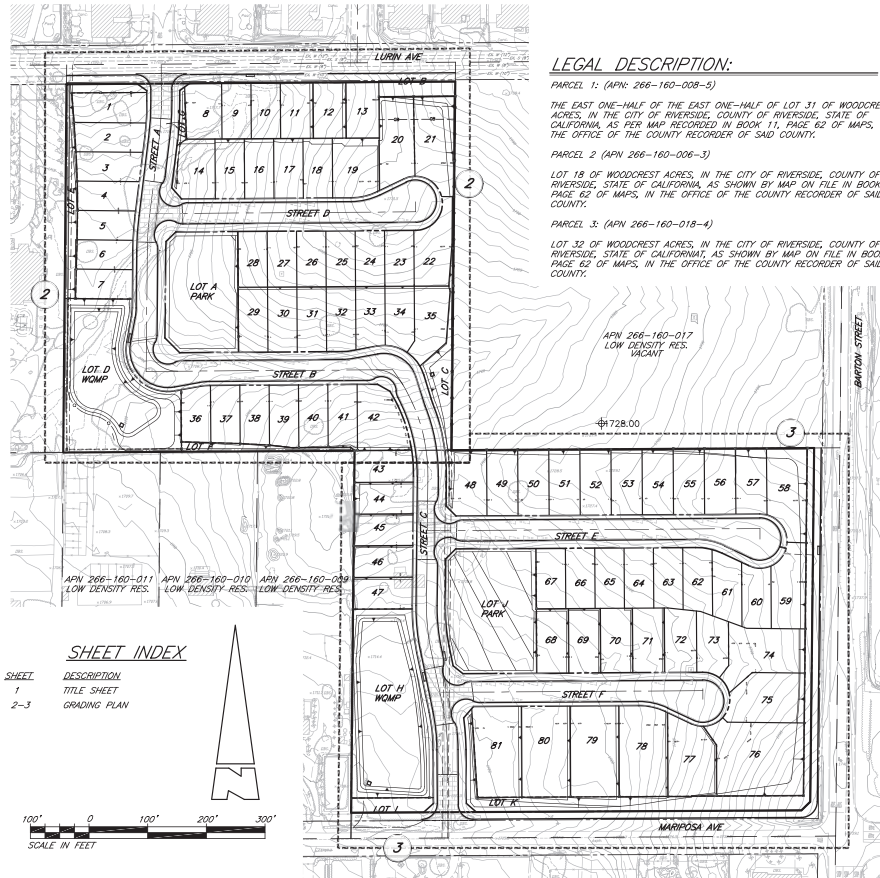


# PRELIMINARY GRADING PLAN



## LEGAL DESCRIPTION:

PARCEL 1: (APN: 266-160-008-5)

THE EAST ONE-HALF OF THE EAST ONE-HALF OF LOT 31 OF WOODCREST ACRES, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2 (APN 266-160-006-3)

LOT 18 OF WOODCREST ACRES, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: (APN 266-160-018-4)

LOT 32 OF WOODCREST ACRES, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## PROJECT SCOPE OF WORK:

1. TOTAL PROJECT GROSS ACREAGE AFTER DEDICATION IS 20.63 AC.

ACREAGE SUMMARY	ITEM	ACREAGE	PERCENT
A. LOT GROSS AREA		12.00	58%
B. DRAINAGE (WOMP BASIN)		1.82	9%
C. SLOPES/OPEN SPACE		1.13	6%
D. PARKS		1.31	6%
E. ROW TO ROW		4.37	21%

2. EXISTING GENERAL PLAN DESIGNATION: LDR- LOW DENSITY RESIDENTIAL (3-6 DU/AC)

3. EXISTING ZONING: RE, R-1-1/2, R-1-13000

4. PROPOSED ZONING: R-1-13000

5. PROPOSED NO. OF DWELLING UNITS: 81 LOTS

6. PROPOSED PROJECT DENSITY: 3.93 DU/AC.

7. MINIMUM LOT SIZE: 4,750 SQ. FT.

8. AVERAGE LOT SIZE: 5,662 SQ. FT.

9. ZONING OF SURROUNDING PROPERTY: R-1-13000

10. AVERAGE NATURAL SLOPE OF SITE: 1.50%

## LEGEND:

—	PROPOSED WATER
—	PROPOSED SEWER
—	PROPOSED STORM DRAIN
—	EXISTING WATER
—	EXISTING SEWER
—	EXISTING STORM DRAIN
—	EXISTING RECLAIMED WATER
—	EXISTING SETBACK LINE (BSL)
—	EXISTING CONTOUR ELEVATION
—	PROPOSED SURFACE ELEVATION
—	PROPOSED PAD ELEVATION
—	ELEVATION
—	FINISH GRADE
—	FLOWLINE
—	FINISHED SURFACE
—	D.G. = DECOMPOSED GRANITE
—	L = LENGTH
—	W = WIDTH
—	MIN. = MINIMUM
—	PL = PROPERTY LINE
—	R/W = RIGHT OF WAY
—	OB = GRADE BREAK
—	SW = SIDEWALK
—	TC = TOP OF CURB
—	45 = LOT NUMBER
—	6.0" HIGH TAN CMU WALL, SPLIT FACE
—	ONE SIDE WITH DECORATIVE CAP
—	5.5" HIGH TAN CMU WALL, SPLIT FACE
—	ONE SIDE WITH DECORATIVE CAP
—	TOE OF SLOPE
—	TOP OF SLOPE
—	DAYLIGHT LINE
—	ENHANCED PAVEMENT

## EARTHWORK QUANTITIES:

CUT: 38,644 CY FILL: 61,981 CY NET: 22,337 CY (F)  
THE QUANTITY SHOWN ABOVE IS FOR DISCUSSION PURPOSES ONLY.

## PROJECT NOTES:

- ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION ORDINANCE 460.
- THOMAS BROS. GUIDE (2007) PAGE 746 F4 & F5
- ALL CUT SLOPES WILL BE 2:1 RATIO AND FILL SLOPES 2:1, UNLESS OTHERWISE NOTED
- SETBACKS OF SLOPES SHALL CONFORM TO CBC 2016
- LOT DIMENSIONS SHOWN HEREON INCLUDE DIMENSIONS TO STREET R/W
- ALL WATER QUALITY FOR THIS TRACT IS BEING MITIGATED BY ON-SITE BMPs BIO-RETENTION BASINS
- THIS TENTATIVE TRACT MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER
- PROPERTY IS NOT LOCATED IN A FLOODPLAIN.
- PROPERTY IS NOT LOCATED IN A LIQUEFACTION ZONE.
- PROPERTY IS NOT LOCATED IN A SUBSIDENCE AREA.
- PROPERTY CONTAINS NO KNOWN WELLS.
- PROPERTY IS NOT IN A FAULT ZONE OR ON A FAULT LINE.
- THE PROJECT IS LOCATED WITHIN COMPATIBILITY ZONE D OF THE MARCH AIR RESERVE BASE/INLAND PORT AIRPORT COMPATIBILITY PLAN.
- SETBACKS TO ALL SITE BOUNDARIES WILL COMPLY WITH THE 2016 CBC.

## STATEMENT OF PREPARER

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

MATTHEW L. LANINOVICH, P.E.

DATE



## BASIS OF BEARINGS:

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CITY OF CORONA GPS MONUMENTS NO. 11831 OAK DAM (N. 22°45'78.060, E. 61°53'361.819 AND NO. 38319 LINDSON 2 11853 (N. 22°49'760.701, E. 61°54'842.535), BEING N 27°12'10" W.

## BENCHMARK:

CITY OF RIVERSIDE DESIGNATION: EB-G3

P.K. NAIL AND CITY ENGINEER TAG IN THE TOP OF THE SIDEWALK OVER THE EASTERLY WALL OF A CATCH BASIN ALONG THE SOUTHERLY CURB OF VAN BUREN BLVD AND 700 FEET EASTERLY OF WOOD ROAD.  
ELEV: 1644.96' (NAD 88)

## PROPERTY OWNERSHIP INFORMATION:

APNS: 266-160-018, 266-160-008, 266-160-006

LURIN LAND, LLC  
10621 CIVIC CENTER DRIVE  
RANCHO CUCAMONGA, CA 91730

## UTILITY NOTES:

SEWER & WATER:	WESTERN MUNICIPAL WATER DISTRICT
GAS:	SOCAL GAS
ELECTRICITY:	SOUTHERN CALIFORNIA Edison
SCHOOL DISTRICT:	RIVERSIDE UNIFIED SCHOOL DISTRICT

## OWNER/DEVELOPER:

LURIN LAND 1, LLC  
10621 CIVIC CENTER DRIVE  
RANCHO CUCAMONGA, CA 91730  
CONTACT: NOLAN LEGGIO

## ENGINEER:

KWC ENGINEERS  
1880 COMPTON AVENUE  
CORONA, CA 92881-3370  
(951) 234-2130 CONTACT:  
MATTHEW LANINOVICH, P.E.

TITLE IDENTIFIER	DATE
06/16/20	06/16/20

## TENTATIVE TRACT MAP NO. 37732 TITLE SHEET CITY OF RIVERSIDE

PREPARED FOR

LURIN LAND, LLC  
10621 CIVIC CENTER DRIVE  
RANCHO CUCAMONGA, CA 91730

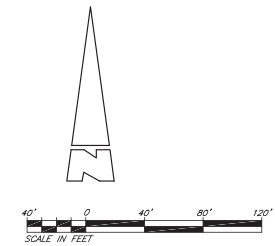
PREPARED BY:

**KWC ENGINEERS**

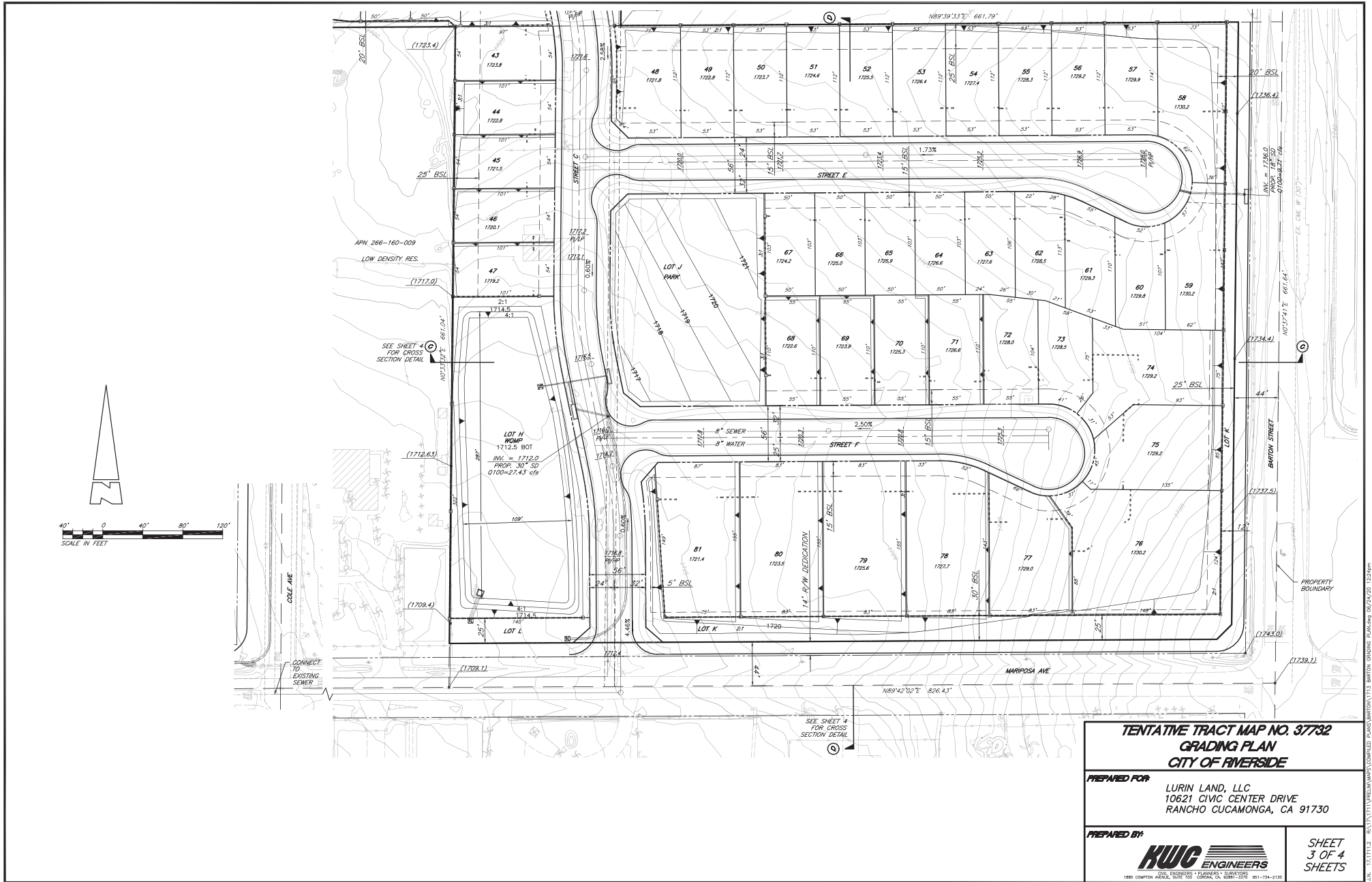
1880 COMPTON AVENUE, SUITE 100 CORONA, CA 92881-3120

SHEET  
1 OF 4  
SHEETS

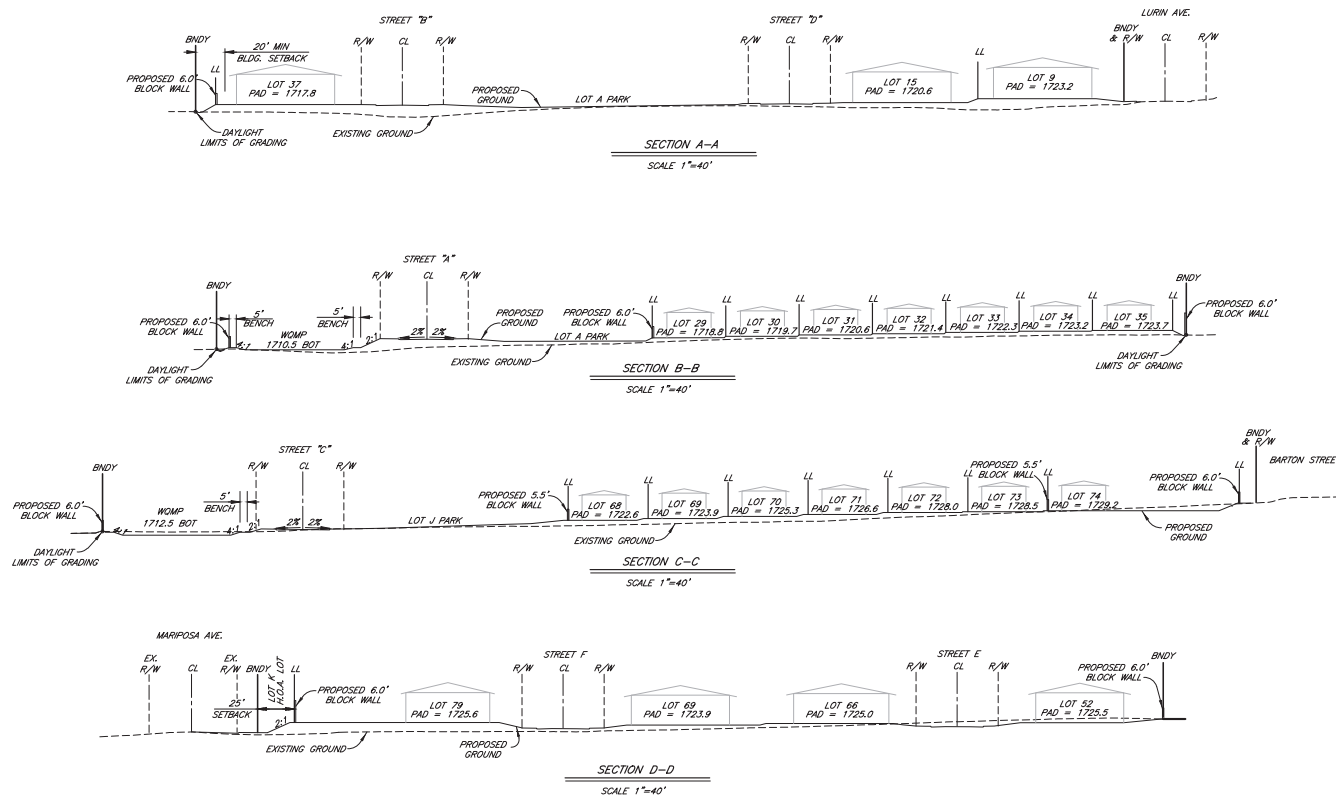












**TENTATIVE TRACT MAP NO. 37732**  
**GRADING PLAN**  
**CITY OF RIVERSIDE**

**PREPARED FOR:**  
LURIN LAND, LLC  
10621 CIVIC CENTER DRIVE  
RANCHO CUCAMONGA, CA 91730

**PREPARED BY:**  
**KWC ENGINEERS**  
CIVIL ENGINEERS • PLANNERS • SURVEYORS  
1880 COMPTON AVENUE, SUITE 101 • GARDEN, CA 92521 • 951-724-3130

**SHEET**  
**4 OF 4**  
**SHEETS**



# NOTE

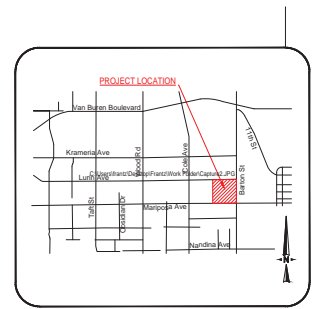
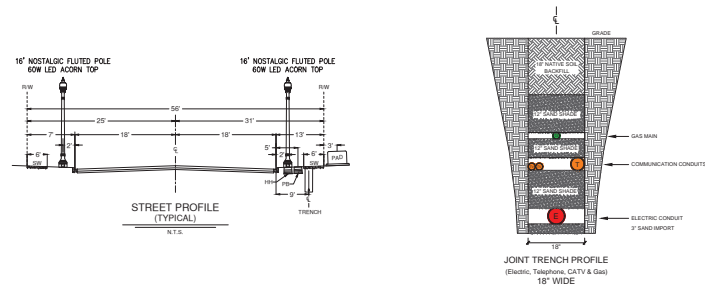
THIS "DRY UTILITY COMPOSITE" IS BASED ON THE MOST CURRENT PLANS PROVIDED TO MORROW MANAGEMENT AS OF FEBRUARY 5, 2020.

## UTILITY CONTACTS

- UTILITY CONTACTS:
  - SOUTHERN CALIFORNIA EDISON
  - FRONTIER COMMUNICATIONS
  - SPECTRUM
  - SOUTHERN CALIFORNIA GAS
- ALL UTILITY COMPANY DRAWINGS ARE TO TAKE PRECEDENCE OVER THIS PLAN.
- BEFORE EXCAVATING CALL UNDERGROUND SERVICE ALERT AT: 1-800-227-2600

## GENERAL NOTES:

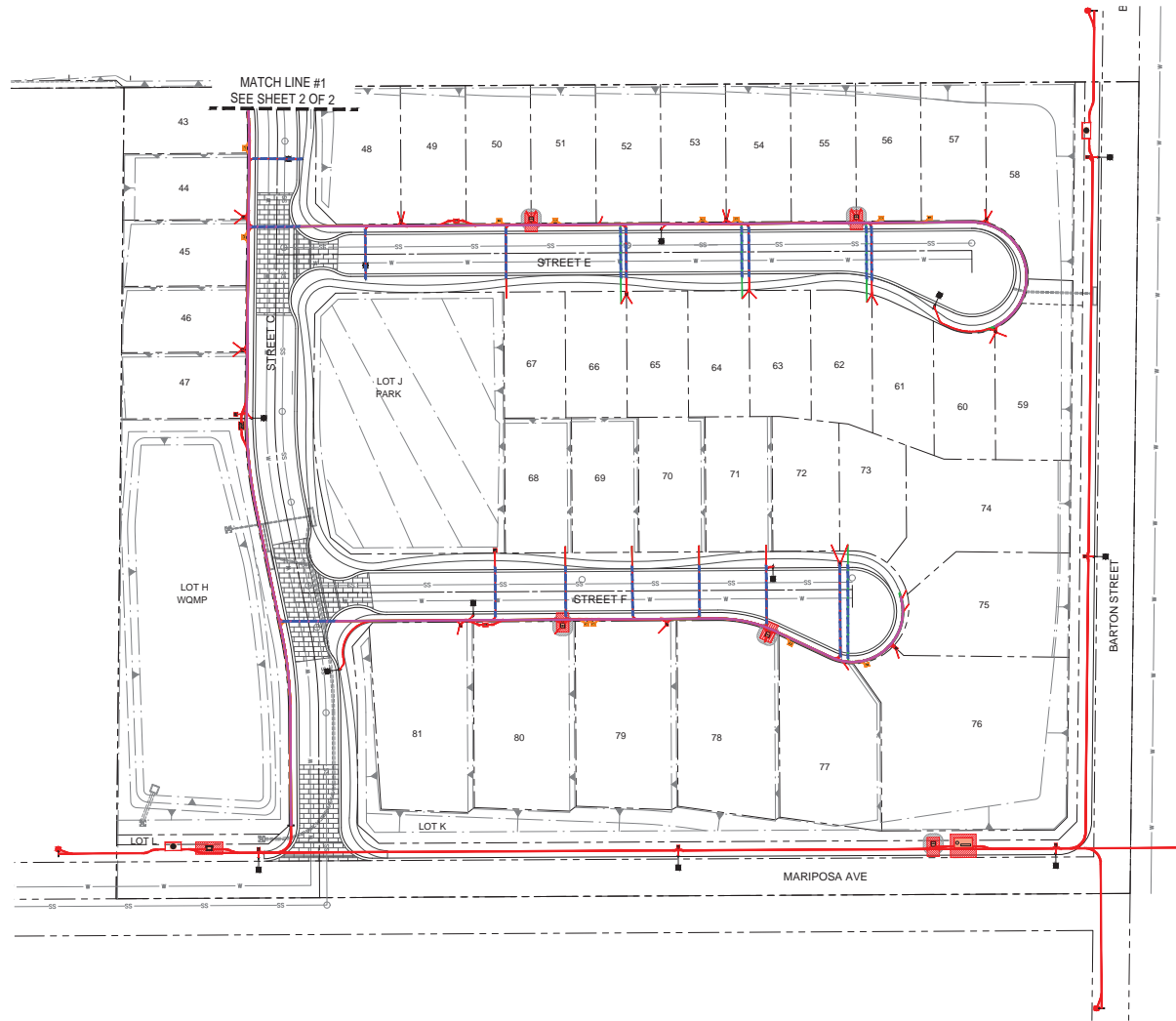
- DRY UTILITY COMPOSITE EXHIBIT IS FOR DESIGN STUDY AND CONFLICT CHECK ONLY. UTILITIES SHOULD NOT BE INSTALLED BASED ON THIS EXHIBIT. REFER TO RESPECTIVE UTILITY FINAL DESIGN(S) FOR SPECIFIC INSTALLATION REQUIREMENTS
- THIS PLAN IS FOR BIDDING AND PERMITTING PURPOSES ONLY THIS PLAN WILL BE THE PERMIT SET. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF EACH DRY UTILITY SYSTEM IN ACCORDANCE WITH EACH DRY UTILITY AGENCY'S CURRENT SPECIFICATIONS, POLICIES AND PRACTICES OF WHICH THE CONTRACTOR IS TO BE THOROUGHLY FAMILIAR.
- LOCATIONS OF EXISTING DRY UTILITIES ARE BASED UPON UTILITY MAPS, AS-BUILTS AND FIELD OBSERVATIONS. POT HOUSING IS RECOMMENDED TO VERIFY LOCATION OF ANY EXISTING FACILITIES.
- CONTRACTOR TO CONTACT "UNDERGROUND SERVICE ALERT" (800) 422-4133 PRIOR TO ANY EXCAVATION.



VICINITY MAP  
NOT TO SCALE

## LEGEND

- ELEC. HANDHOLE
- ELEC. PULL BOX
- ELEC. TRANSFORMER & PAD
- ELEC. METER PEDESTAL
- ELEC. MANHOLE
- ELEC. PME
- ELEC. POLE
- TELCO PULLBOX
- CATV PULL BOX
- PROPOSED STREET LIGHT LOCATION
- DRY UTILITY SLEEVE
- IRRIGATION SLEEVE
- JOINT TRENCH
- ELECTRIC CONDUIT
- COMMUNICATIONS CONDUIT
- GAS MAIN
- WORKING CLEARANCE
- WINDOW CLEARANCE



DRAWING HISTORY		
CREATED	Initial Sheet Map	FS 02/10/20
REVISIONS		



Diversified Pacific		DIV212
Barton 81		PRELIMINARY
Pleasanton, CA		02/12/2020 VER.1
Dry Utility Composite Exhibit		1" = 40'
		1 of 2



## NOTE

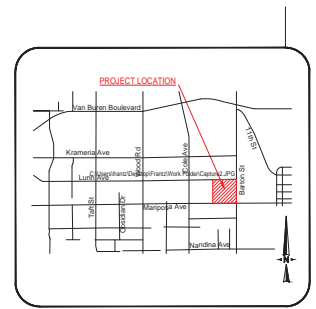
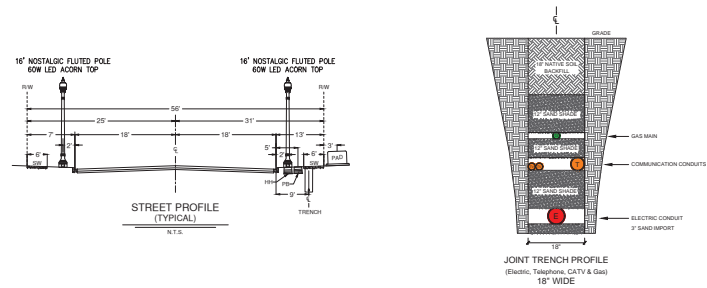
THIS "DRY UTILITY COMPOSITE" IS BASED ON THE MOST CURRENT PLANS PROVIDED TO MORROW MANAGEMENT AS OF FEBRUARY 5, 2020.

### UTILITY CONTACTS

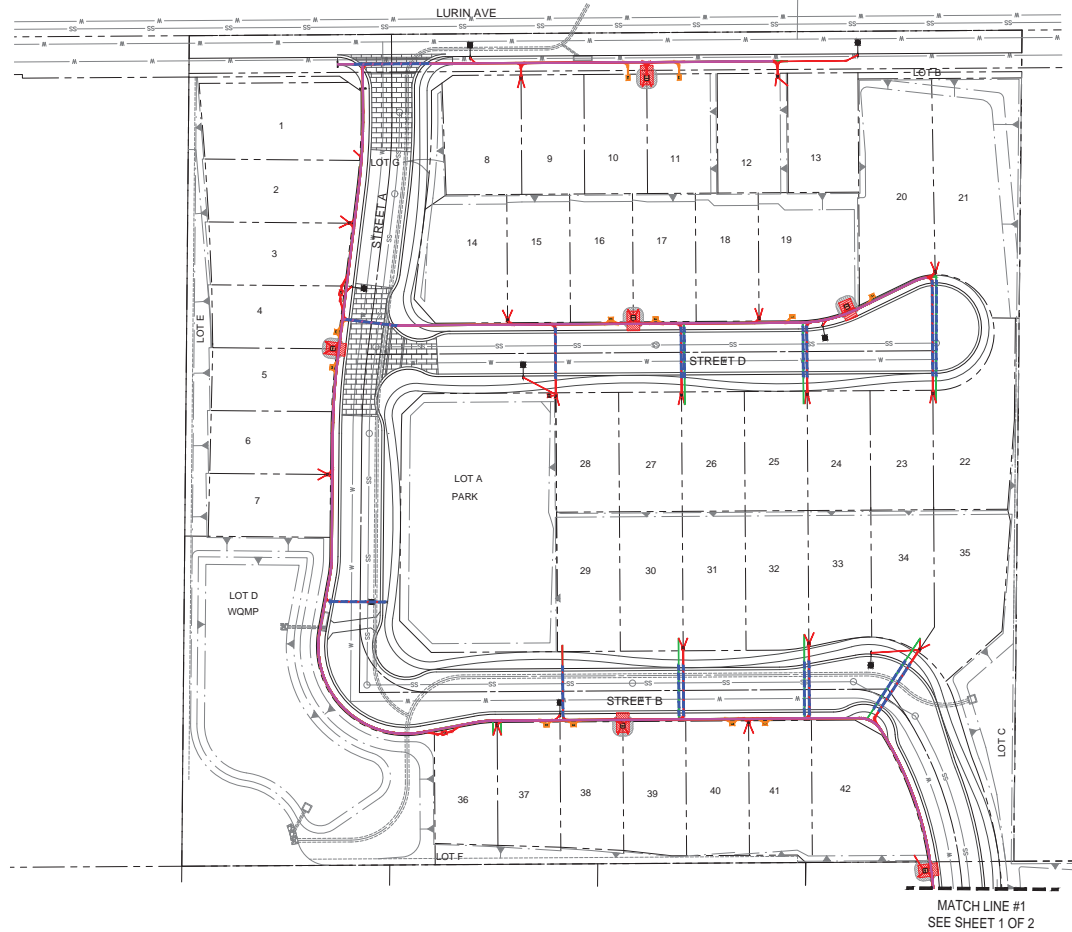
- UTILITY CONTACTS:
  - SOUTHERN CALIFORNIA EDISON
  - FRONTIER COMMUNICATIONS
  - SPECTRUM
  - SOUTHERN CALIFORNIA GAS
- ALL UTILITY COMPANY DRAWINGS ARE TO TAKE PRECEDENCE OVER THIS PLAN.
- BEFORE EXCAVATING CALL UNDERGROUND SERVICE ALERT AT: 1-800-227-2600

### GENERAL NOTES:

- DRY UTILITY COMPOSITE EXHIBIT IS FOR DESIGN STUDY AND CONFLICT CHECK ONLY. UTILITIES SHOULD NOT BE INSTALLED BASED ON THIS EXHIBIT. REFER TO RESPECTIVE UTILITY FINAL DESIGN(S) FOR SPECIFIC INSTALLATION REQUIREMENTS.
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- LOCATIONS OF EXISTING DRY UTILITIES ARE BASED UPON UTILITY MAPS, AS-BUILTS AND FIELD OBSERVATIONS. POT HOUSING IS RECOMMENDED TO VERIFY LOCATION OF ANY EXISTING FACILITIES.
- CONTRACTOR TO CONTACT "UNDERGROUND SERVICE ALERT" (800) 422-4133 PRIOR TO ANY EXCAVATION.



VICINITY MAP  
NOT TO SCALE



LEGEND	
	ELEC. HANDHOLE
	ELEC. PULL BOX
	ELEC. TRANSFORMER & PAD
	ELEC. METER PEDESTAL
	ELEC. MANHOLE
	ELEC. PME
	ELEC. POLE
	TELCO PULLBOX
	CATV PULL BOX
	PROPOSED STREET LIGHT LOCATION
	DRY UTILITY SLEEVE
	IRRIGATION SLEEVE
	JOINT TRENCH
	ELECTRIC CONDUIT
	COMMUNICATIONS CONDUIT
	GAS MAIN
	WORKING CLEARANCE
	WINDOW CLEARANCE

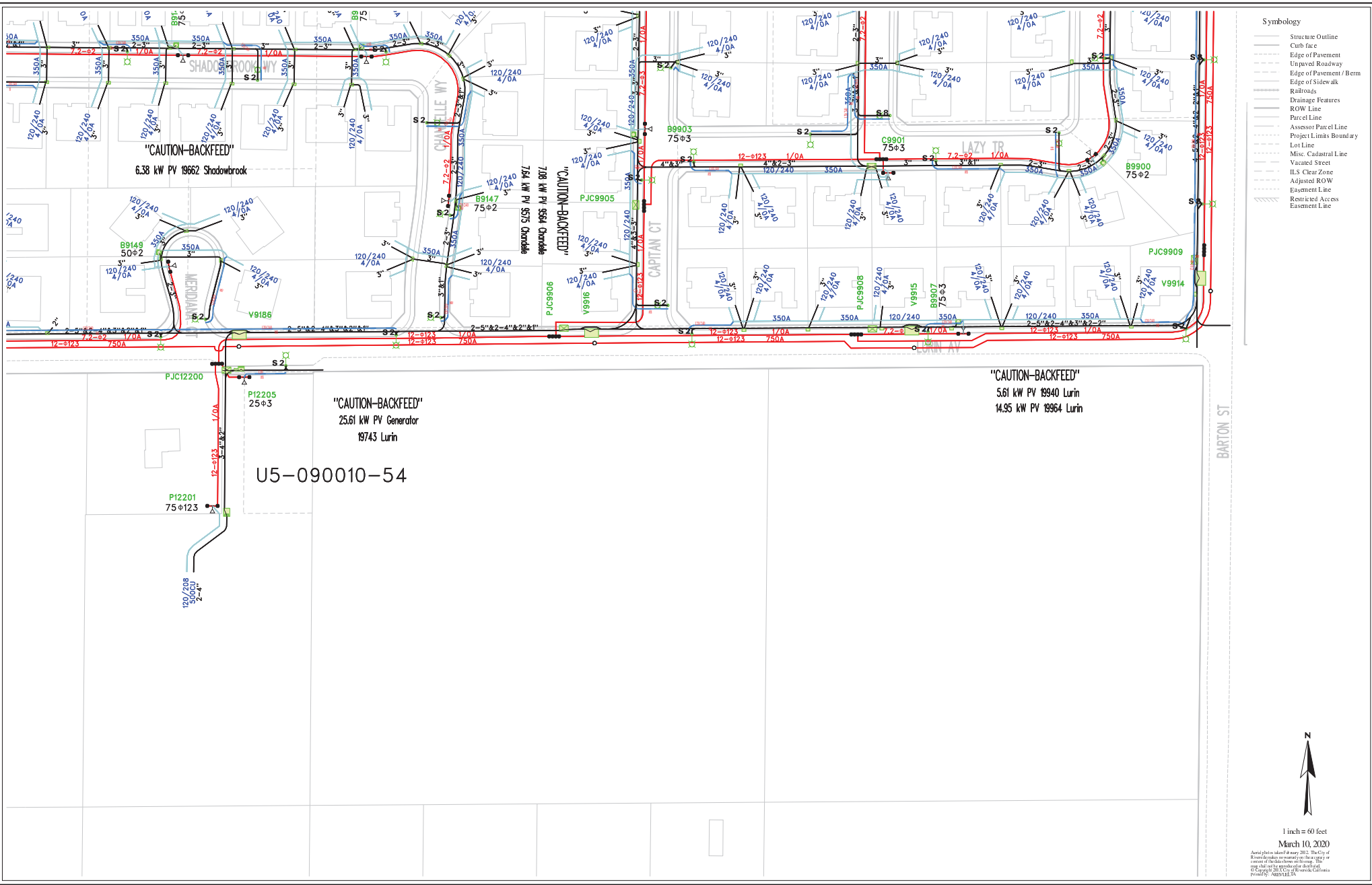


DRAWING HISTORY			
CREATED	REVISIONS	PS	02/12/20
Initial Sheet Map			



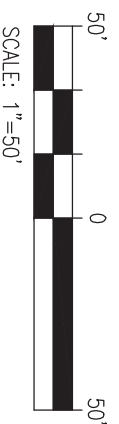
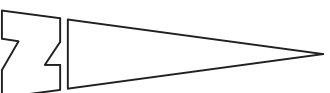
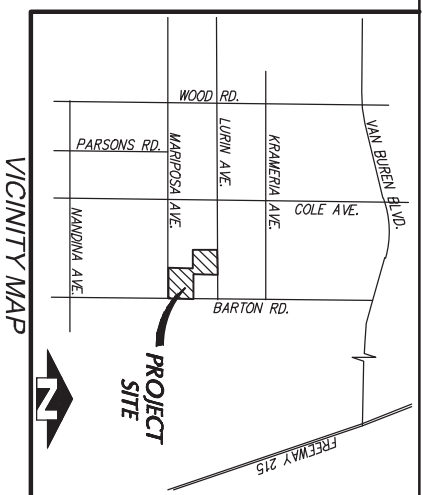
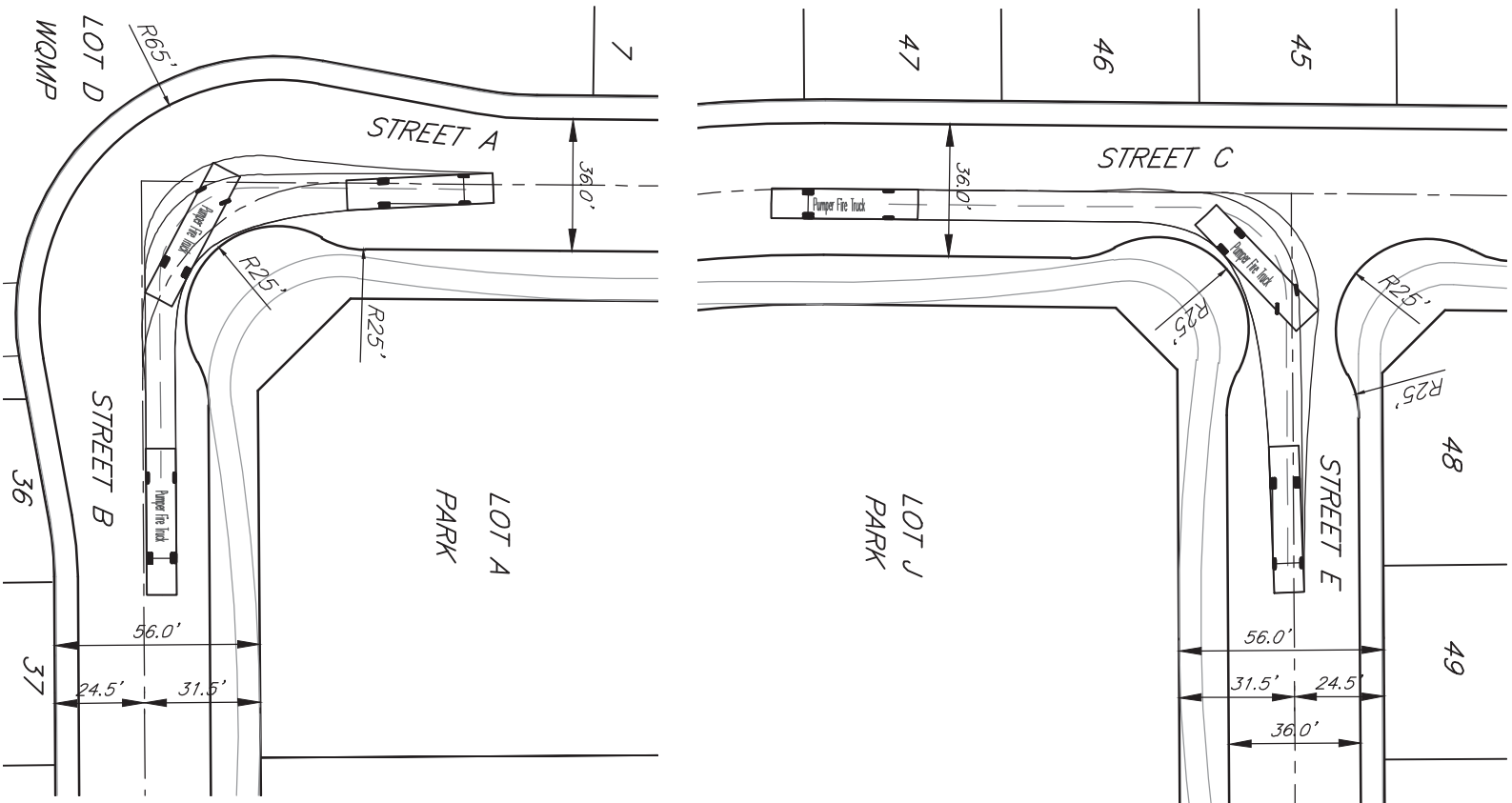
Diversified Pacific		DIV212	
Barton 81		PRELIMINARY	
Dry Utility Composite Exhibit		02/12/2020 VER.1	
		1" = 40'	
		2 of 2	







# FIRE TRUCK TURNING RADIUS EXHIBIT TRACT MAP 37732



PREPARED BY:



CIVIL ENGINEERING, PLANNING AND CONSTRUCTION MANAGEMENT  
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA. 92681-5370 • 951-754-2130

DATE: 04/27/2020

DRAWN BY:

AC

CHECKED BY:

ML

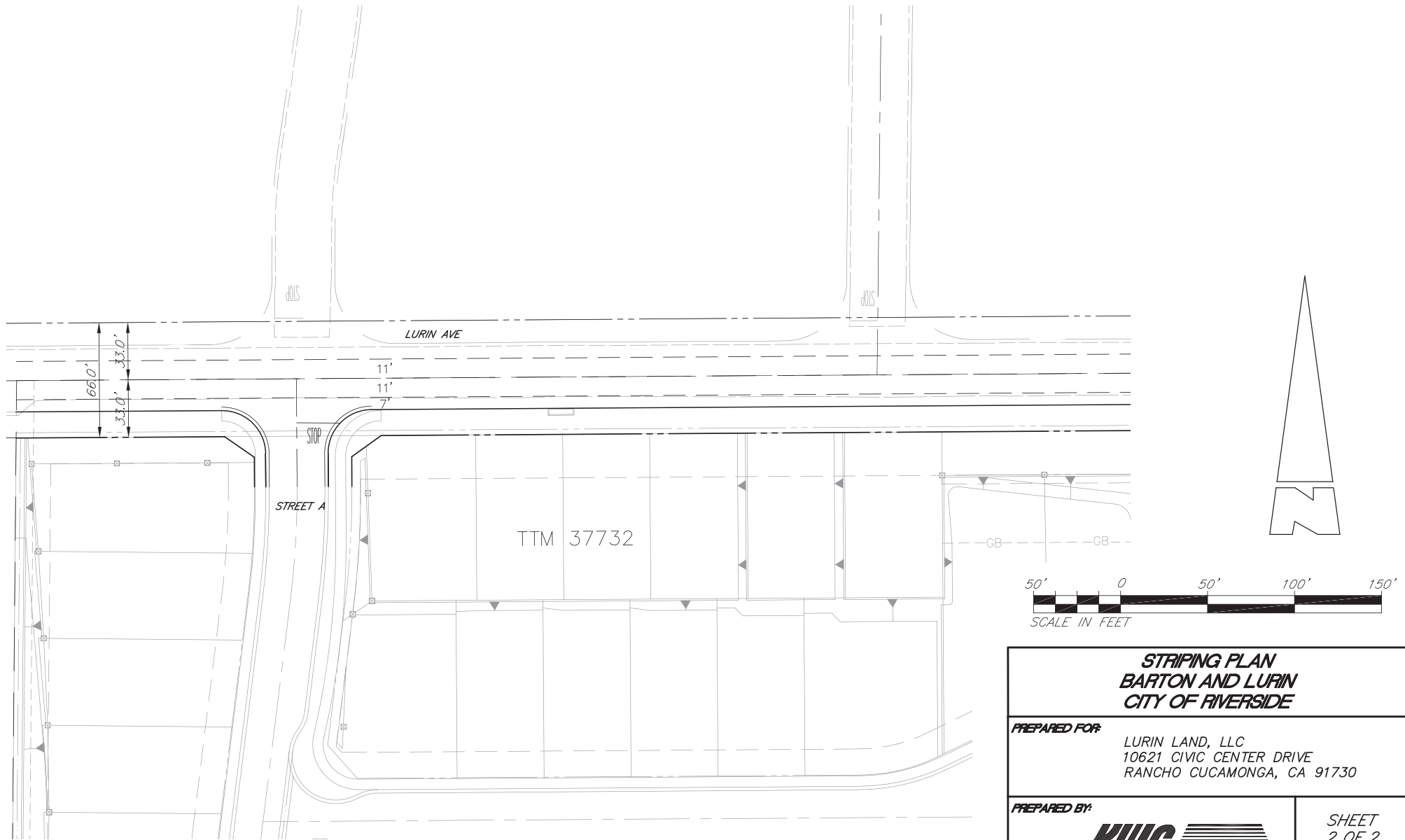
J.N.:

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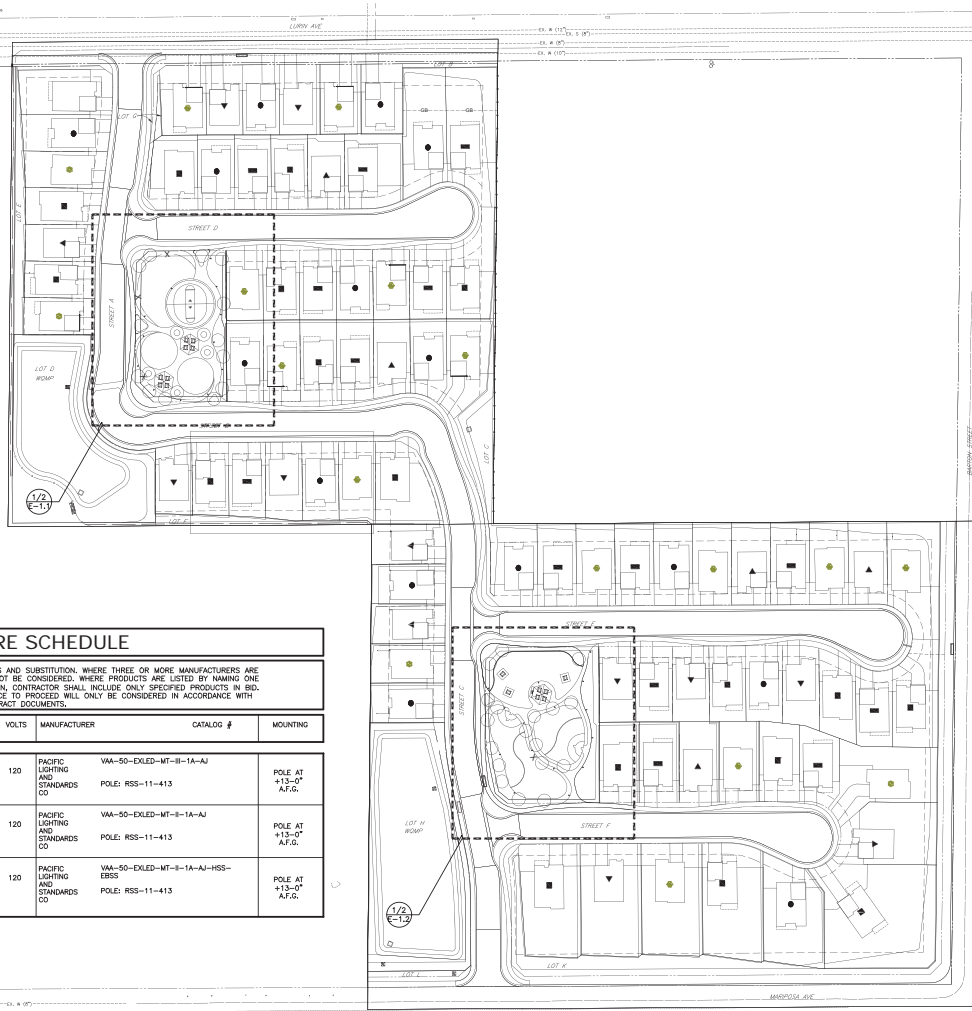












### LIGHTING FIXTURE SCHEDULE

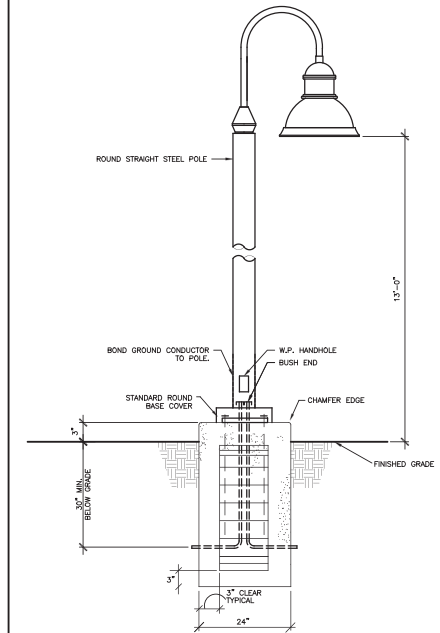
REFER TO DIVISION 1, GENERAL REQUIREMENTS, REGARDING PRODUCT OPTIONS AND SUBSTITUTION. WHERE THREE OR MORE MANUFACTURERS ARE LISTED IN THE FOLLOWING LIGHTING FIXTURE SCHEDULE, SUBSTITUTION WILL NOT BE CONSIDERED. WHERE PRODUCTS ARE LISTED BY NAMING ONE OR MORE MANUFACTURERS, WITHOUT "OR EQUAL," PROVISION FOR SUBSTITUTION CONTRACTOR SHALL INCLUDE ONLY SPECIFIED PRODUCTS IN BID. REQUEST FOR SUBSTITUTION WITHIN 35 DAYS FROM THE DATE OF THE NOTICE TO PROCEED WILL ONLY BE CONSIDERED IN ACCORDANCE WITH DIVISION 1 OF THESE CONTRACT DOCUMENTS.

DESCRIPTION	ILLUMINATION		VOLTS	MANUFACTURER	CATALOG #	MOUNTING
	WATTS	TYPE				
1W 50 DOMESTYLE L.E.D. WALKWAY AREA FIXTURE W/ TYPE FIVE DISTRIBUTION	50	LED 40K	120	PACIFIC LIGHTING AND STANDARDS CO	VA-50-EXLED-MT-8-1A-AJ POLE: RSS-11-413	POLE AT +13'-0" A.F.G.
2W 50 DOMESTYLE L.E.D. WALKWAY AREA FIXTURE W/ TYPE TWO DISTRIBUTION	50	LED 40K	120	PACIFIC LIGHTING AND STANDARDS CO	VA-50-EXLED-MT-8-1A-AJ POLE: RSS-11-413	POLE AT +13'-0" A.F.G.
2W3 50 DOMESTYLE L.E.D. WALKWAY AREA FIXTURE W/ TYPE TWO DISTRIBUTION, INTERNAL BACKSIDE SHIELD AND EXTERIOR BACKSIDE SHIELD	50	LED 40K	120	PACIFIC LIGHTING AND STANDARDS CO	VA-50-EXLED-MT-8-1A-AJ-HSS- EBSS POLE: RSS-11-413	POLE AT +13'-0" A.F.G.

OVERALL ELECTRICAL SITE PLAN

### ELECTRICAL SYMBOLS LIST

- POST TOP POLE MOUNTED WALKWAY L.E.D. LIGHT FIXTURE W/ TYPE TWO DISTRIBUTION  
ARROW INDICATED FRONT OF DISTRIBUTION - REFER TO LIGHTING SCHEDULE
- POST TOP POLE MOUNTED WALKWAY L.E.D. LIGHT FIXTURE W/ TYPE FIVE DISTRIBUTION  
ARROW INDICATED FRONT OF DISTRIBUTION - REFER TO LIGHTING SCHEDULE
- 1W  
50  
LIGHT FIXTURE CALL OUT, "1W" INDICATES FIXTURE TYPE (REFER TO FIXTURE  
SCHEDULE), "50" INDICATES TOTAL FIXTURE WATTAGE. NUMBER ADJACENT  
INDICATES QUANTITIES. (NUMBER IS SHOWN FOR BRANCH CIRCUIT PURPOSE ONLY,  
NOT FOR MATERIAL TAKE-OFF).
- 1-1  
DETAIL CALLOUT, "3" INDICATES DETAIL NUMBER "E-1" INDICATES SHEET NUMBER.
- C.E.C. CALIFORNIA ELECTRICAL CODE
- U.G.N. UNLESS OTHERWISE NOTED
- A.F.G. ABOVE FINISHED GRADE



WALKWAY POLE LIGHT FIXTURE

SCALE  
N.T.S.

OWNER:

10621 Civic Center Drive  
Rancho Cucamonga, CA 91730

PHOTOMETRIC ILLUMINATION STUDY FOR  
TWO PASSIVE PARKS  
**HOUSING TRACT NO. 37732**  
RIVERSIDE, CA

**JCA** Engineering Inc.  
Electrical Engineering & Consulting  
8048 Palms Ave  
Riverside, Ca 92506  
909 864-0955  
Fax 909 864-0280  
jca@jcaeng.com

ENGINEER  
PROFESSIONAL ENGINEERING  
STATE OF CALIFORNIA  
E-11795  
09-4/30/20

APPROVED

NO	DATE	BY	REMARKS
1			

SYMBOL LIST,  
OVERALL SITE  
PLAN, LTG FIXTURE  
SCHEDULE AND  
DETAILS

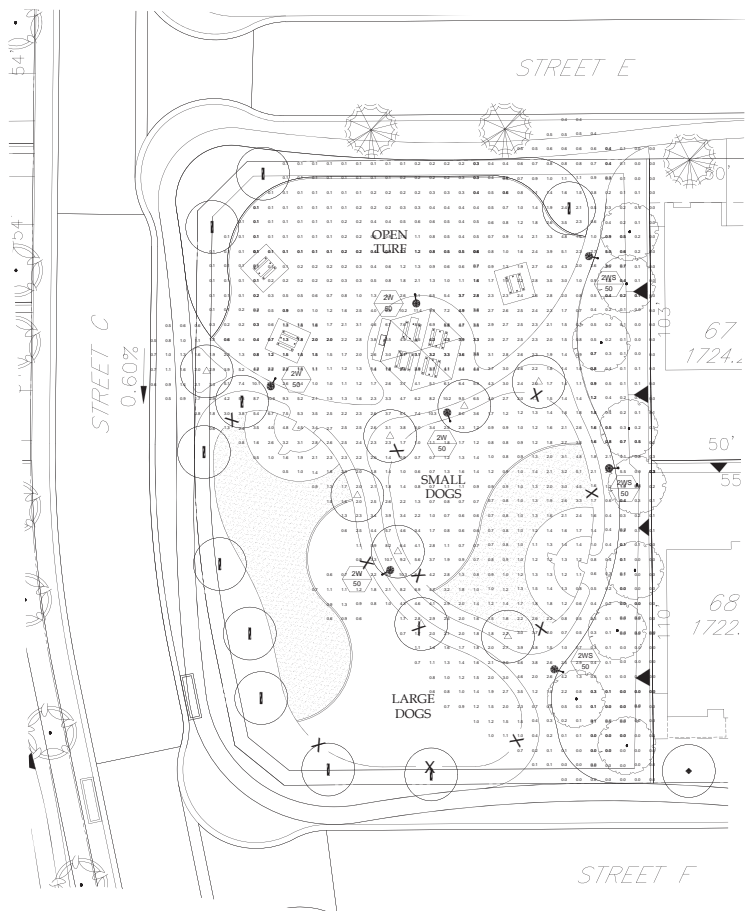
DRAWN P.M.M.  
CHECKED J.L.S./J.L.R.  
DATE 04/08/20  
SCALE AS NOTED  
JOB NO. 2593

E-1.0



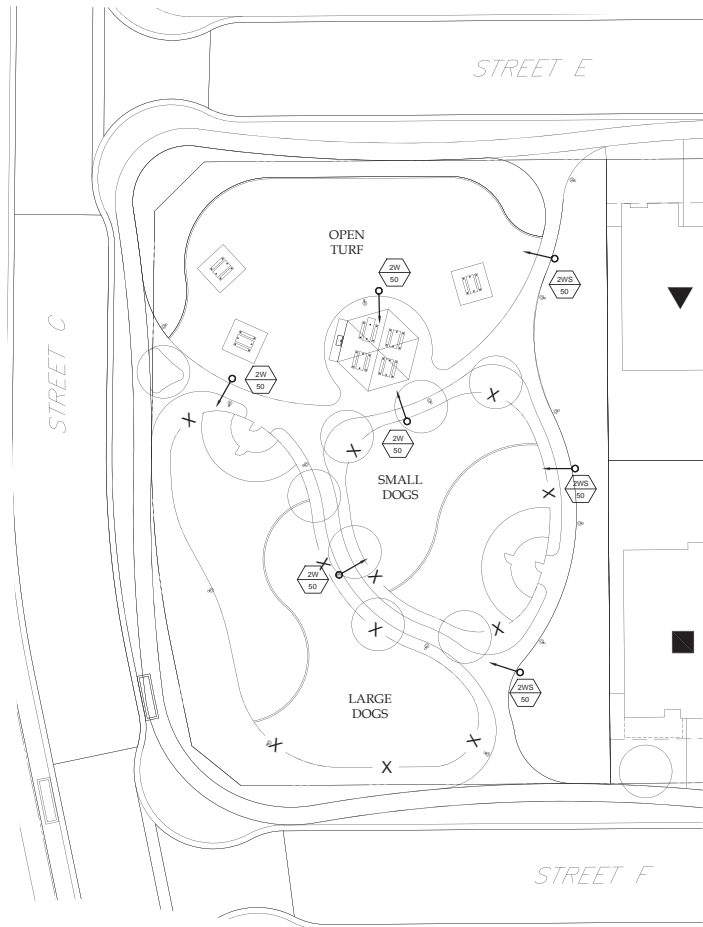






SOUTH PARK - PHOTOMETRIC ILLUMINATION PLAN

SCALE  
1"=20'-0" 2



SOUTH PARK - ELECTRICAL SITE LIGHTING PLAN

SCALE  
1"=20'-0" 1

OWNER:

10621 Civic Center Drive  
Rancho Cucamonga, CA 91730

PHOTOMETRIC ILLUMINATION STUDY FOR  
TWO PASSIVE PARKS  
**HOUSING TRACT NO. 37732**  
RIVERSIDE, CA

**JCA** Engineering Inc.  
Electrical Engineering & Consulting  
8048 Palms Ave  
Riverside, Ca 92506  
909 864-0855  
Fax 909 864-0850  
jca@jcaeng.com



APPROVED

NO	DATE	BY	REMARKS
1			

SOUTH PARK  
LIGHTING AND  
PHOTOMETRIC  
PLAN

DRAWN P.M.M.  
CHECKED J.L.S./J.L.R.  
DATE 04/08/20  
SCALE AS NOTED  
JOB NO. 2593

E-1.2