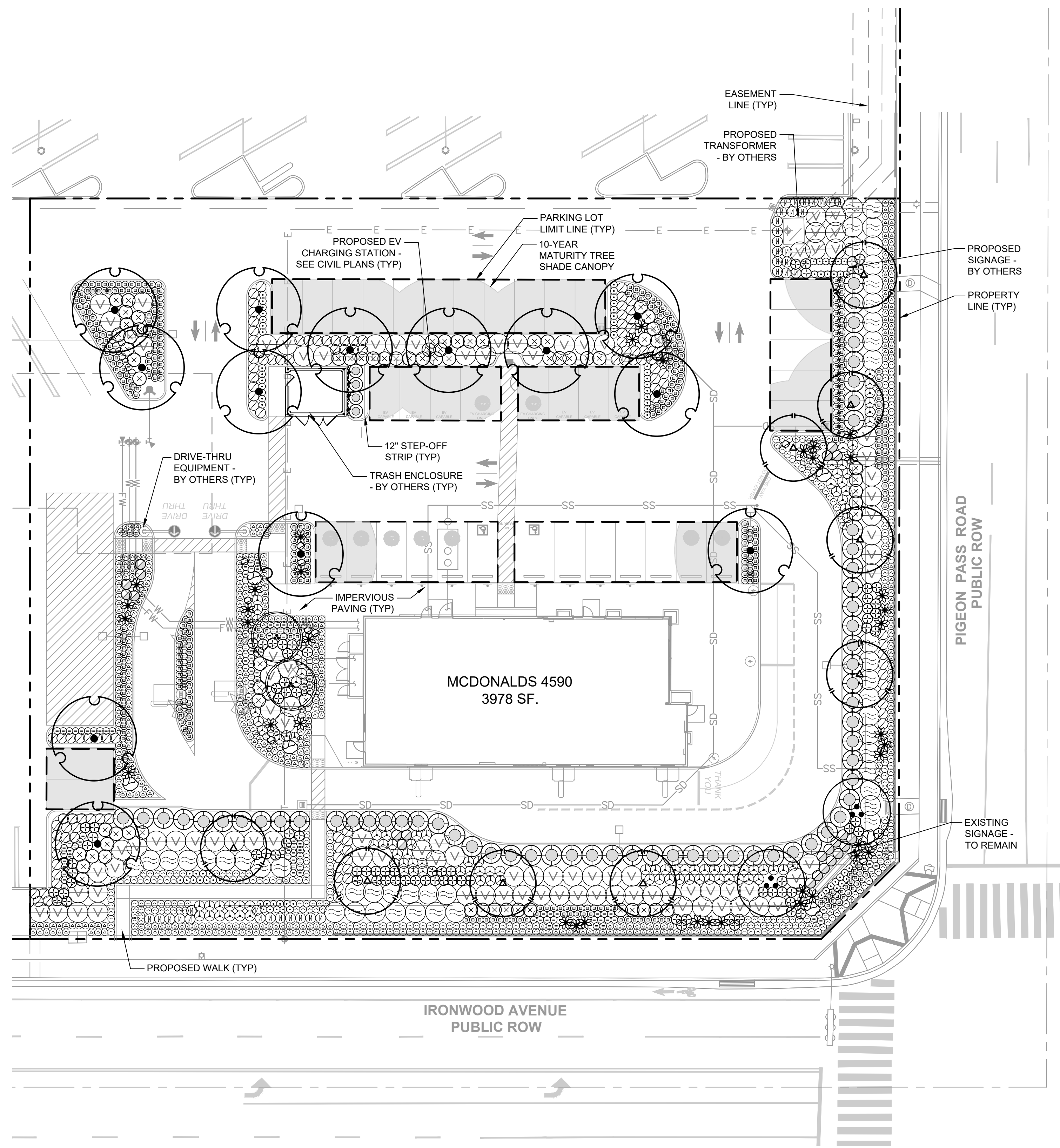
TITLE:
F250 OUTER TURN ANALYSIS

PROJECT:
MCDONALD'S 4-5290

LOCATION:
MORENO VALLEY, CA

JOB NUMBER: 194015076
 SCALE: 1" = 30'
 DATE: 11/11/2025
 SHEET: 1 OF 1

Drawing name: K:\ORA\LDEV\McDonalds\194015076 - Moreno Valley Pigeon Pass (4-5290) CADD\Exhibits\Entitlement Package\1.0 - Preliminary Landscape Plan.dwg
 PRELIMINARY LANDSCAPE PLAN - Feb. 19, 2026 9:31am by Hannah Luevano
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TREE PLANTING REQUIREMENTS

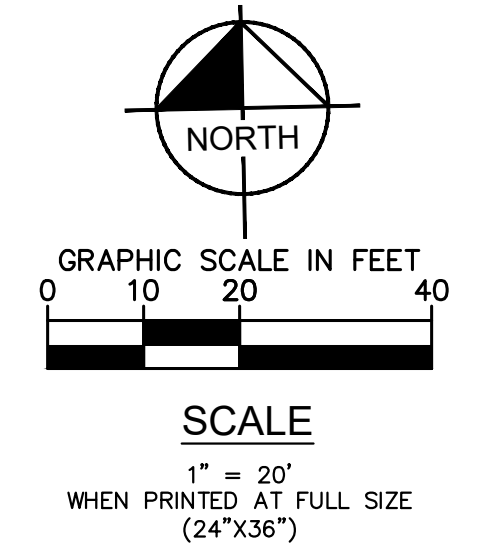
- STREET TREES**
- REQUIRED- 1 PER 40' O.C. OF STREET FRONTAGE
 - TOTAL STREET FRONTAGE = 220'
 - TOTAL STREET TREES REQUIRED = (420/40) - 10.5 = 11 TREES REQUIRED
 - TOTAL STREET TREES PROVIDED = 11
- ONSITE TREES**
- REQUIRED- 1 PER 30' LF OF BLDG. (FACING STREET/PARKING)
 - TOTAL BLDG. (FACING STREET/PARKING) = 280'
 - TOTAL TREES REQUIRED = (280/30) - 9.3 = 10 TREES REQUIRED
 - TOTAL ONSITE TREES PROVIDED = 15

PARKING LOT TREE SHADE REQUIREMENTS

PARKING LOT TREES SHALL SHADE A MIN. OF 50% OF PARKING SPACE PAVEMENT WITHIN A MAX. OF 10 YEARS	
TOTAL PARKING AREA	2,700 SQ FT
PROVIDED SHADE	6,097 SQ FT (68%)

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT.	CAL.	WUCOLS	HEIGHT/SPREAD	QTY
TREES						
	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK	15 GAL.	0.5' CAL. PER TRUNK	L	15'-20' HT. X 15'-20' SPR.	2
	OLEA EUROPAEA 'SWAN HILL' SWAN HILL OLIVE MULTI-TRUNK	24" BOX	1" CAL. PER TRUNK	L	20'-35' HT. X 20'-35' SPR.	2
	RHUS LANCEA AFRICAN SUMAC STANDARD TRUNK	24" BOX	2" CAL.	L	20'-35' HT. X 20'-35' SPR.	9
	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN LACEBARK ELM STANDARD TRUNK	24" BOX	2" CAL.	L	40'-60' HT. X 40'-50' SPR.	13
SHRUBS						
	AGAVE ATTENUATA FOXTAIL AGAVE	15 GAL.	AS SHOWN	VL	4'-5' HT. X 4'-5' SPR.	38
	ANIGOZANTHOS FLAVIDUS YELLOW KANGAROO PAW	15 GAL.	36" O.C.	L	3'-5' HT. X 2'-4' SPR.	84
	BACCHARIS PILULARIS COYOTE BRUSH	5 GAL.	6" O.C.	L	1'-3' HT. X 6'-10' SPR.	45
	BULBINE FRUTESCENS 'HALLMARK' HALLMARK BULBINE	1 GAL.	24" O.C.	L	2'-3' HT. X 2'-3' SPR.	78
	CEANOTHUS G. HORIZONTALIS 'YANKEE POINT' YANKEE POINT CARMEL CREEPER	5 GAL.	72" O.C.	L	2'-3' HT. X 8' SPR.	95
	FOUQUIERIA SPLENDENS OCOTILLO	5 GAL.	3" O.C.	VL	10'-15' HT. X 8'-10' SPR.	22
	GAURA LINDHEIMERI 'BLUSHING BUTTERFLIES' BLUSHING BUTTERFLIES GAURA	5 GAL.	24" O.C.	L	2'-3' HT. X 2'-3' SPR.	126
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL.	36" O.C.	L	2'-3' HT. X 2'-3' SPR.	111
	LAVANDULA STOECHAS SPANISH LAVENDER	5 GAL.	36" O.C.	L	2'-3' HT. X 2'-3' SPR.	34
GRASSES						
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA GRASS	1 GAL.	24" O.C.	L	1'-2' HT. X 1'-2' SPR.	421
	CAREX DIVULSA EUROPEAN GREY SEDGE	1 GAL.	2" O.C.	L	1'-2' HT. X 1'-2' SPR.	440
	FESTUCA CALIFORNICA CALIFORNIA FESCUE	1 GAL.	2" O.C.	L	2' HT. X 2' SPR.	306
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	5 GAL.	48" O.C.	L	3'-5' HT. X 3'-5' SPR.	71
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	36" O.C.	L	3'-4' HT. X 3'-4' SPR.	99
INERT MATERIAL						
	ROCK BOULDERS 4'-5' DIAMETER	ROCK	AS SHOWN	-	-	6
	ROCK BOULDERS 2'-3' DIAMETER	ROCK	AS SHOWN	-	-	11
SCREENING SHRUBS						
	HETEROMELES ARBUTIFOLIA TOYON	15 GAL.	6" O.C.	L	8'-15' HT. X 8'-15' SPR.	61
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS SAGE	5 GAL.	48" O.C.	L	4'-5' HT. X 4'-5' SPR.	4
VINES						
	FICUS PUMILA CREEPING FIG	5 GAL.	4" O.C.	M		4



ISSUE	DATE	DESCRIPTION

JS
 DRAWN BY
 ML
 CHECKED BY
 MD
 RECOMMENDED

PLA SEAL

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 PREPARED UNDER THE DIRECT SUPERVISION OF:

 MATTHEW DURHAM, LLA NO. 4840 DATE: 2/19/2026 EXP. 3/31/25

CITY OF MORENO VALLEY
 APPROVED BY:
 CITY ENGINEER RCE # _____ EXP _____ DATE _____

McDonald's USA, LLC
 11875 PIGEON PASS ROAD
 MORENO VALLEY, CA 92557
 PEN25-0136

CITY OF MORENO VALLEY
PRELIMINARY LANDSCAPE PLAN

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