

EARTHWORK QUANTITY ESTIMATE

| | |
|-------------------------|-----------|
| CUT (MAX. DEPTH 2.6') | 8,640 CY |
| FILL (MAX. HEIGHT 6.0') | 20,290 CY |

TOTAL IMPORT 11,650 CY

OVEREXCAVATION (4' AT BUILDINGS/
1' REMAINDER OF SITE; INCLUDES
10% SHRINKAGE) 46,050 CY

*NOTE: SEE SHEETS C-2 THROUGH C-4 FOR SITE SECTIONS.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS A, B, AND D AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL909-0042, AS PER DOCUMENT RECORDED APRIL 08, 2009 AS INSTRUMENT NO. 2009-0170700 OF OFFICIAL RECORDS.

AREA

EXISTING NUMBER OF PARCELS: 3 PARCELS

| | |
|----------------|---------------------------|
| EXISTING AREA: | 702,028 S.F. (16.116 AC.) |
| PARCEL A | 516,452 S.F. (11.856 AC.) |
| PARCEL B | 26,393 S.F. (0.606 AC.) |
| PARCEL D | 159,183 S.F. (3.654 AC.) |

PROPOSED NUMBER OF LOTS: 2 LOTS

| | |
|---------------------|---------------------------|
| TOTAL AREA: | 702,028 S.F. (16.116 AC.) |
| LOT 1 (RESIDENTIAL) | 579,888 S.F. (13.312 AC.) |
| LOT 2 (COMMERCIAL) | 122,140 S.F. (2.804 AC.) |

BENCHMARK

BENCHMARK: E3-G3 ELEVATION: 721.471 ADJ. YEAR: 2009

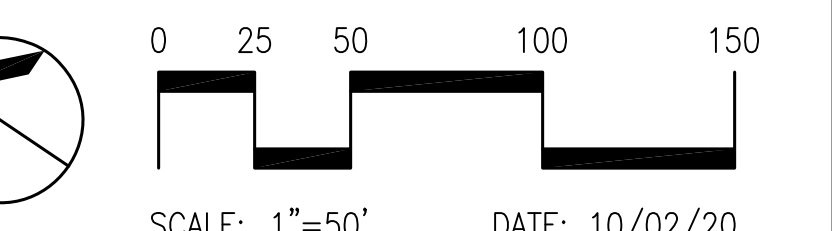
P.K. NAIL AND CITY ENGINEER TAG ON THE MOST WESTERLY CORNER OF A WATER VAULT IN THE MAGNOLIA AVENUE MEDIAN, 52 FEET NORTHEASTERLY OF THE CENTERLINE OF POLK STREET

FORESTRY NOTE

PROTECT IN PLACE EXISTING STREET TREES IN PUBLIC RIGHT OF WAY. IF EXISTING STREET TREES ARE FOUND TO BE MISSING, DEAD, OR IN POOR CONDITION, THEY MUST BE REPLACED WITH 24" BOX SIZE TREE(S) TO MATCH EXISTING. TREE INSPECTOR TO DETERMINE DISPOSITION OF STREET TREES DURING SITE INSPECTION AFTER FINE GRADING AND ALL HARDSCAPE INSTALLATION IS COMPLETED. PLANTING, STAKING, IRRIGATION, AND ROOT BARRIERS SHALL BE TO LANDSCAPE AND FORESTRY SPECIFICATIONS.

NOTES

- ALL EXISTING PERIMETER CMU BLOCK WALLS ALONG THE NORTH AND WEST P/Ls ARE TO REMAIN. A MINIMUM OF 6' OF VERTICAL SCREENING WILL BE PROVIDED. SEE LANDSCAPE ARCHITECT'S PLANS FOR ADDITIONAL INFO.
- PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE OWNER/DEVELOPER SHALL RETAIN AN ON-CALL ARCHAEOLOGIST. IN THE EVENT NATIVE SOILS ARE ENCOUNTERED DURING THE BUILDING PAD OVEREXCAVATION, DEVELOPMENT IN THOSE AREAS SHALL BE HALTED AND THE ARCHAEOLOGIST SHALL IMPLEMENT SECTIONS B) THROUGH F) OF MM CULTURAL 6.



MAGNOLIA FLATS

REALM

C-1: PRELIMINARY GRADING PLAN

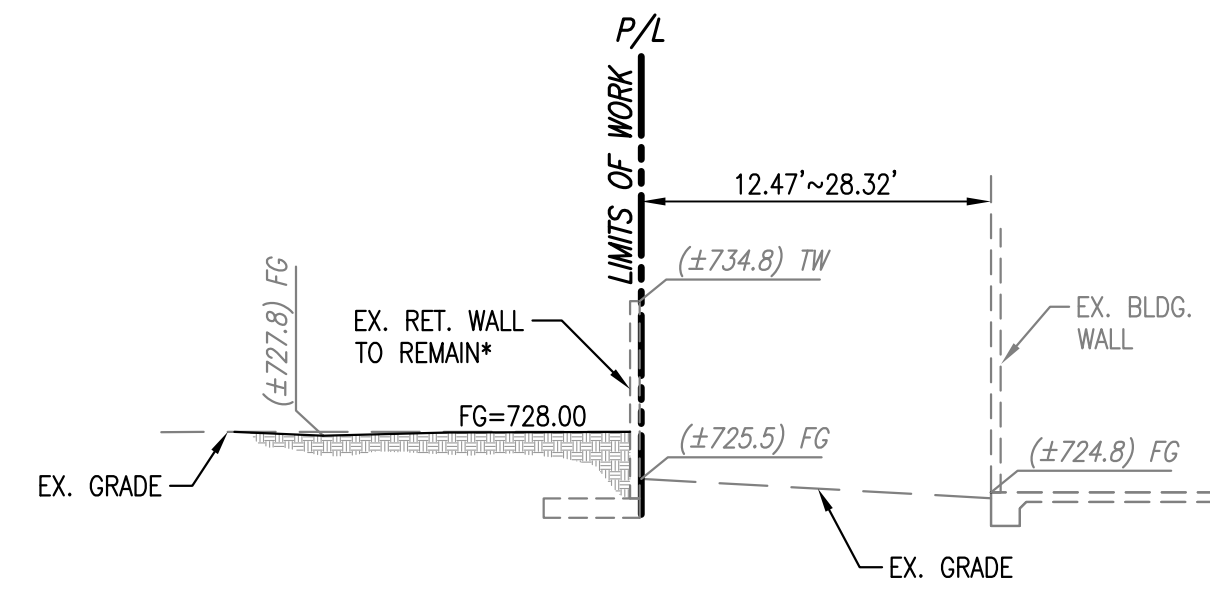
RIVERSIDE, CALIFORNIA

KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Ave. - Suite 200
Irvine, California 92614
Tel (949) 756-6440
Fax (949) 756-6444

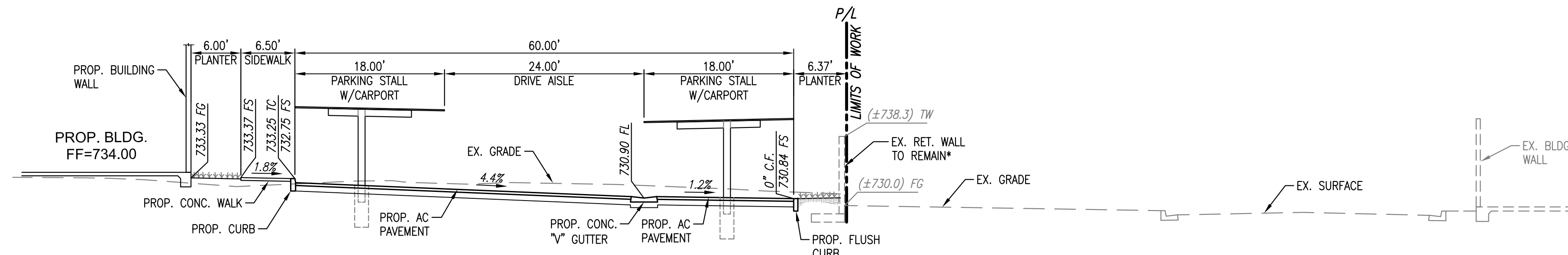
P19-0683 (PPE) & P20-0133 (CUP) Exhibit 8 - Project Plans

C:\Users\kchoa\OneDrive\Desktop\Mapbox\C018\Preliminary\DO\RRMS-GRD0-Base.dwg Oct 13, 2020 - 6:17pm

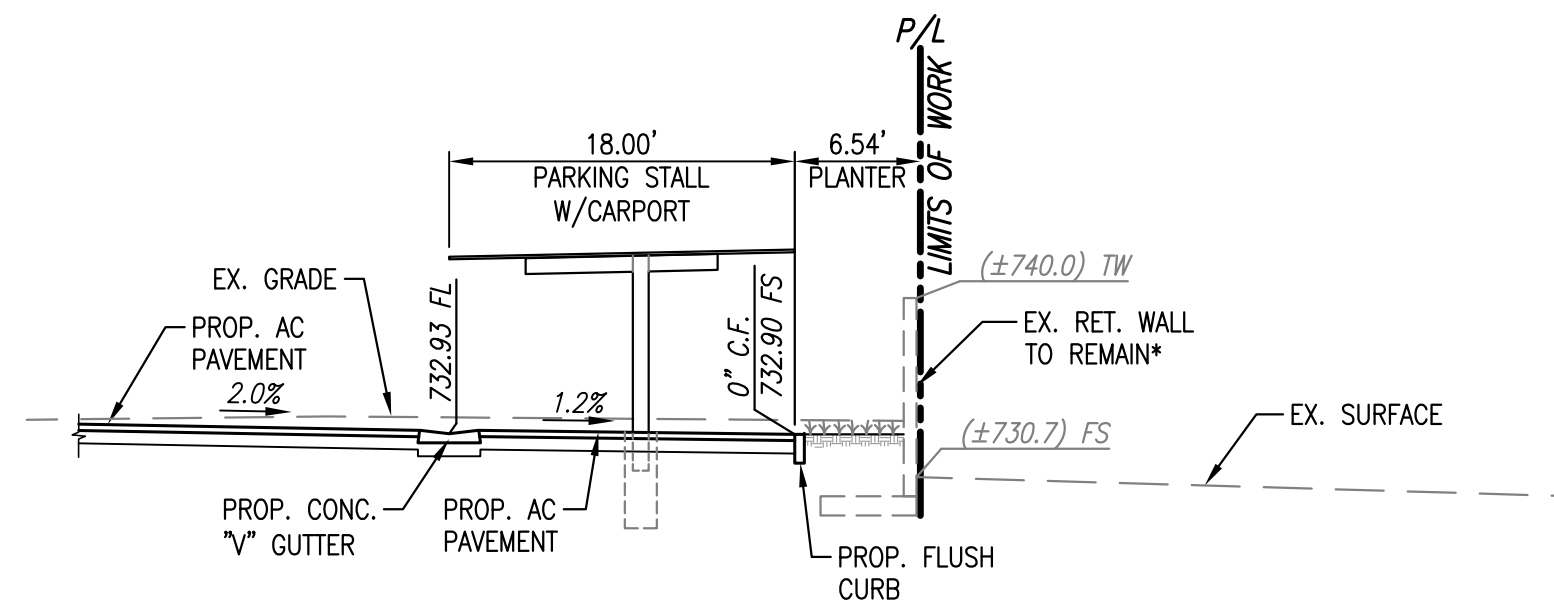
*NOTE: ALL EXISTING PERIMETER CMU BLOCK WALLS ALONG THE NORTH AND WEST P/Ls ARE TO REMAIN. A MINIMUM OF 6' OF VERTICAL SCREENING WILL BE PROVIDED. SEE LANDSCAPE ARCHITECT'S PLANS FOR ADDITIONAL INFO.



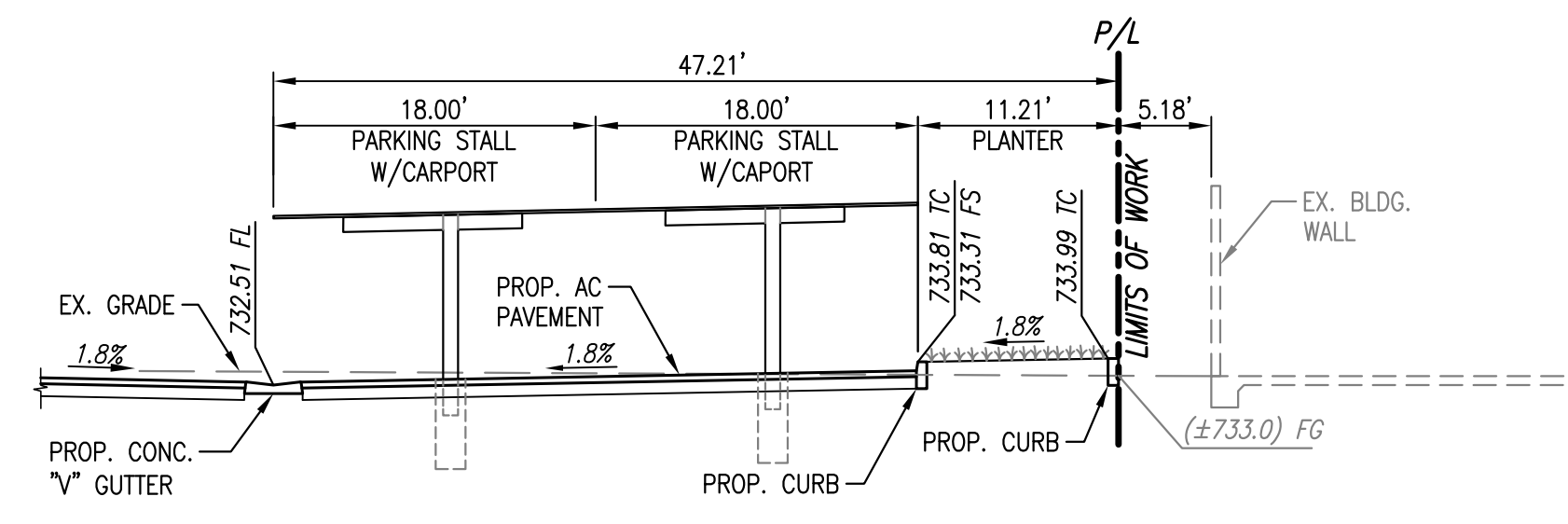
SECTION "A-A"
SCALE: 1"=10'



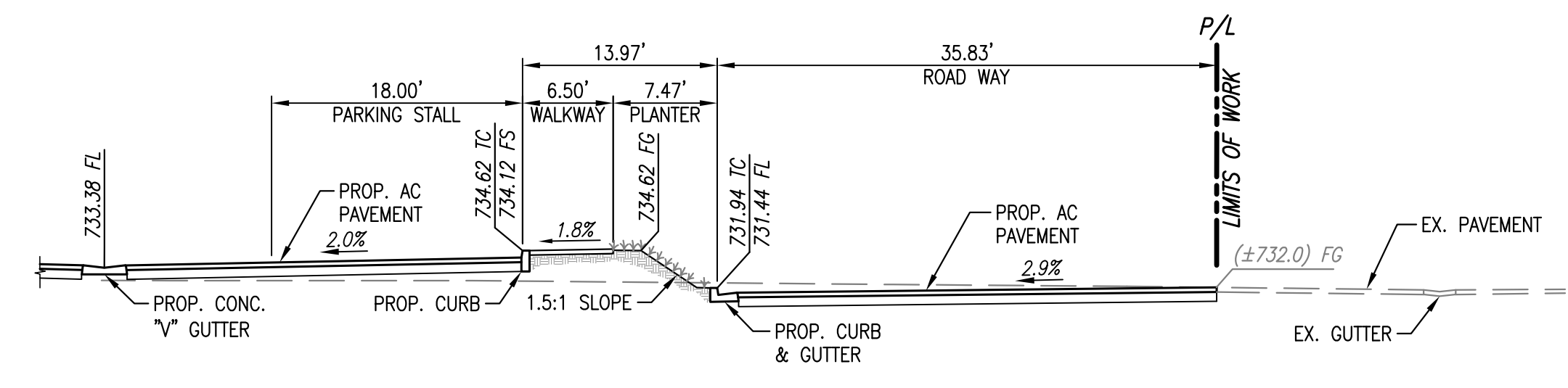
SECTION "B-B"
SCALE: 1"=10'



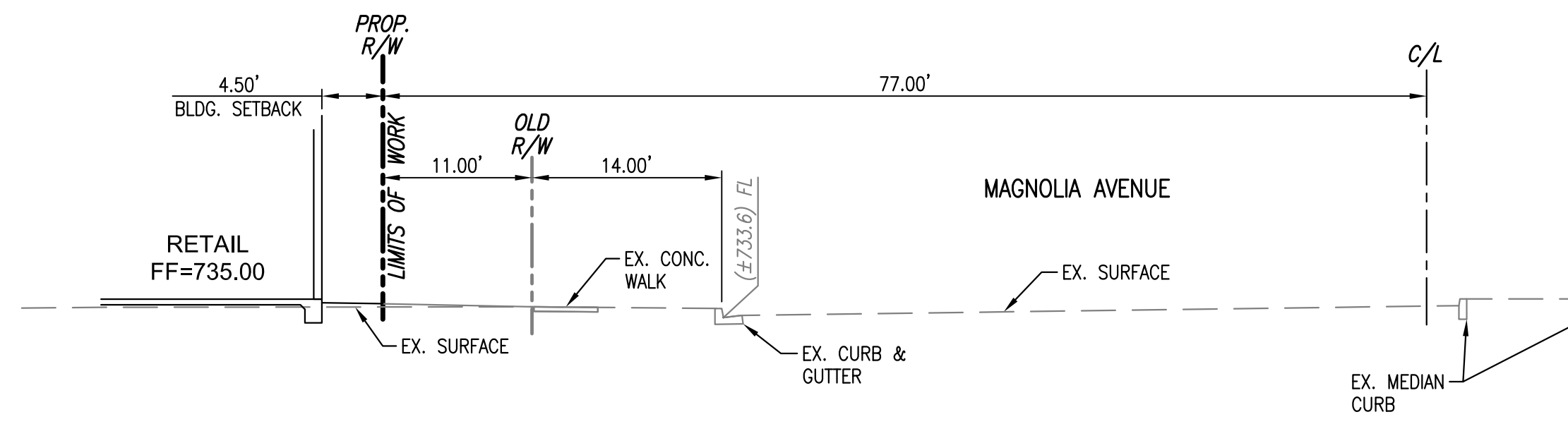
SECTION "C-C"
SCALE: 1"=10'



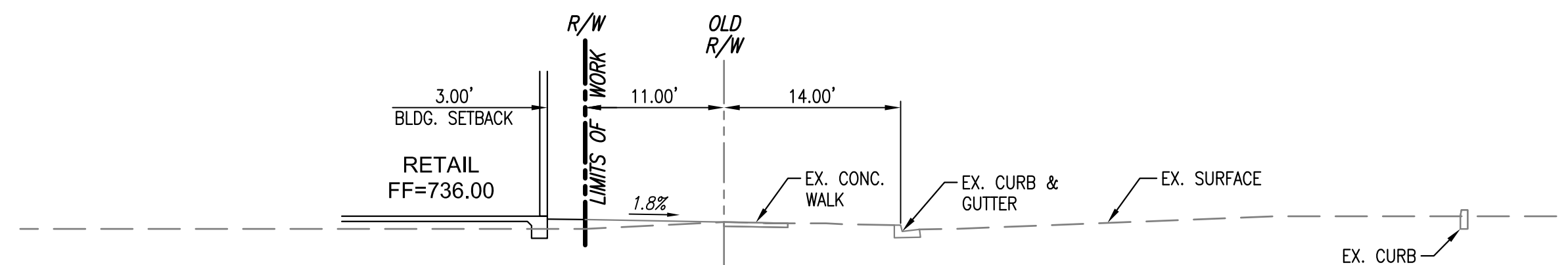
SECTION "D-D"
SCALE: 1"=10'



SECTION "E-E"
SCALE: 1"=10'



SECTION "F-F"
SCALE: 1"=10'



SECTION "G-G"
SCALE: 1"=10'

MAGNOLIA FLATS

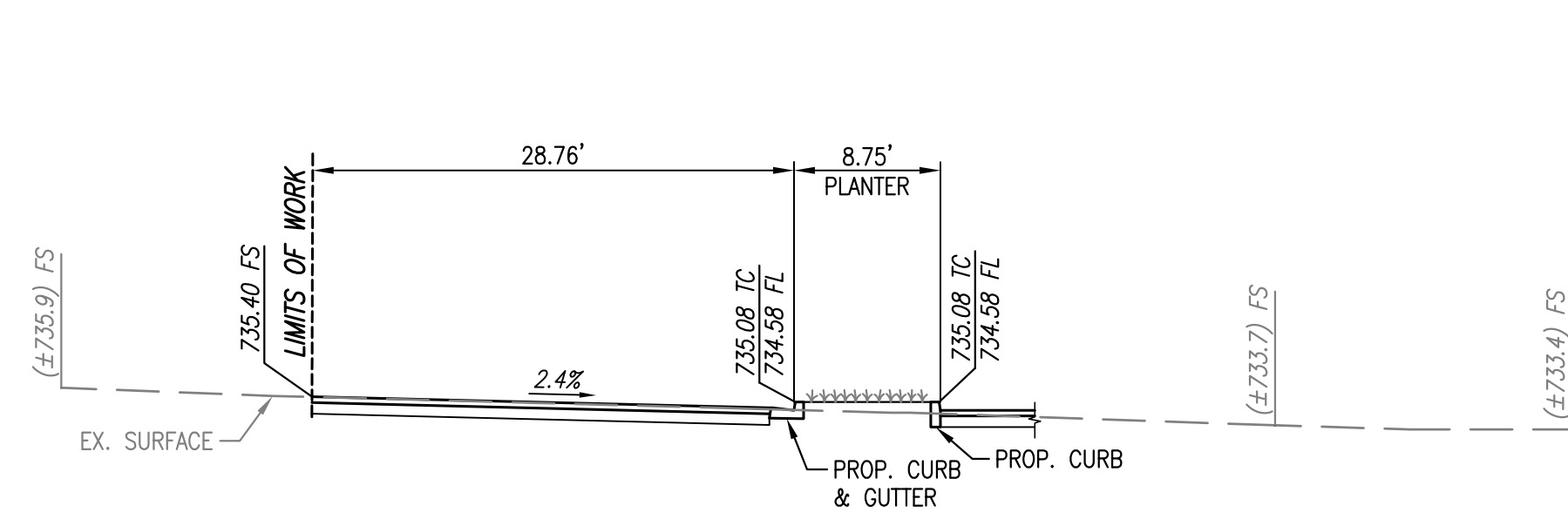
REALM

C-2: PRELIMINARY SITE SECTIONS

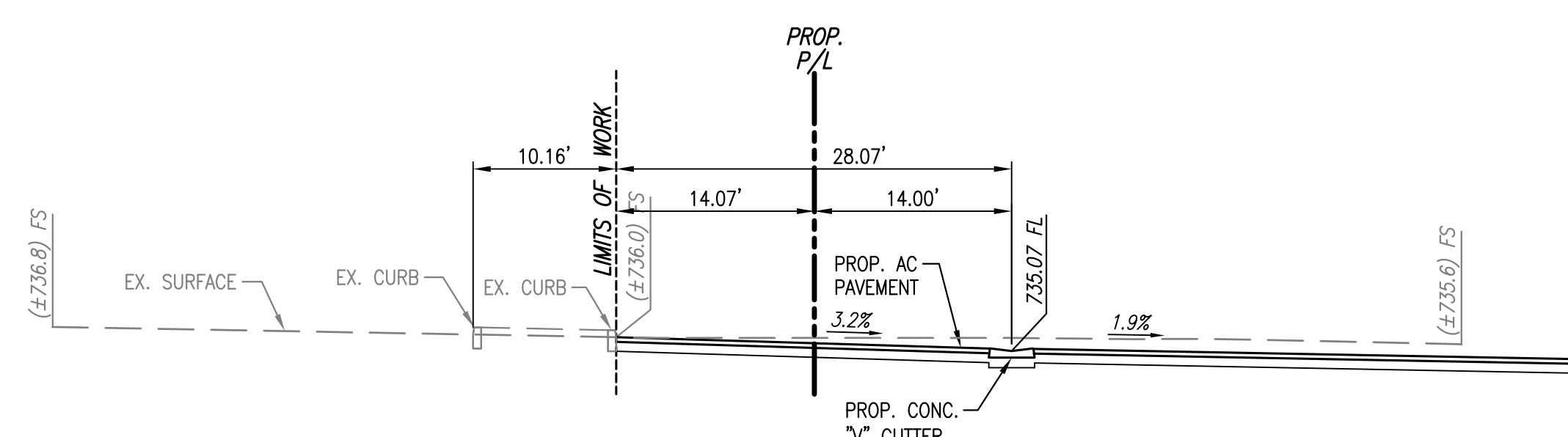
RIVERSIDE, CALIFORNIA

KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Ave. - Suite 200
Irvine, California 92614
Tel (949) 756-6440
Fax (949) 756-6444

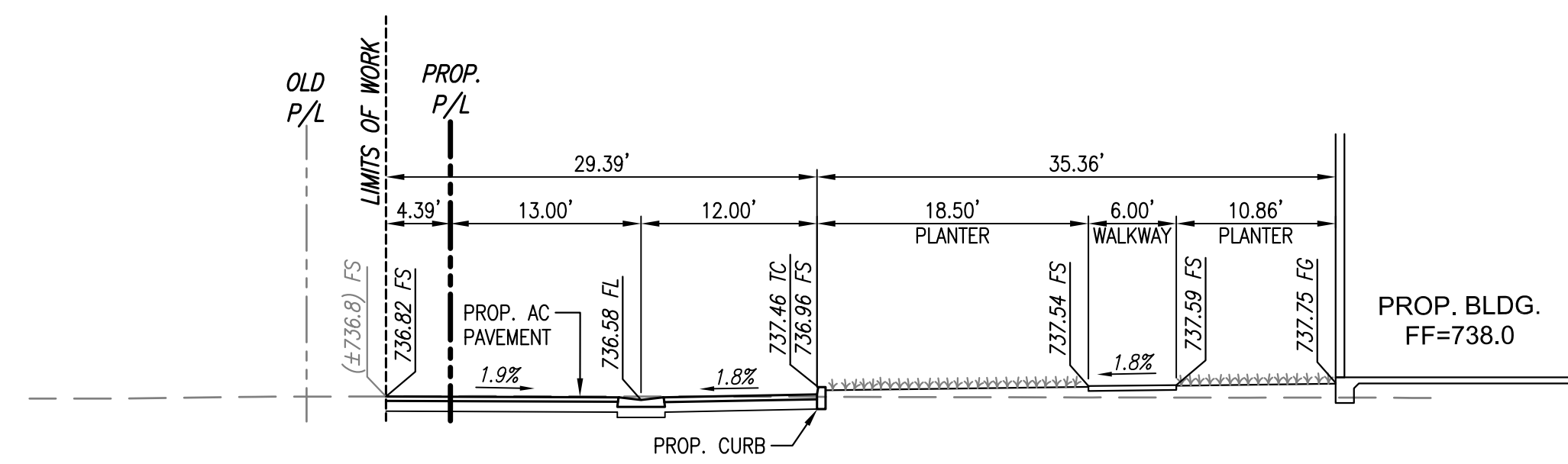
DATE: 10/02/20



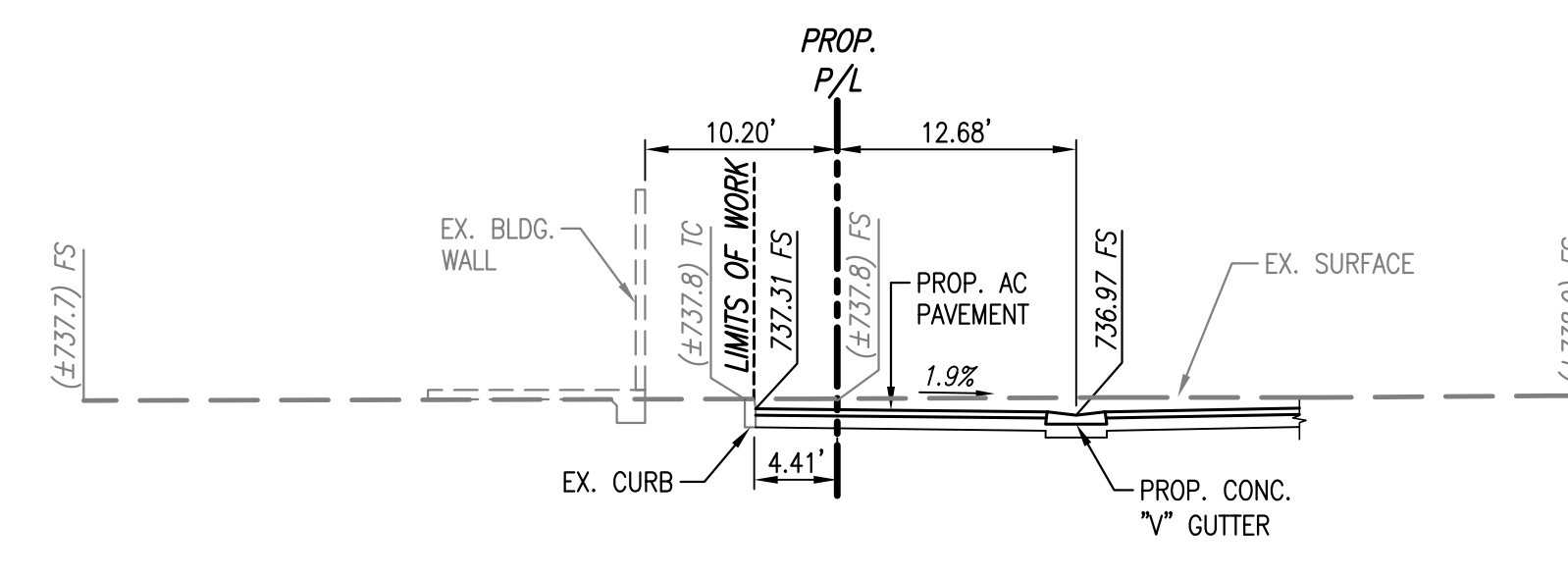
SECTION "H-H"
SCALE: 1"=10'



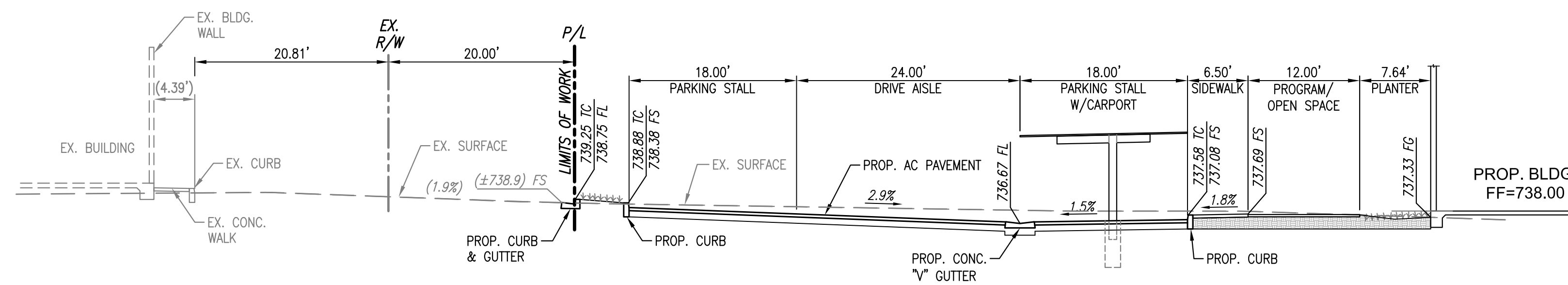
SECTION "J-J"
SCALE: 1"=10'



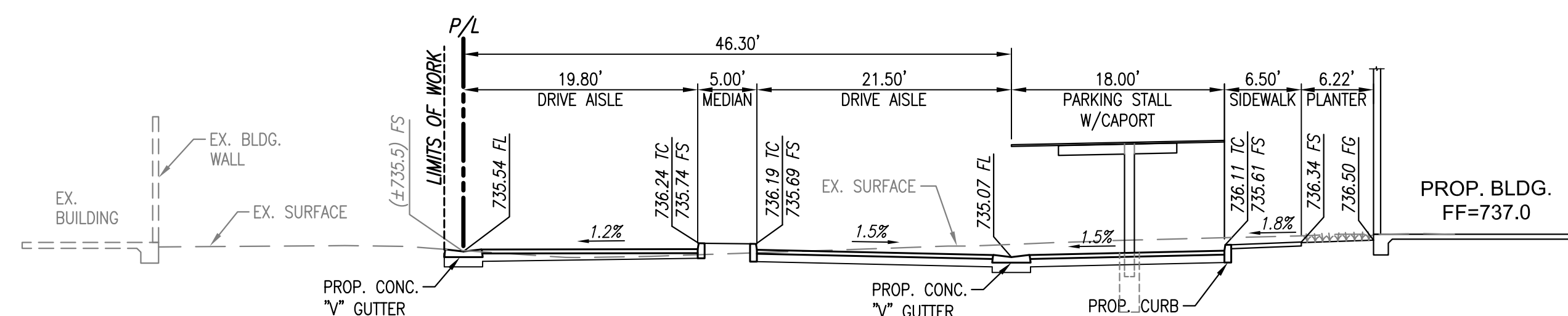
SECTION "K-K"
SCALE: 1"=10'



SECTION "L-L"
SCALE: 1"=10'



SECTION "M-M"
SCALE: 1"=10'



SECTION "N-N"
SCALE: 1"=10'

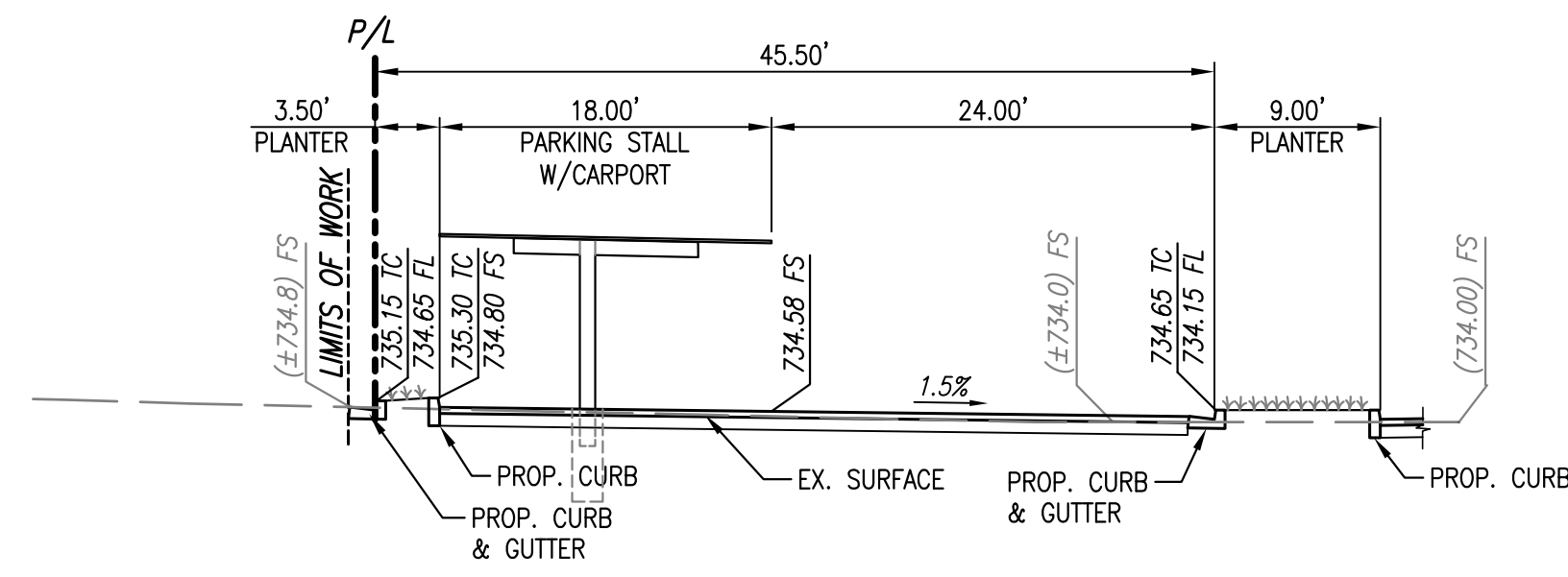
DATE: 10/02/20

MAGNOLIA FLATS
REALM

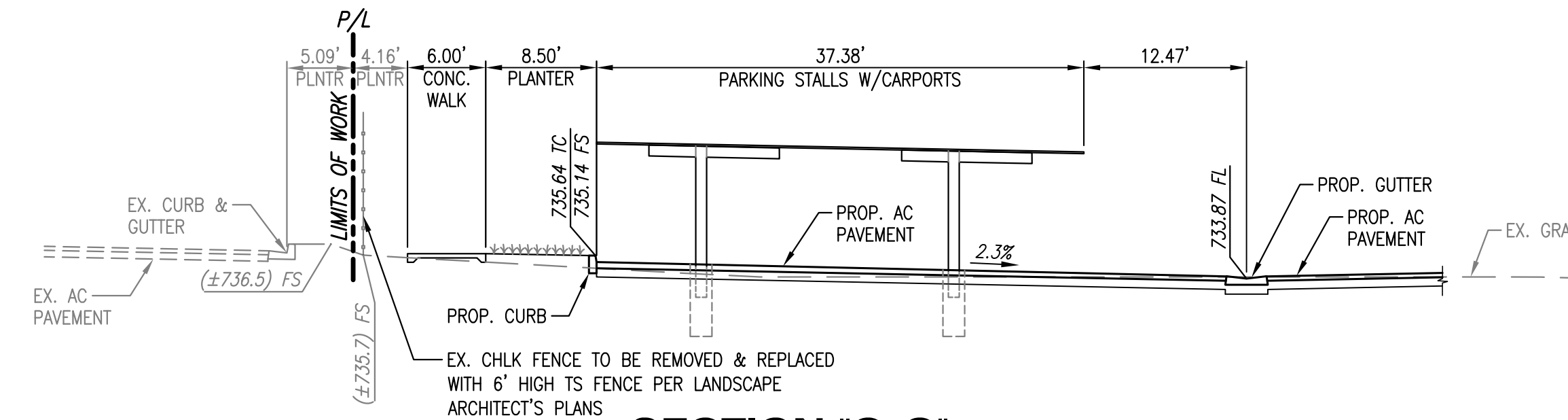
C-3: PRELIMINARY SITE SECTIONS
RIVERSIDE, CALIFORNIA

KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Ave. - Suite 200
Irvine, California 92614
Tel (949) 756-6440
Fax (949) 756-6444

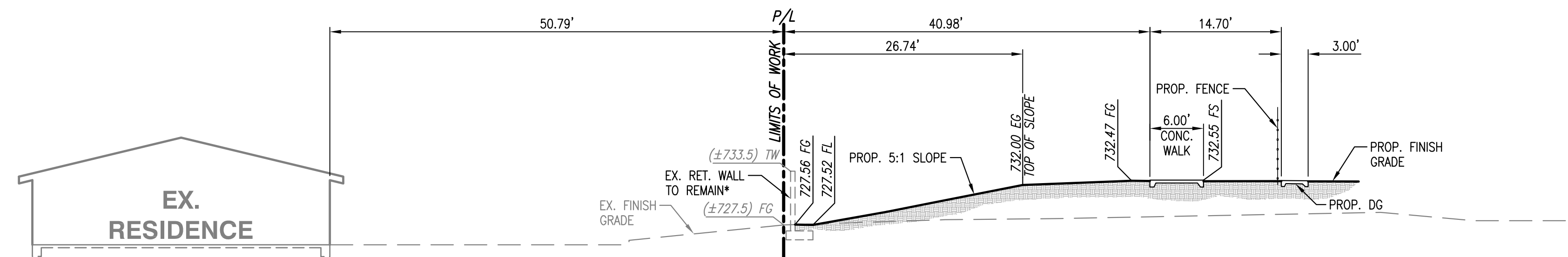
*NOTE: ALL EXISTING PERIMETER CMU BLOCK WALLS ALONG THE NORTH AND WEST P/Ls ARE TO REMAIN. A MINIMUM OF 6' OF VERTICAL SCREENING WILL BE PROVIDED. SEE LANDSCAPE ARCHITECT'S PLANS FOR ADDITIONAL INFO.



SECTION "P-P"
SCALE: 1"=10'



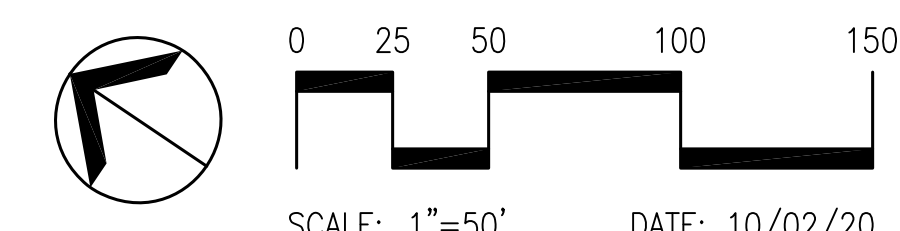
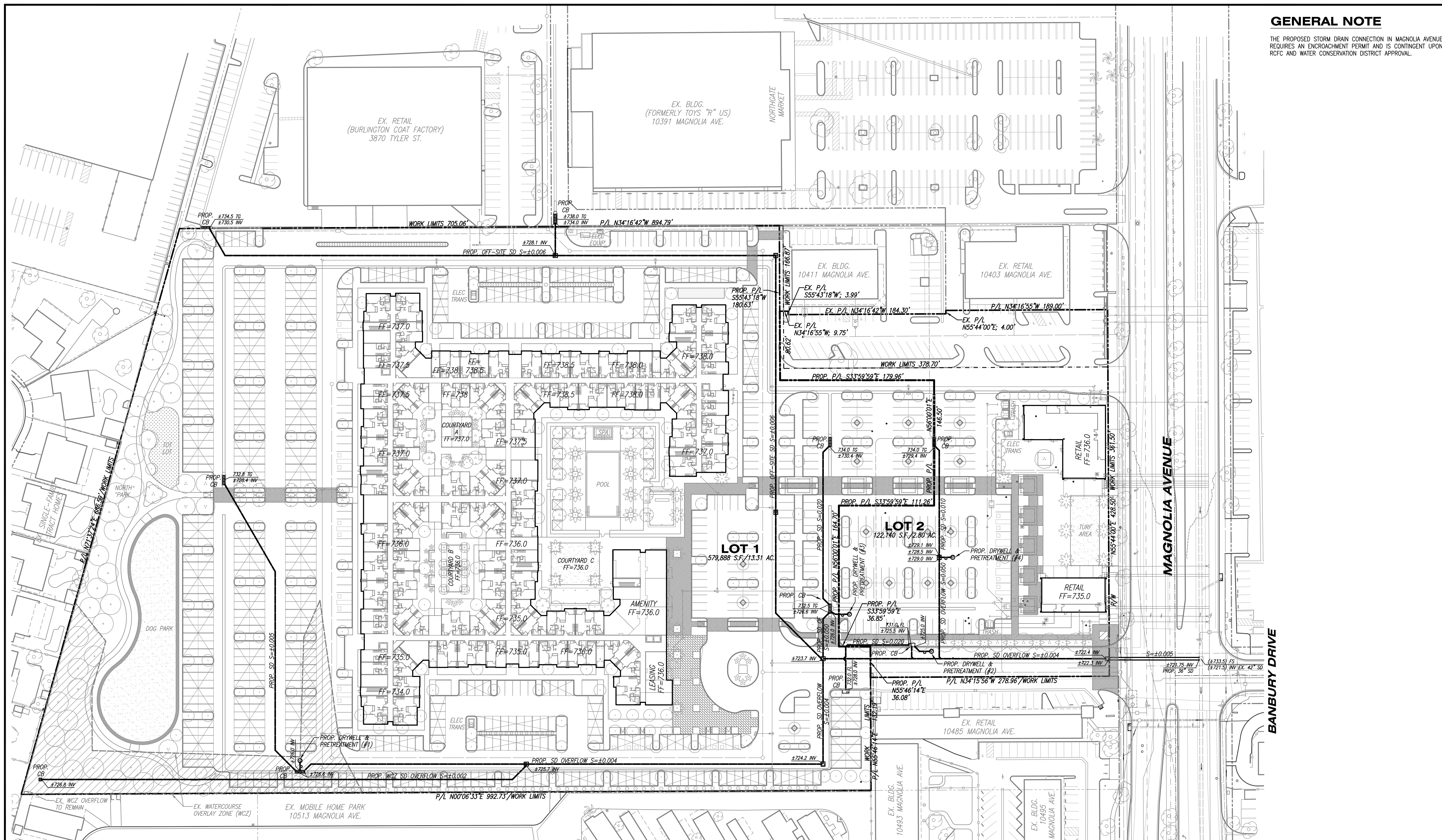
SECTION "Q-Q"
SCALE: 1"=10'



SECTION "R-R"
SCALE: 1"=10'

GENERAL NOTE

THE PROPOSED STORM DRAIN CONNECTION IN MAGNOLIA AVENUE REQUIRES AN ENCROACHMENT PERMIT AND IS CONTINGENT UPON RFCF AND WATER CONSERVATION DISTRICT APPROVAL.



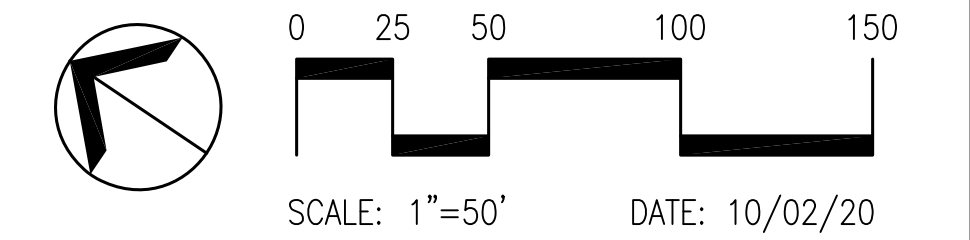
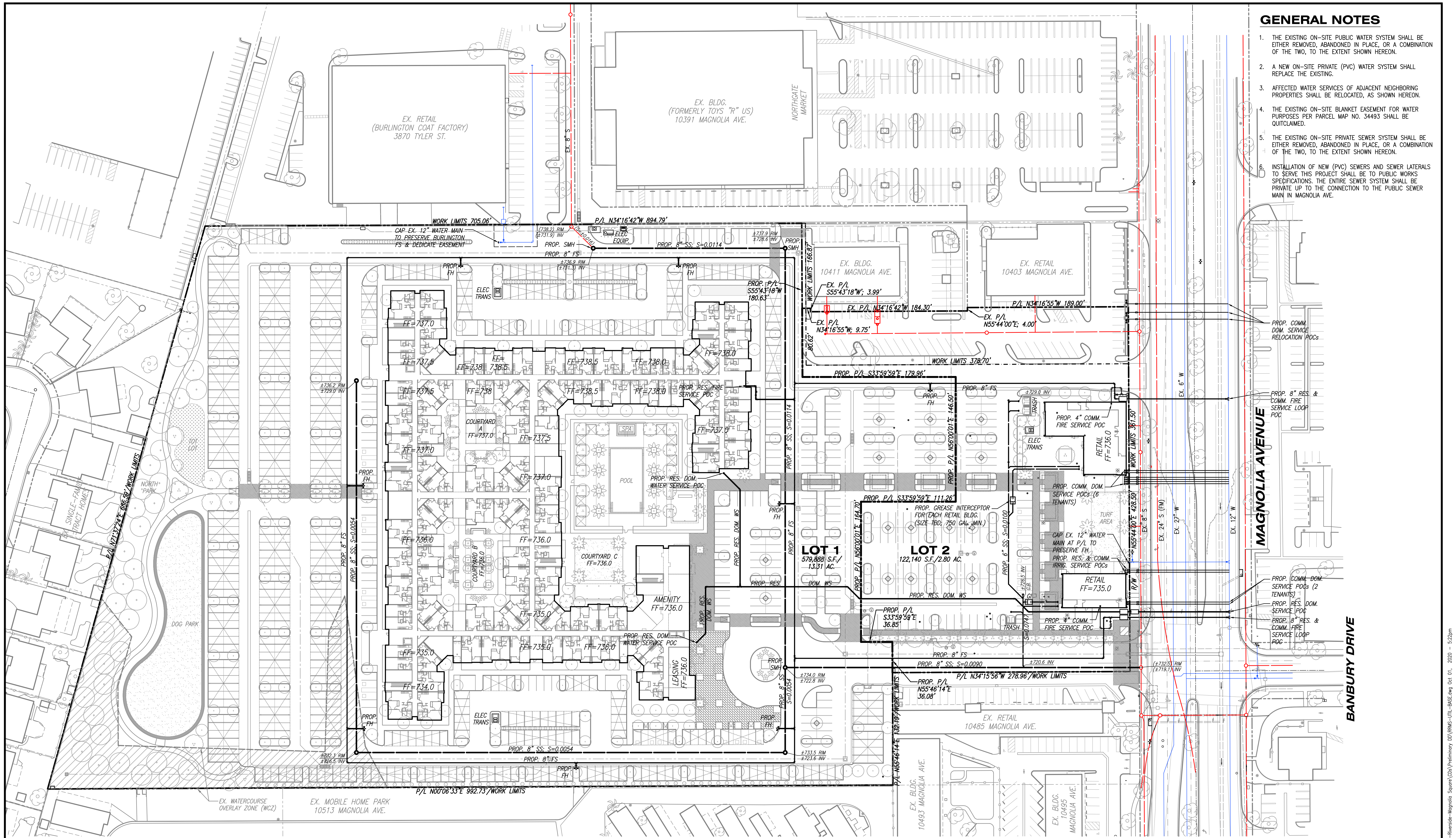
MAGNOLIA FLATS
REALM

C-5: PRELIMINARY STORM DRAIN PLAN
RIVERSIDE, CALIFORNIA

KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Ave. - Suite 200
Irvine, California 92614
Tel (949) 756-6440
Fax (949) 756-6444

GENERAL NOTES

1. THE EXISTING ON-SITE PUBLIC WATER SYSTEM SHALL BE EITHER REMOVED, ABANDONED IN PLACE, OR A COMBINATION OF THE TWO, TO THE EXTENT SHOWN HEREON.
2. A NEW ON-SITE PRIVATE (PVC) WATER SYSTEM SHALL REPLACE THE EXISTING.
3. AFFECTED WATER SERVICES OF ADJACENT NEIGHBORING PROPERTIES SHALL BE RELOCATED, AS SHOWN HEREON.
4. THE EXISTING ON-SITE BLANKET EASEMENT FOR WATER PURPOSES PER PARCEL MAP NO. 34493 SHALL BE QUITCLAIMED.
5. THE EXISTING ON-SITE SEWER SYSTEM SHALL BE EITHER REMOVED, ABANDONED IN PLACE, OR A COMBINATION OF THE TWO, TO THE EXTENT SHOWN HEREON.
6. INSTALLATION OF NEW (PVC) SEWERS AND SEWER LATERALS TO SERVE THIS PROJECT SHALL BE TO PUBLIC WORKS SPECIFICATIONS. THE ENTIRE SEWER SYSTEM SHALL BE PRIVATE UP TO THE CONNECTION TO THE PUBLIC SEWER MAIN IN MAGNOLIA AVE.



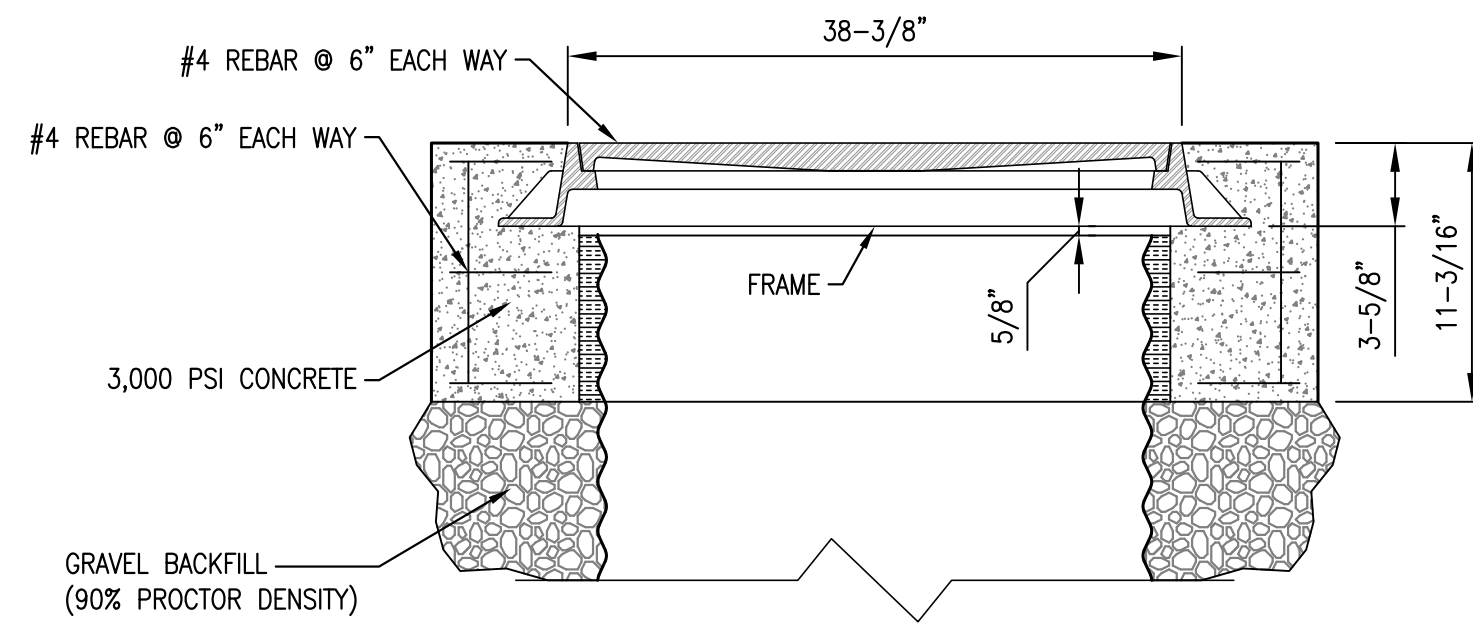
MAGNOLIA FLATS
REALM

C-6: PRELIMINARY WET UTILITY PLAN
RIVERSIDE, CALIFORNIA

KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Ave. - Suite 200
Irvine, California 92614
Tel (949) 756-6440
Fax (949) 756-6444

NOTE

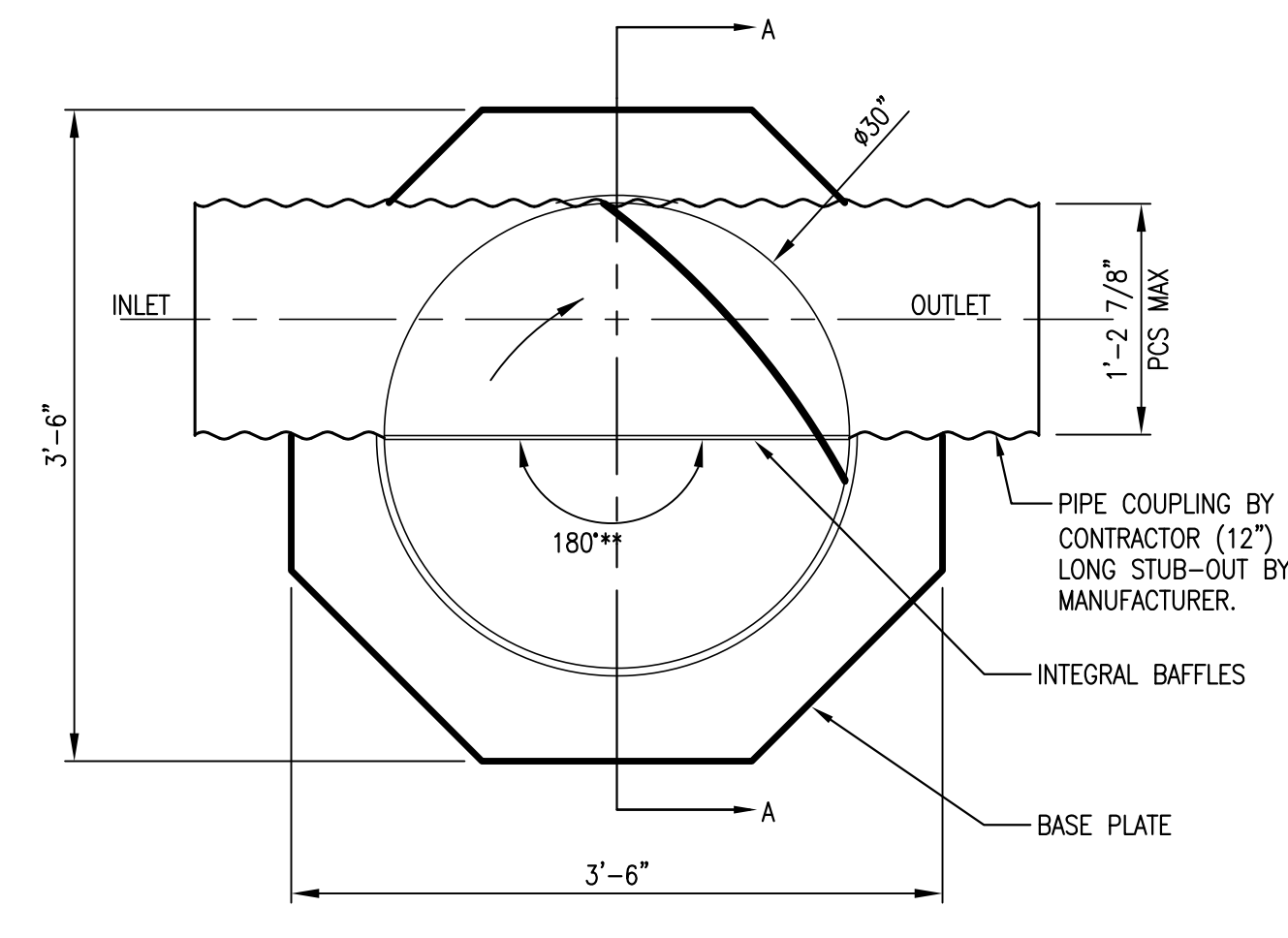
IF TRAFFIC LOADING (HS-25) IS REQUIRED OR ANTICIPATED, A 4-FOOT [1.22 M] DIAMETER, 14-INCH [356 MM] THICK REINFORCED CONCRETE PAD MUST BE PLACED OVER THE STORMWATER TREATMENT SYSTEM RISER TO SUPPORT AND LEVEL THE MANHOLE FRAME, AS SHOWN. THE TOP OF RISER PIPE MUST BE WRAPPED WITH COMPRESSIBLE EXPANSION JOINT MATERIAL TO A MINIMUM 1-INCH [25 MM] THICKNESS TO ALLOW TRANSFER OF WHEEL LOADS FROM MANHOLE COVER TO CONCRETE SLAB. MANHOLE COVER SHALL BEAR ON CONCRETE SLAB AND NOT ON RISER PIPE. THE CONCRETE SLAB SHALL HAVE A MINIMUM STRENGTH OF 3,000 PSI [20 MPa] AND BE REINFORCED WITH #4 [13 MM] REINFORCING STEEL AS SHOWN. MINIMUM COVER OVER REINFORCING STEEL SHALL BE 1-INCH [25 MM]. TOP OF MANHOLE COVER AND CONCRETE SLAB SHALL BE LEVEL WITH FINISH GRADE.



MANHOLE FRAME AND COVER DETAIL FOR TRAFFIC AREAS ONLY
SCALE: NONE

BACKFILL

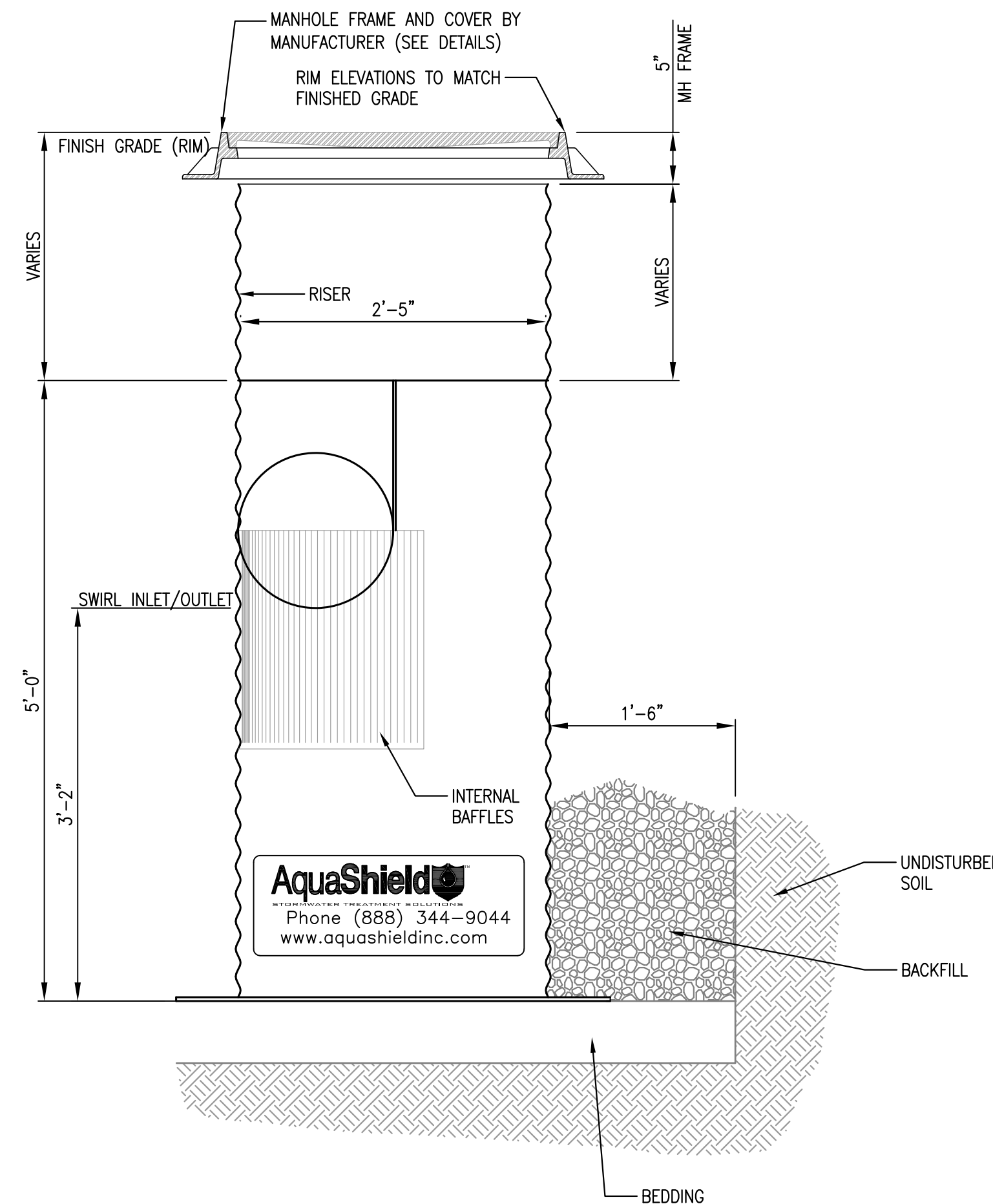
- BACKFILL SHALL EXTEND AT LEAST 18 INCHES OUTWARD FROM SWIRL CONCENTRATOR AND FOR THE FULL HEIGHT OF THE SWIRL CONCENTRATOR (INCLUDING RISER) EXTENDING LATERALLY TO UNDISTURBED SOILS. (SEE MANHOLE DETAIL BELOW)
- AS AN ALTERNATIVE, 42-INCH OD, HS-20/25 RATED PRECAST CONCRETE RINGS MAY BE SUBSTITUTED. 14-INCH THICKNESS MUST BE MAINTAINED.



PLAN VIEW
SCALE: NONE

AQUA-SWIRL CONCENTRATOR MODEL (AQUASHIELD, INC.)

SCALE: 1"=10'



SECTION A-A
SCALE: NONE

AZ Lic. ROC970465 A, ROC047007 B-4, ADWR 363
CA Lic. 52890, C-45, HAZ.
NV Lic. 0035350 A - NM Lic. 90504 GFD4
U.S. Patent No. 4,923,330 - "TM" Trademark 1974, 1990, 2004

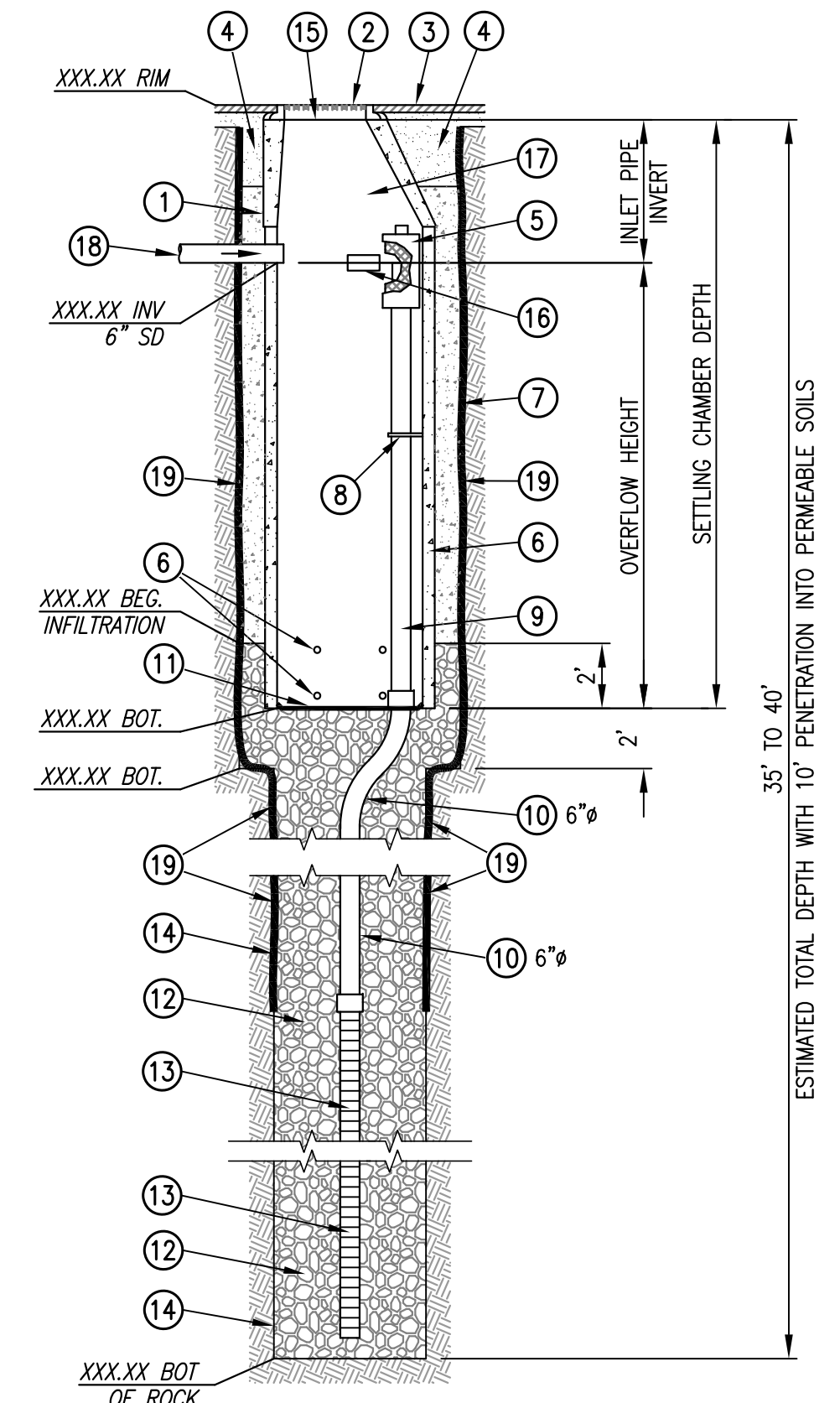
The Maxwell IV
Manufactured and Installed by
TORRENT RESOURCES
An evolution of McGuckin Drilling
www.torrentresources.com
ARIZONA 602/268-0785
NEVADA 702/366-1234
CALIFORNIA 661/947-9836

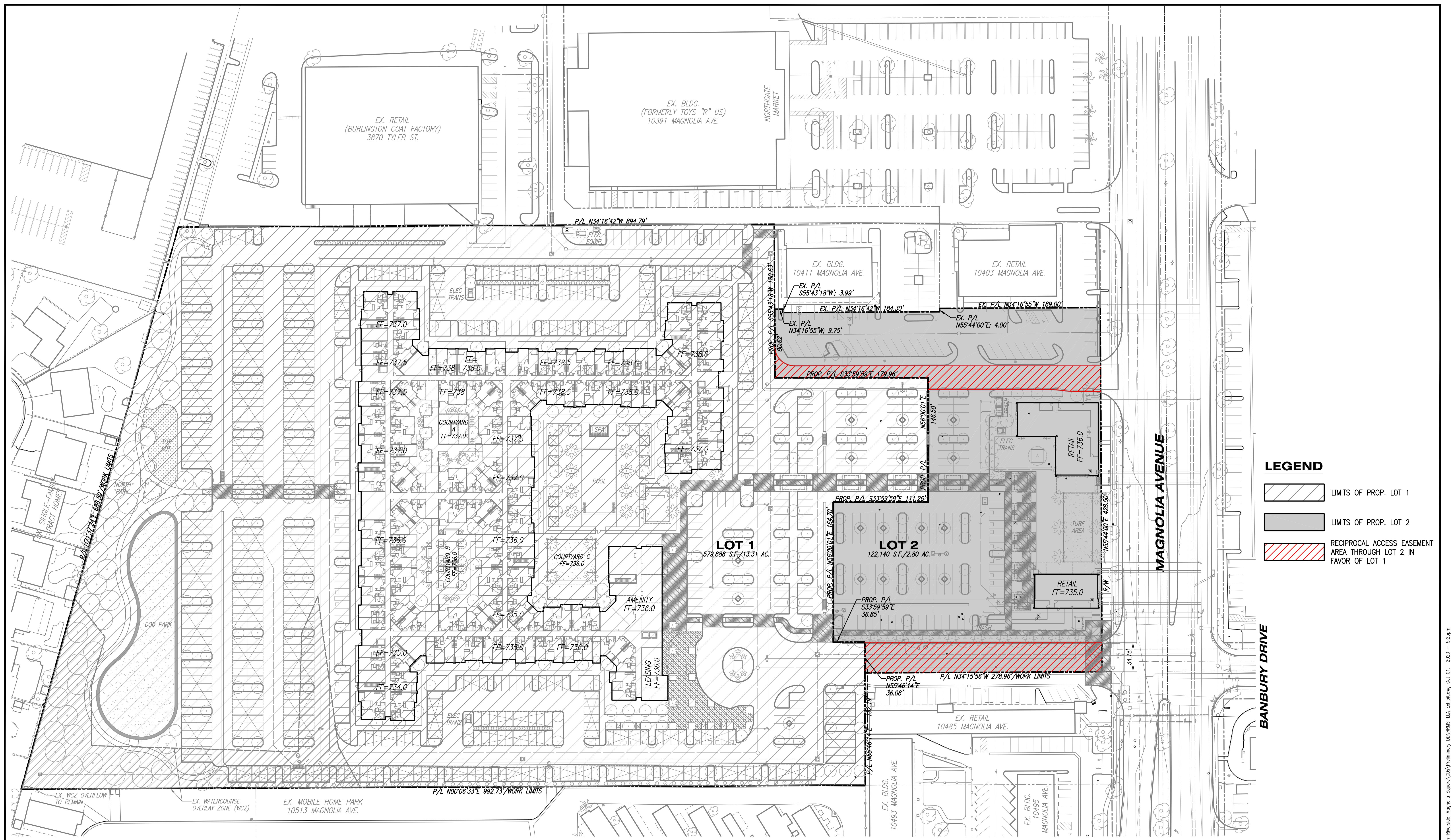
ITEM NUMBERS

- MANHOLE CONE - MODIFIED FLAT BOTTOM.
- BOLTED RING & GRATE - (FOR H2O LOADING WHEN USED IN VEHICULAR AREAS). CLEAN CAST IRON LID WITH WORDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. RIM ELEVATION ±0.02' OF PLANS. USE ALHAMBRA FOUNDRY A1530 ADA-COMPLIANT OPEN GRATING MANHOLE FRAME AND COVER (26" OVERALL BASE AND 22" CLEAR OPENING).
- GRADED BASIN OR PAVING (BY OTHERS).
- COMPACTED BASE MATERIAL (BY OTHERS).
- PUREFLO® DEBRIS SHIELD - ROLLED 16 GA. STEEL x 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL 0.265" MAX. SWO FLATTENED EXPANDED STEEL SCREEN x 12" LENGTH. FUSION BONDED EPOXY COATED.
- PRE-CAST LINER - 4000 PSI CONCRETE 48" I.D. x 54" O.D. CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE. EIGHT (8) 1.25" DIAMETER HOLES PER FOOT WHERE NOTED.
- MIN. 6' Ø DRILLED SHAFT.
- SUPPORT BRACKET - FORMED 12 GA. STEEL. FUSION BONDED EPOXY COATED.
- OVERFLOW PIPE - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
- DRAINAGE PIPE - ADS HIGHWAY GRADE WITH TRI-A COUPLER. SUSPEND PIPE DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETER AS NOTED.
- BASE SEAL - GEOTEXTILE, POLY LINER OR CONCRETE SLURRY.
- ROCK - CLEAN AND WASHED, SIZED BETWEEN 3/8" AND 1-1/2" TO BEST COMPLEMENT SOIL CONDITIONS.
- FLOFAST® DRAINAGE SCREEN - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. 96" OVERALL LENGTH WITH TRI-B COUPLER.
- MIN. 4' Ø SHAFT - DRILLED TO MAINTAIN PERMEABILITY OF DRAINAGE SOILS.
- FABRIC SEAL - U.V. RESISTANT GEOTEXTILE - TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION.
- ABSORBENT - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY. TYPICAL, 2 PER CHAMBER.
- FREEBOARD DEPTH VARIES WITH INLET PIPE ELEVATION. INCREASE SETTLING CHAMBER DEPTH AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE OVERFLOW PIPE INLET. 25' MAX. CHAMBER DEPTH FOR INSTALLATION WITHIN DRILLED SHAFT. IF CHAMBER DEPTH IS GREATER THAN 25', CONTRACTOR MUST EXCAVATE SOIL AROUND DRILLED SHAFT TO MAINTAIN THE 25' MAX. CHAMBER DEPTH WITHIN THE DRILLED SHAFT.
- INLET PIPE (MIN. 4" DIA.) - INVERT CONNECTIONS DEEPER THAN 5 FEET REQUIRE 2-SACK SLURRY BACKFILL BELOW PIPE INVERT.
- NON-WOVEN GEOTEXTILE SLEEVE - MIRAFI 140NL, MIN. 6' Ø, HELD APPROXIMATELY 10 FEET OFF THE BOTTOM OF EXCAVATION.
- STABILIZED BACKFILL - 2-SACK SLURRY MIX.

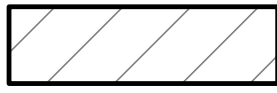

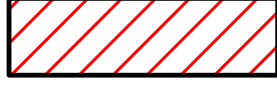
MAXWELL IV DRAINAGE SYSTEM (TORRENT RESOURCES)

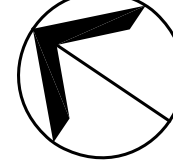
SCALE: 1"=10'





LEGEND

-  LIMITS OF PROP. LOT 1
-  LIMITS OF PROP. LOT 2
-  RECIPROCAL ACCESS EASEMENT AREA THROUGH LOT 2 IN FAVOR OF LOT 1

 0 25 50 100 150
 SCALE: 1"=50' DATE: 10/02/20

MAGNOLIA FLATS

REALM

C-8: LOT LINE ADJUSTMENT EXHIBIT

RIVERSIDE, CALIFORNIA

 **KHR ASSOCIATES**
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS
 17530 Von Karman Ave. - Suite 200 Tel (949) 756-6440
 Irvine, California 92614 Fax (949) 756-6444