



GRADING EXCEPTIONS JUSTIFICATION FORM

INTRODUCTION

Conditional exceptions to the regulations contained in Title 17 of the Riverside Municipal Code (Grading) shall be permitted, subject to Chapter 17.32, upon a determination by the Development Review Committee that exceptional or special circumstances apply to the property. Such exceptional or special circumstances shall include such characteristics as unusual lot size, shape, or topography, drainage problems, or the impracticality of employing a conforming grading plan, by reason or prior existing recorded subdivisions or other characteristics of contiguous properties.

An application for the waiver of any requirement of Title 17 of the Riverside Municipal Code (Grading) shall be filed with the Planning Division prior to the approval of a grading plan. The application shall contain information which demonstrates that there are exceptional or special circumstances that apply to the property that would prevent full compliance with this title. The application shall demonstrate the existence of exceptional or special circumstances by making the findings listed on the second page of this form.

APPLICATION

Legal Owner/Applicant/Representative

Printed Name: Turn 9, LLC
 Address: 1325 Spruce St., Ste 100
 City: Riverside State: CA ZIP: 92507
 Daytime Telephone: (951) 684-0860 Facsimile: ()
 Email Address: dstapely@magnoncompanies.com

Project/Property Information

Assessor's Parcel Number(s): 249-130-023, 249-130-024, 249-130-053
 Address: 900 Marlborough Ave, Riverside, CA 92507
 Project Description/Location: 2 New Spec Warehouse Buildings Totaling 99,950 SF
 Size of Subject Property (Square Feet/Acres): 5.63 Net Acres / 245,143 SF

Exceptions Requested

Describe the exceptions requested in detail; Attach a separate sheet if necessary:

To allow retaining walls not open to public view to be up to 9 Foot 8 Inches, where the Grading Code allows a maximum height of 6 feet. All portions of the retaining walls will be screened by truck court walls facing Marlborough Avenue to the North and a 6 Foot meshed fence with vines facing the Gage Canal Multi-Purpose Trail on the southern parcel boundary.

Required Findings

Answer each of the following questions "yes" or "no" and then explain your answer in detail. Questions 1 and 2 must be answered "yes" and question 3 "no" to justify granting an exception. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for an exception from Title 17 of the Riverside Municipal Code (Grading).

1. Will the strict application of the provisions of this title result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of Title 17 of the Riverside Municipal Code (Grading)? Explain in detail.

Please see attached sheet for full response.

2. Are there exceptional circumstances or conditions applicable to the property involved or the intended use or development of the property that do not apply generally to other properties in the same zone or neighborhood? Explain in detail.

Please see attached sheet for full response.

3. Will the granting of a waiver be materially detrimental to the public welfare or injurious to the property or improvements in the some of neighborhood in which the property is located? Explain in detail.

Please see attached sheet for full response.



Exceptions Requested

Describe the exceptions requested in detail;

To allow retaining walls not open to public view to be up to 9 Foot 8 Inches, where the Grading Code allows a maximum height of 6 feet. All portions of the retaining walls will be screened by truck court walls facing Marlborough Avenue to the North and a 6 Foot meshed fence with vines facing the Gage Canal Multi-Purpose Trail on the southern parcel boundary.

1. *That the strict application of the provisions of this title would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this title.*

The proposed project **complies** with this finding. Due to difficult topography and boundary conditions along the southerly property line, the project site is significantly restricted. The natural average slope of the site ranges from 5-9% south to north and is bounded by Marlborough Avenue to the north, and the Gage Canal Multi-Purpose Trail to the south. The northwest corner of the site (Marlborough Avenue) is at an elevation of 976 Feet, whereas the southwest corner at the Gage Canal Multi-Purpose Trail is 1011 Feet. The northeast corner of the site (Marlborough Avenue) is at an elevation of 995 Feet, but that southeast corner of the site at the Gage Canal Multi-Purpose Trail is 1024 Feet. There is approximately 35 feet vertical relief across the site running south to north. Most of the propose site has a relatively flat pad at an elevation of 987 Feet for Building A and 995 Feet for Building B with hillsides on the south property boundary.

Due to the challenging site characteristics described, approximately 1.1 acres of the 5.63 net acres are to remain relatively undisturbed and/or utilized for matchup grading, allowing for the proposed grading to match the pad elevation at 987 Feet for Building A and 995 Feet for Building B. This design creates a better utilization of the project site.

By using retaining walls, the project design strikes a balance between the site constraints and the most efficient utilization of the site. Portions of the retaining wall to the south of screened truck courts, which will not be visible to public view, will exceed the maximum height of six feet. These same walls will be screened from view at the higher elevation Gage Canal Multi-Purpose Trail by a 6 Foot meshed fence with vines. The retaining wall locations, lengths and heights are illustrated in the Grading Exception exhibit.

The wall segments south of the truck yard court walls, which will also not be visible from public views, vary between heights of 1 – 9.8 Feet. There is approximately 1079 linear feet of retaining wall in total, with approximately 181 linear feet exceeding the Grading Code allowed maximum height of 6 feet. Strict application to the Grading Code would require the site to incorporate terracing or excessive gradients which negatively impact effective site utilization and further impact the natural topography that borders the Gage Canal Multi-Purpose Trail and Box Springs Mountain Reserve Park to the south.



2. *That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.*

The proposed project **complies** with this finding. The project site is uniquely located and shaped, and is significantly restricted due to topography and boundary conditions. The natural average slope of the site ranges from 5-9% going south to north and is bounded by Marlborough Avenue to the north, and the Gage Canal Multi-Purpose Trail to the south. The northwest corner of the site (Marlborough Avenue) is at an elevation of 976 Feet, whereas the southwest corner at the Gage Canal Multi-Purpose Trail is 1011 Feet. The northeast corner of the site (Marlborough Avenue) is at an elevation of 995 Feet, but that southeast corner of the site at the Gage Canal Multi-Purpose Trail is 1024 Feet. Most of the site has a relatively flat pad at an elevation of 987 Feet for Building A and 995 Feet for Building B with hillsides on the south property boundary. Due to the challenging site characteristics described, approximately 1.1 acres of the 5.63 net acres are to remain relatively undisturbed and/or utilized for matchup grading, allowing for the proposed grading to match the grade of the pad elevation at 987 Feet for Building A and 995 Feet for Building B. The proposed height of the retaining walls does not grant benefit to the project applicant, but rather allows for a more normal development of the project site. The Shape of the site, the topography, boundary conditions, and southern proximity to a Very High Fire Severity Zone, Gage Canal Multi-Purpose Trail and Box Springs Mountain Reserve Park, constitute an exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

3. *The granting of a waiver will not be materially detrimental to the public welfare or injurious to the property of improvements in the zone or neighborhood in which the property is located.* The proposed project **complies** with this finding. The proposed retaining walls are not visible to public view from Marlborough Avenue to the north because of the screened truck yard court walls, nor are they visible from the Gage Canal Multi-Purpose trail to the south because of the proposed 6 Foot meshed fencing with vines. The proposed landscaping design also provides for as much tree screening as possible while under the limitations set fourth by a Very High Fire Severity Zone.

The proposed retaining walls, which vary from 1 – 9.8 Feet in height, will be accompanied by v-ditch drains which help to allow for approximately 1.1 acres of the 5.63 net acres to remain relatively undisturbed and to allow for the preservation of historical draining patterns. These walls are necessary to accommodate the siting of 2 buildings and related parking and walkways. For these reasons, the granting of the Grading Exception will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which the property is located.





CARTER GROUP ARCHITECTS INC.

222 W Avenida
San Antonio
San Clemente
CA 92672
TEL 949 498 3335
EMAIL carter@cartergroup.net

THE MAGNON COMPANIES

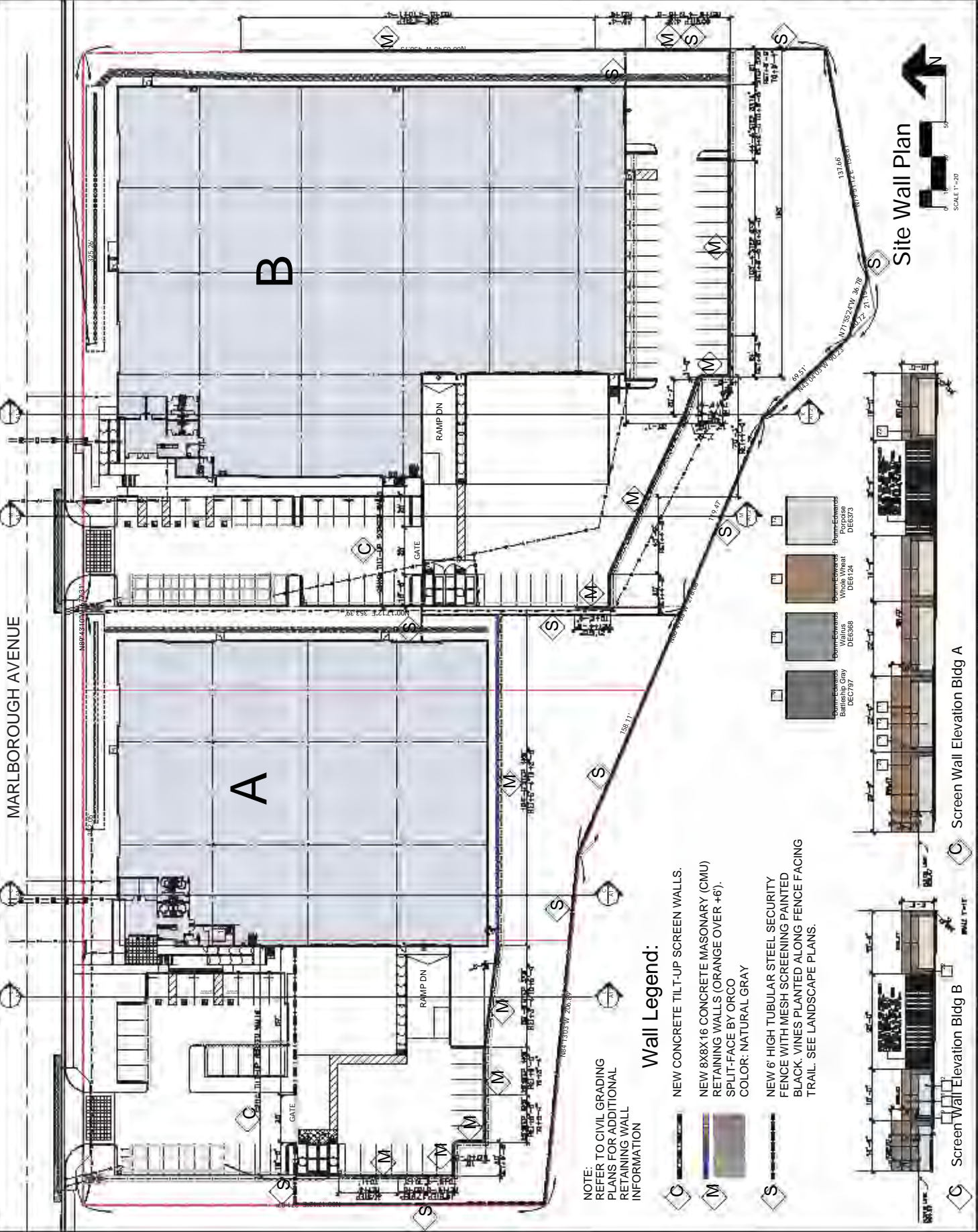
1325 Spruce Street
Suite 100
Riverside, CA 92507
951-684-0860
FAX 951-784-2545

PROJECT
MARLBOROUGH NORTHGATE BUSINESS CENTER BUILDINGS
900 Marlborough Ave.
Riverside, CA 92507

P20-0404
PC 20-0000

Site Wall Plan

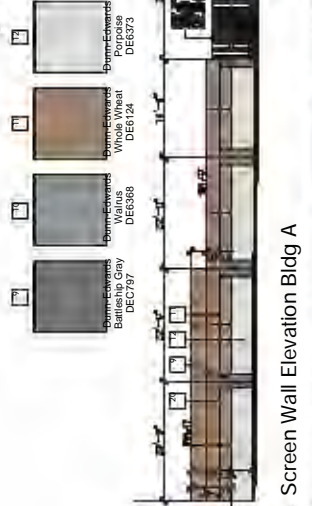
DATE	2010.04.27
DRAWN BY	M. S. CHERRY
CHECKED BY	J. B. WILSON
IN CHARGE	J. B. WILSON
SCALE	1" = 10'-0"



NOTE:
REFER TO CIVIL GRADING
PLANS FOR ADDITIONAL
RETAINING WALL
INFORMATION

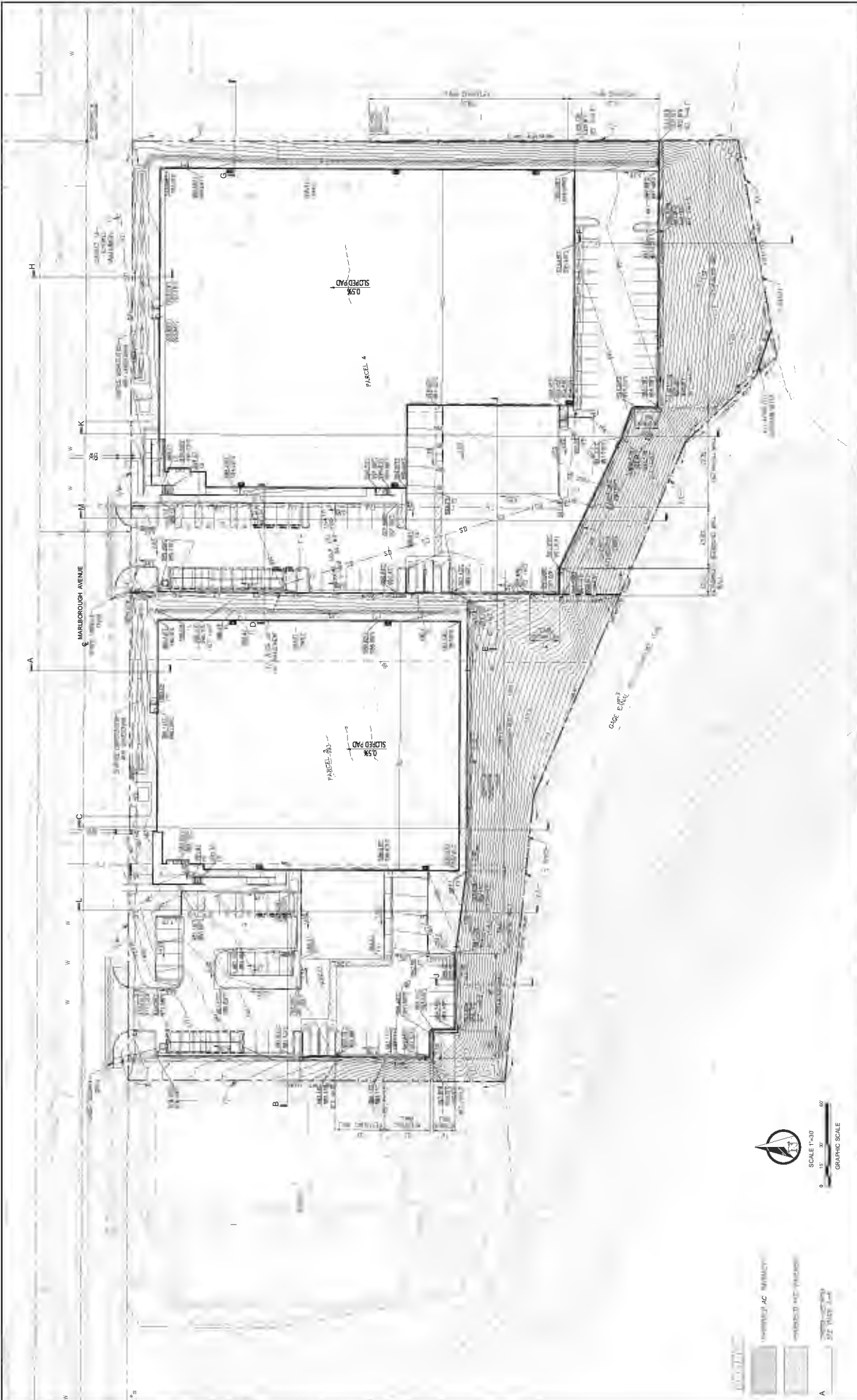
Wall Legend:

- [Symbol C] NEW CONCRETE TILT-UP SCREEN WALLS.
- [Symbol M] NEW 8X8X16 CONCRETE MASONRY (CMU) RETAINING WALLS (ORANGE OVER +6). SPLIT-FACE BY ORCO COLOR: NATURAL GRAY
- [Symbol S] NEW 6" HIGH TUBULAR STEEL SECURITY FENCE WITH MESH SCREENING PAINTED BLACK. VINES PLANTED ALONG FENCE FACING TRAIL. SEE LANDSCAPE PLANS.



Site Wall Plan

SCALE 1" = 20'



	UNDERGROUND SERVICE ALERT OF BOSTON, INC. 1-800-227-2600 WORKING DAYS		CITY OF RIVERSIDE PUBLIC TAX DEPARTMENT 200 WEST 4TH STREET RIVERSIDE, CA 92501		VALUED Engineering, Inc. 200 N. 100th St., Suite 100 CHICAGO, IL 60642	APPROVED BY: _____ DATE: _____ APPROVED BY: _____ DATE: _____	CONCEPTUAL GRADING PLANS CITY OF RIVERSIDE 900 MARLBOROUGH AVE PAVEMENT MAINTENANCE	P80-00001 CP-2021-033689 SHEET 01 OF 06
	SCALE 1"=30' GRAPHIC SCALE							

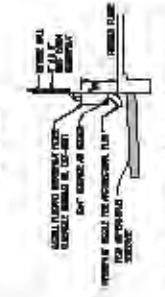
- NOTES**
- 1. SEE PLAN FOR DRAINAGE AND ELEVATION DATA.
 - 2. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.
 - 3. ALL CONCRETE SHALL BE 3000 PSI MINIMUM STRENGTH.
 - 4. ALL REINFORCING SHALL BE #4 OR #5 BARS.
 - 5. ALL REINFORCING SHALL BE TYPED AND IDENTIFIED AS PER PLAN.
 - 6. ALL REINFORCING SHALL BE TYPED AND IDENTIFIED AS PER PLAN.
 - 7. ALL REINFORCING SHALL BE TYPED AND IDENTIFIED AS PER PLAN.
 - 8. ALL REINFORCING SHALL BE TYPED AND IDENTIFIED AS PER PLAN.
 - 9. ALL REINFORCING SHALL BE TYPED AND IDENTIFIED AS PER PLAN.
 - 10. ALL REINFORCING SHALL BE TYPED AND IDENTIFIED AS PER PLAN.

- VEGETATION**
- 1. ALL VEGETATION SHALL BE REMOVED AND REPLACED WITH IDENTICAL SPECIES.
 - 2. ALL VEGETATION SHALL BE REMOVED AND REPLACED WITH IDENTICAL SPECIES.
 - 3. ALL VEGETATION SHALL BE REMOVED AND REPLACED WITH IDENTICAL SPECIES.
 - 4. ALL VEGETATION SHALL BE REMOVED AND REPLACED WITH IDENTICAL SPECIES.
 - 5. ALL VEGETATION SHALL BE REMOVED AND REPLACED WITH IDENTICAL SPECIES.
 - 6. ALL VEGETATION SHALL BE REMOVED AND REPLACED WITH IDENTICAL SPECIES.
 - 7. ALL VEGETATION SHALL BE REMOVED AND REPLACED WITH IDENTICAL SPECIES.
 - 8. ALL VEGETATION SHALL BE REMOVED AND REPLACED WITH IDENTICAL SPECIES.
 - 9. ALL VEGETATION SHALL BE REMOVED AND REPLACED WITH IDENTICAL SPECIES.
 - 10. ALL VEGETATION SHALL BE REMOVED AND REPLACED WITH IDENTICAL SPECIES.

- VEGETATION**
- 1. ALL VEGETATION SHALL BE REMOVED AND REPLACED WITH IDENTICAL SPECIES.
 - 2. ALL VEGETATION SHALL BE REMOVED AND REPLACED WITH IDENTICAL SPECIES.
 - 3. ALL VEGETATION SHALL BE REMOVED AND REPLACED WITH IDENTICAL SPECIES.
 - 4. ALL VEGETATION SHALL BE REMOVED AND REPLACED WITH IDENTICAL SPECIES.
 - 5. ALL VEGETATION SHALL BE REMOVED AND REPLACED WITH IDENTICAL SPECIES.
 - 6. ALL VEGETATION SHALL BE REMOVED AND REPLACED WITH IDENTICAL SPECIES.
 - 7. ALL VEGETATION SHALL BE REMOVED AND REPLACED WITH IDENTICAL SPECIES.
 - 8. ALL VEGETATION SHALL BE REMOVED AND REPLACED WITH IDENTICAL SPECIES.
 - 9. ALL VEGETATION SHALL BE REMOVED AND REPLACED WITH IDENTICAL SPECIES.
 - 10. ALL VEGETATION SHALL BE REMOVED AND REPLACED WITH IDENTICAL SPECIES.



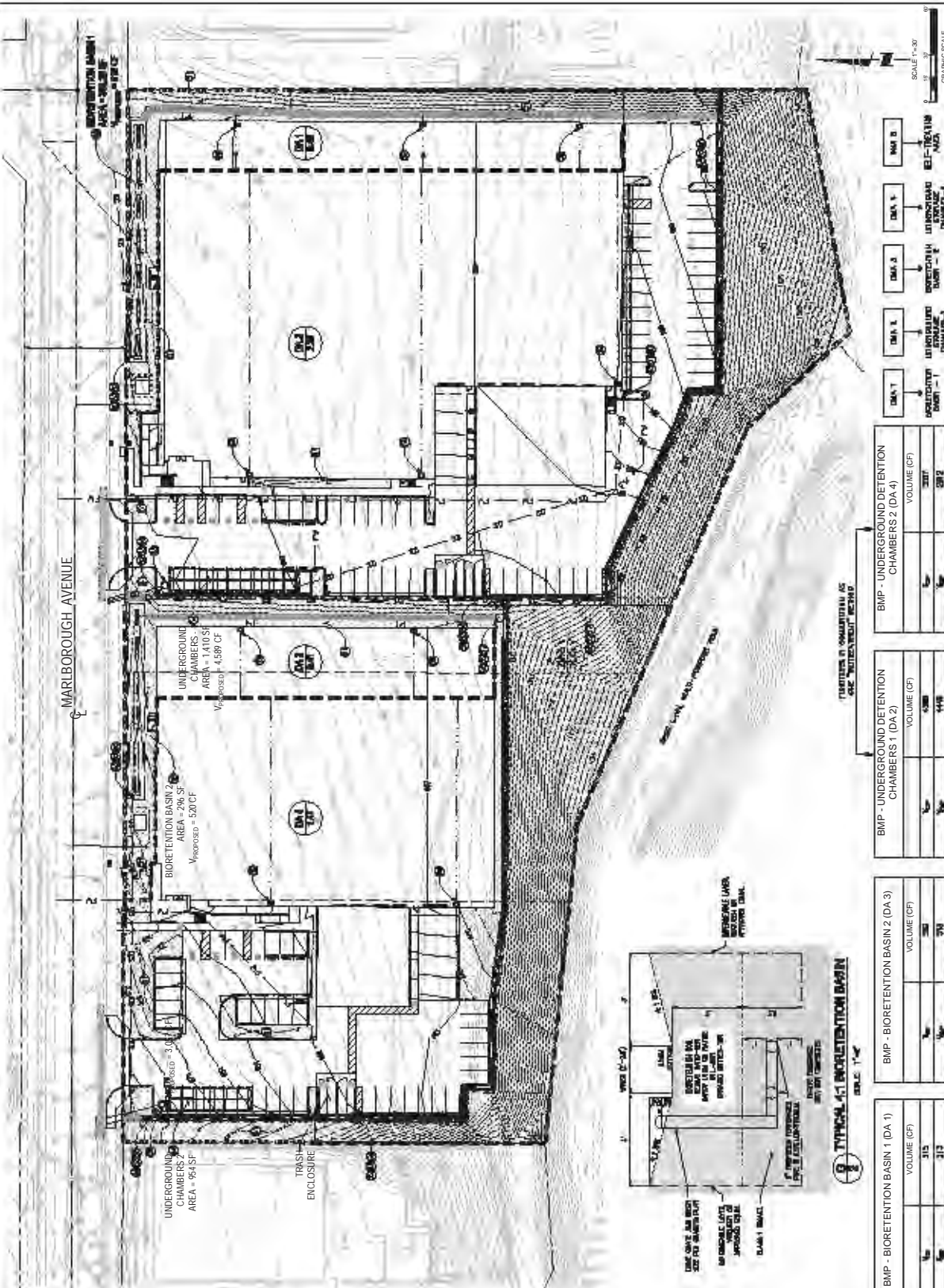
STENCIL LETTERS 1/4" HIGH 1/8" DEEP



ROOF DRAIN DOWNSPOUT FILTER 1/4" TO 1/2" DEEP



VALUED
CONSTRUCTION MANAGEMENT



CONCEPTUAL DRAINAGE PLAN

CITY OF BOSTON
800 MARLBOROUGH AVE
POLICE DEPT

PROJECT: 2021-03000
DATE: 05/11/2021

CHAMBER	AREA (SF)	VOLUME (CF)
BMP - BIORETENTION BASIN 1 (DA 1)	954 SF	313
BMP - BIORETENTION BASIN 2 (DA 3)	296 SF	79
BMP - UNDERGROUND DETENTION CHAMBERS 1 (DA 2)	1410 SF	418
BMP - UNDERGROUND DETENTION CHAMBERS 2 (DA 4)	1410 SF	382

SCALE: 1" = 10'

GRAPHIC SCALE

24" x 24" DROP INLET
BROOKS PRODUCT #2424B

NOTE: YEAR COVER DEPTH IS GREATER THAN 6" (2.4 in) PLEASE CONTACT BIONTECH

ACCEPTABLE FILL MATERIALS, STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL CATEGORY	DESCRIPTION
A	1. 1/2" - 2" SAND
B	1. 1/2" - 2" SAND
C	1. 1/2" - 2" SAND
D	1. 1/2" - 2" SAND

NOTE: YEAR COVER DEPTH IS GREATER THAN 6" (2.4 in) PLEASE CONTACT BIONTECH

48" HP MANHOLE
ADVANCED DRAINAGE SYSTEMS

24" x 24" DROP INLET
BROOKS PRODUCT #2424B

NOTE: YEAR COVER DEPTH IS GREATER THAN 6" (2.4 in) PLEASE CONTACT BIONTECH

DOMED GRATE
NYLOPLAST DRAINING NO. 7001-10-397

INSERT FILTER, ROUND GRATE
DRAINING NO. NYLOPLAST

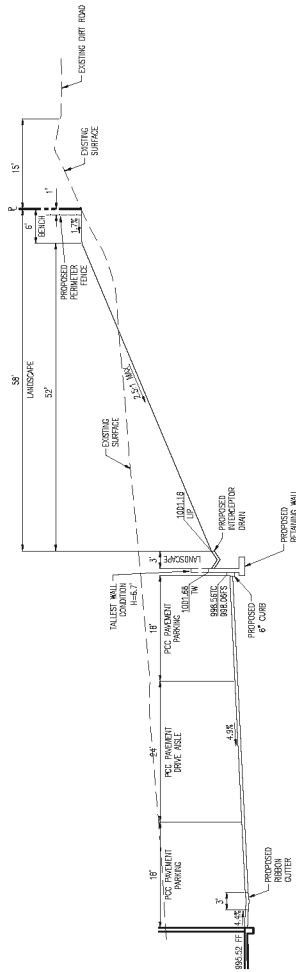
VALUED
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE

REGISTERED PROFESSIONAL ENGINEER - CIVIL
VINCENT J. CASPER, P.E.
VINCENT CASPER ENGINEERING, INC.
900 N. MAIN ST. SUITE 200
RIVERSIDE, CA 92501

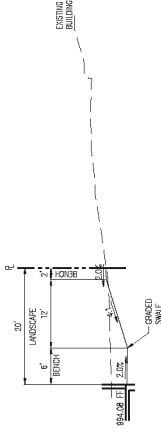
FILE-STOREM 6 PURE
1/2" and 2" designs

CONCEPTUAL GRADING PLANS
CITY OF RIVERSIDE
900 MARLBOROUGH AVE
PRELIMINARY WORK STEP-LAN DETAIL

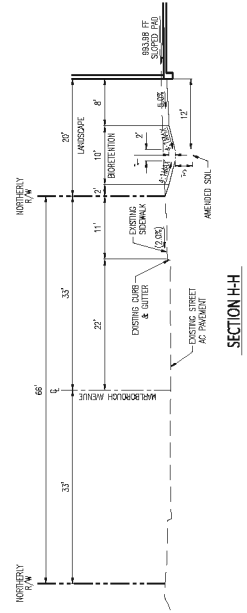
P20-0404
CP-2021-03369
SHEET 03 OF 06
DATE: _____
SCALE: 1"=20'



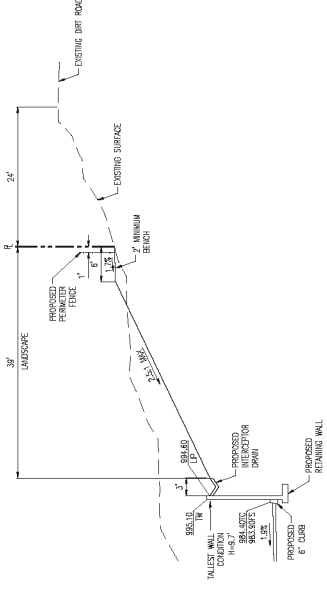
SECTION F-F



SECTION G-G

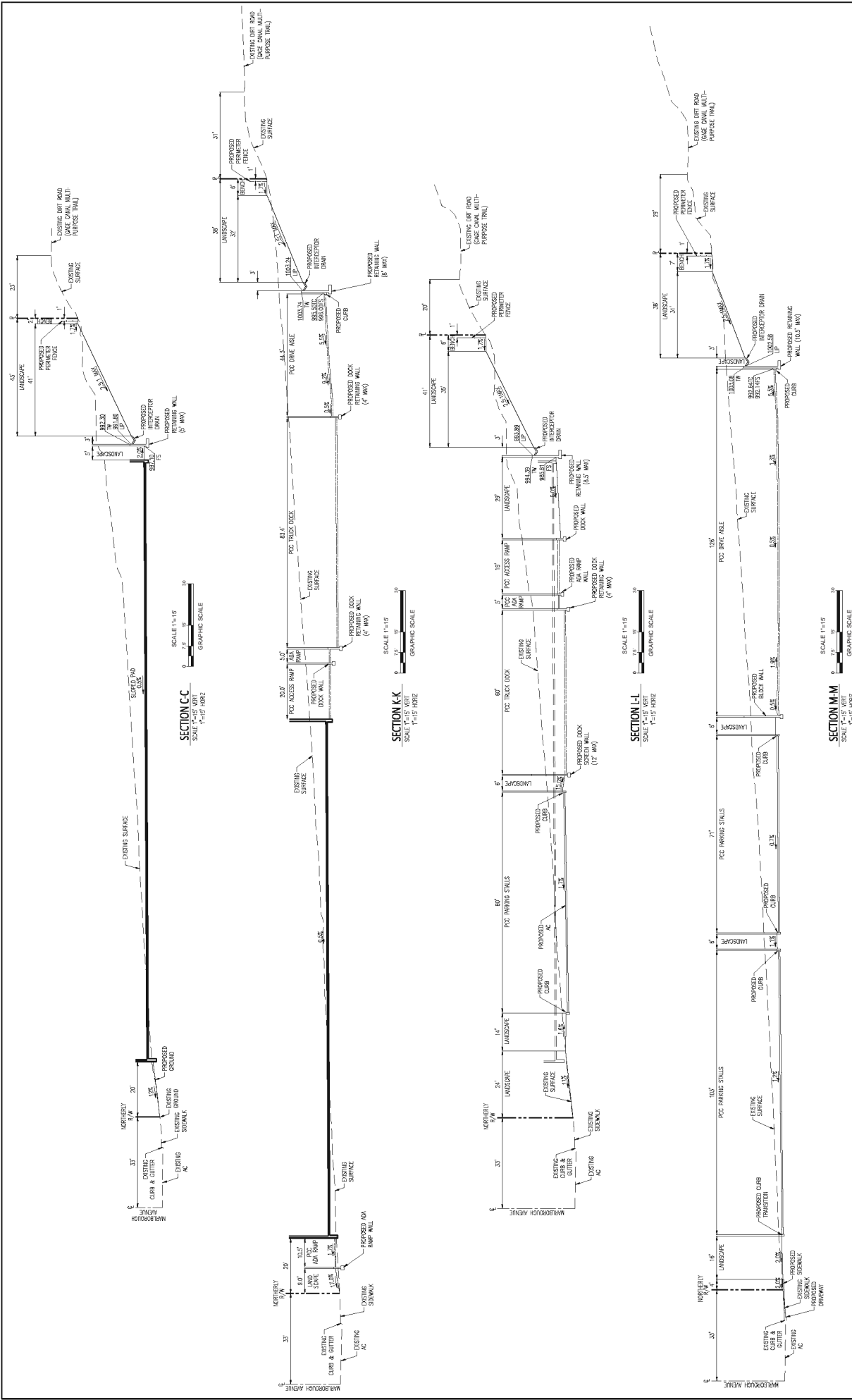


SECTION H-H



SECTION I-I

<p>Under Service Alert Call Toll Free 1-800-227-2600</p>	<p>PLANS PREPARED UNDER THE SUPERVISION OF</p>		<p>CONCEPTUAL GRADING PLANS</p>	<p>P20-0404</p>
	<p>PROJECT NAME: _____</p> <p>PROJECT NO.: _____</p> <p>DATE: _____</p>	<p>PROPOSED BY: _____</p> <p>CHECKED BY: _____</p> <p>DATE: _____</p>	<p>APPROVED BY: _____</p> <p>DATE: _____</p>	<p>900 MARLBOROUGH AVE</p> <p>CROSS SECTIONS</p>
<p>PROFESSIONAL SEAL</p> <p>REGISTERED PROFESSIONAL ENGINEER</p> <p>STATE OF CALIFORNIA</p> <p>NO. 10000</p>		<p>CONCEPTUAL GRADING PLANS</p> <p>900 MARLBOROUGH AVE</p> <p>CROSS SECTIONS</p> <p>DATE: _____</p> <p>APPROVED BY: _____</p> <p>DATE: _____</p>		



CONCEPTUAL GRADING PLANS P20-0404

900 MARLBOROUGH AVE CP-2021-03969

CROSS SECTIONS SHEET 06 OF 06

DATE: _____

APPROVED BY: _____

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

REVISIONS:

NO.	DATE	DESCRIPTION

ENVIRONMENTAL REVIEW REQUIRED

VALUED

CITY OF INVERESIDE BUSINESS TAX CERTIFICATE

REGISTERED PROFESSIONAL ENGINEER

FRANK O. METZGER, P.E.

1-800-227-2600

PLANS PREPARED UNDER THE SUPERVISION OF

FRANK O. METZGER, P.E.

POINT TO: 900 MARLBOROUGH AVE, INVERESIDE, CA 91709

BRASS DISK STAMPED "R.E." IN A MONUMENT WELL AT THE CORNER OF MARLBOROUGH AVE AND INVERESIDE AVE, INVERESIDE, CA 91709

DATE: 06/03/2021

TWO WORKING DAYS BEFORE YOU DIG



600 N. Mountain Avenue
Suite C102
Upland, CA 91786
(909) 982-4601
www.valued-eng.com

City of Riverside
3900 Main Street, 3rd Floor
Riverside, CA 92522

Re: PR-2021-00093 Marlborough Development

To whom it may concern:

Please be advised that the proposed lot lines for the above described development will be parallel starting from the most westerly line heading east. The bisecting north-south property line will parallel with westerly line. The far easterly line will not match, due to the underlying parcel map which created the exterior lot lines.

Due to the property being developed on an existing site that slopes north to south at a relative 5% or greater rate, the proposed building and associated parking lot is being designed with grades that require us to match the adjacent right-of-way on Marlborough Avenue. Since the site has an existing hilly terrain, retaining walls are designed to reduce the elevation and allow for development to occur, without the requirement of large earthwork quantities to be exported from the project site and conveyed along City roads. The current design allows for the site earthwork to balance and reduces/eliminates the need for dirt to be hauled on public infrastructure off of the property.

Feel free to contact me with any questions.

Sincerely,


Jeff Meiter, LS, RCE
Valued Engineering, Inc.

