

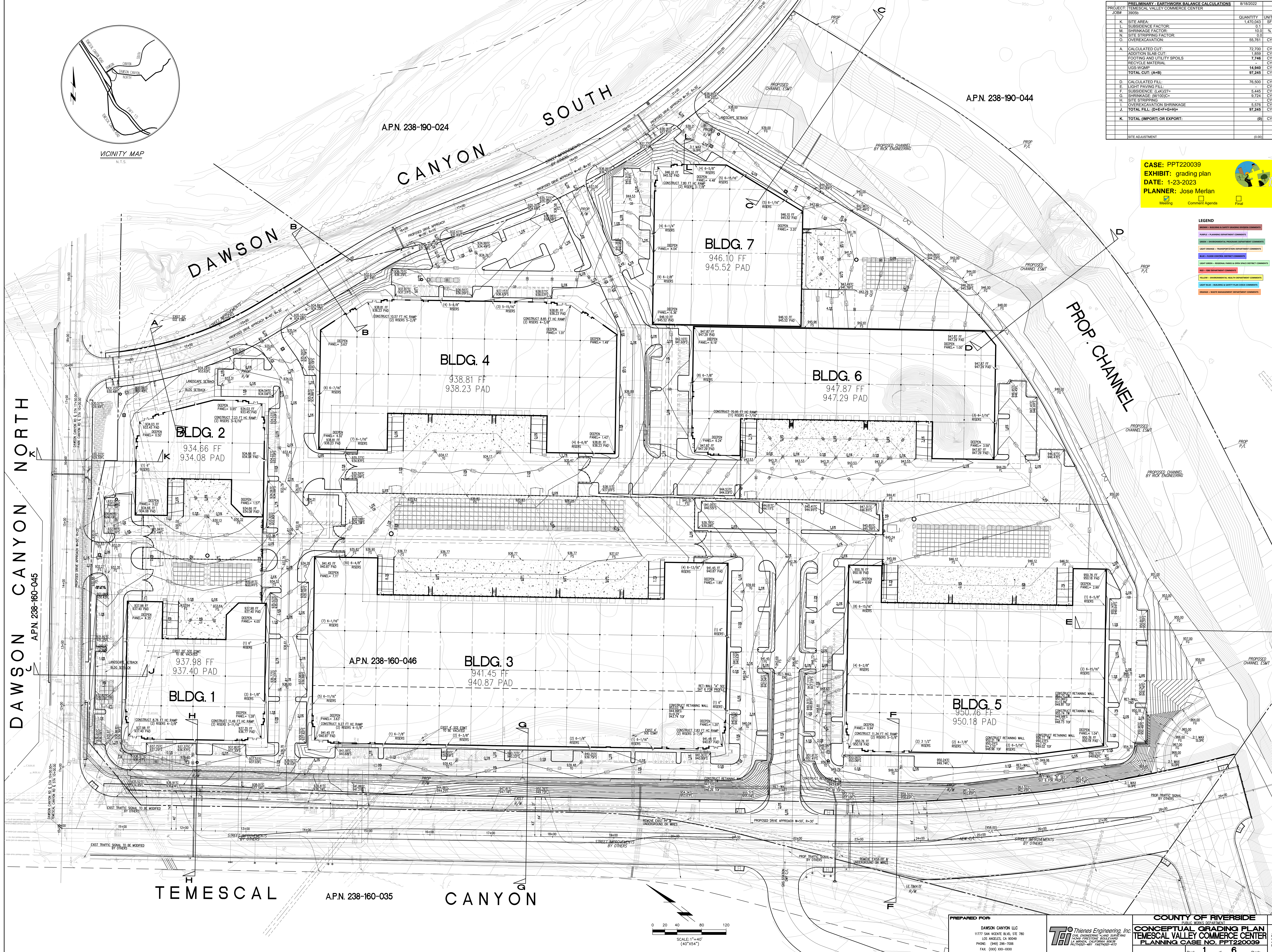
VICINITY MAP
N.T.S.

PRELIMINARY - EARTHWORK BALANCE CALCULATIONS		8/18/2022
PROJECT	TEMESCAL VALLEY COMMERCE CENTER	
QUANTITY		UNITS
K. SITE AREA:	1,370,043	SF
L. SUBSIDENCE FACTOR:	0.1	%
M. SHRINKAGE FACTOR:	10.0	%
N. SITE STRIPPING FACTOR:	0.0	%
O. OVEREXCAVATION:	55,761	CY
A. CALCULATED CUT:	72,700	CY
ADDITION SLAB CUT:	1,859	CY
FOOTING AND UTILITY SPOILS	7,746	CY
RECYCLE MATERIAL		CY
UGS-WOMP	14,940	CY
TOTAL CUT (A+B)	97,245	CY
D. CALCULATED FILL:	76,800	CY
E. LIGHT PAYING FILL:		CY
F. SUBSIDENCE (LWK)??=	5,445	CY
G. SHRINKAGE (MAY)??=	9,724	CY
H. SITE STRIPPING:		CY
I. OVEREXCAVATION SHRINKAGE	5,576	CY
J. TOTAL FILL (D+E+H+I+J)=	97,245	CY
K. TOTAL (IMPORT) OR EXPORT:	(0)	CY
SITE ADJUSTMENT		(0.00)

CASE: PPT20039
 EXHIBIT: grading plan
 DATE: 1-23-2023
 PLANNER: Jose Merlan

Meeting Comment Agenda Final

LEGEND	
	APPLICABLE TO ALL PROJECTS
	APPLICABLE TO ALL PROJECTS
	APPLICABLE TO ALL PROJECTS
	APPLICABLE TO ALL PROJECTS
	APPLICABLE TO ALL PROJECTS
	APPLICABLE TO ALL PROJECTS

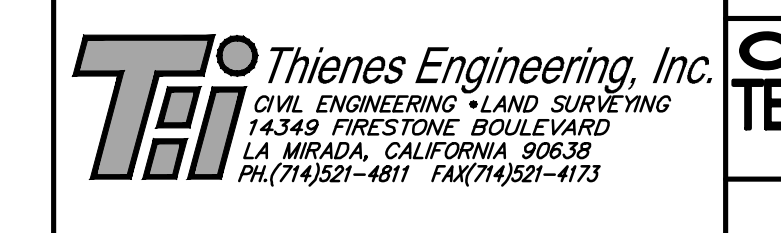


TEMESCAL

APN. 238-160-035

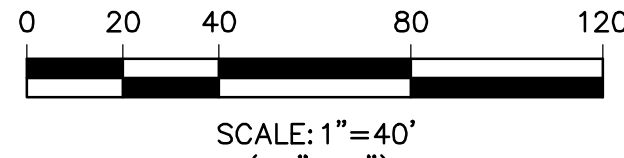
CANYON

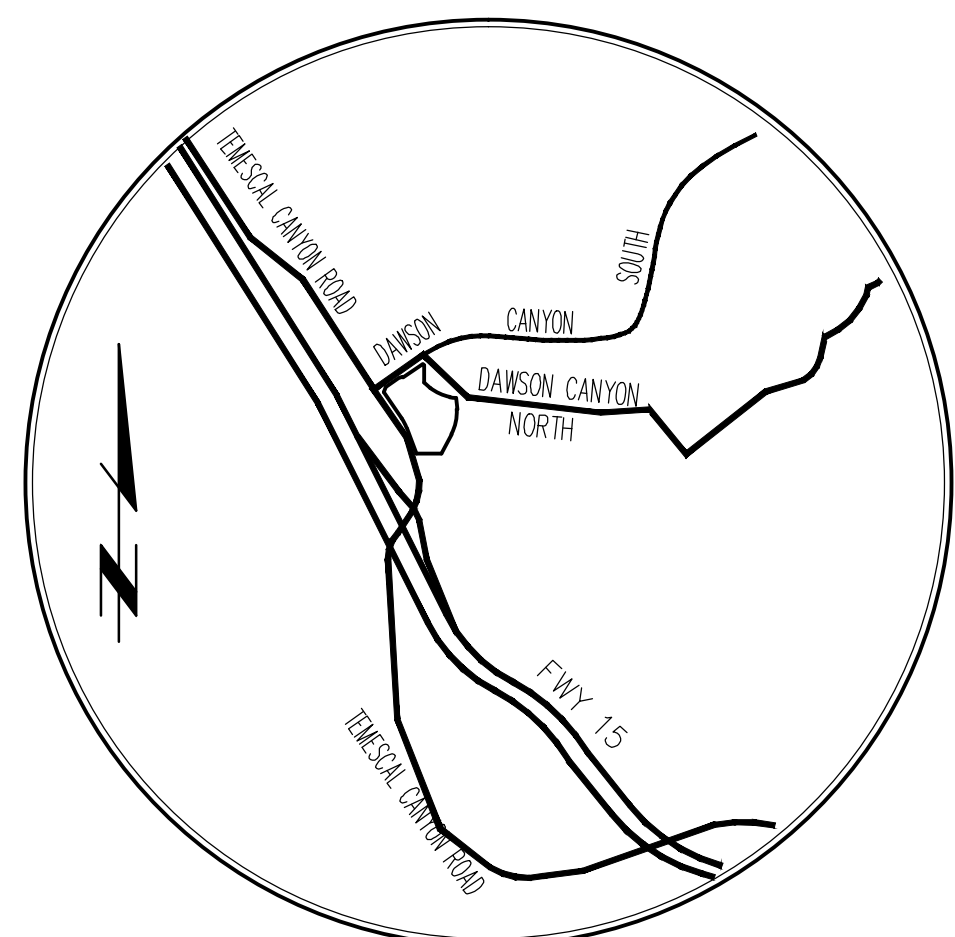
PREPARED FOR:
 DAWSON CANYON LLC
 11777 SAN VICENTE BLVD, STE 780
 LOS ANGELES, CA 90049
 PHONE: (844) 298-7006
 FAX: (800) 333-0000



COUNTY OF RIVERSIDE
CONCEPTUAL GRADING PLAN
 TEMESCAL VALLEY COMMERCE CENTER
 PLANNING CASE NO. PPT20039

Sheet 1 of 6





VICINITY MAP
N.T.S.

A.P.N. 238-190-044

A.P.N. 238-190-024

DAWSON CANYON SOUTH

DAWSON

BLDG. 7
945.47 FF

BLDG. 4
938.81 FF

BLDG. 6
947.24 FF

BLDG. 2
934.66 FF

DAWSON CANYON NORTH

A.P.N. 238-160-045

BLDG. 1
937.98 FF

A.P.N. 238-160-046

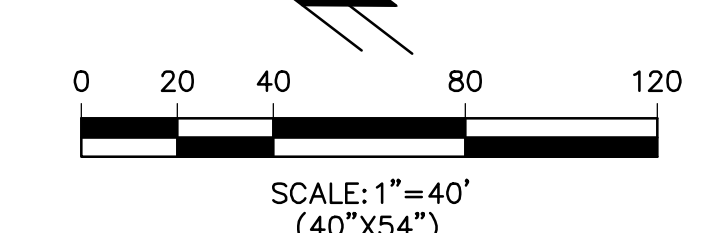
BLDG. 3
941.45 FF

BLDG. 5
950.76 FF

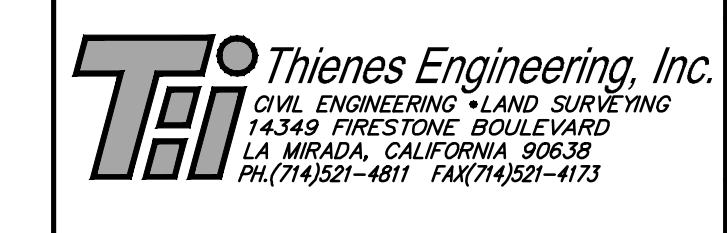
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A.P.N. 238-160-035

CANYON

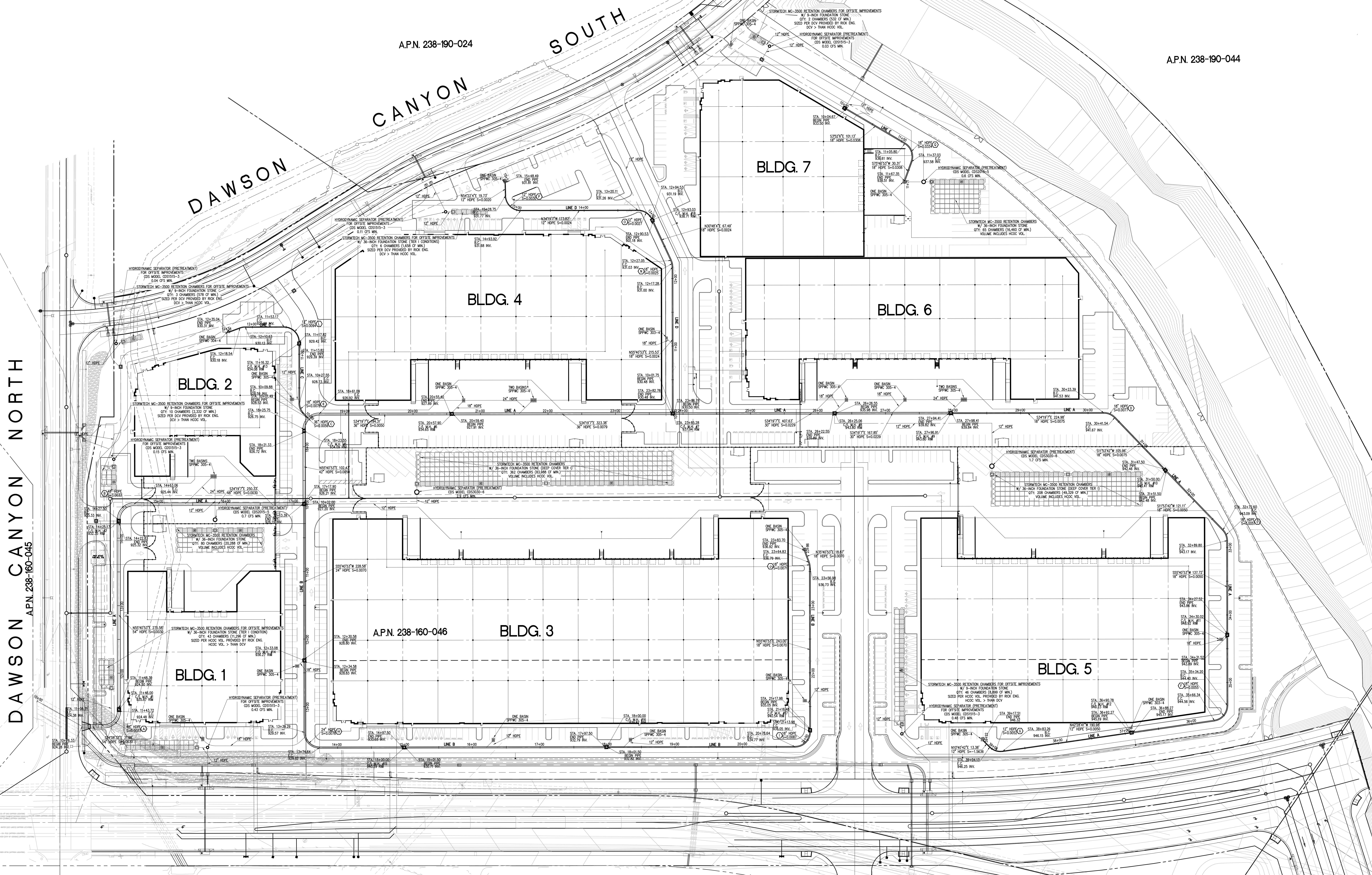


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COUNTY OF RIVERSIDE
CONCEPTUAL UTILITY PLAN
TEMESCAL VALLEY COMMERCE CENTER
PLANNING CASE NO. PFT220039
Sheet 2 of 6

39036



DAWSON CANYON NORTH
APN. 238-160-045

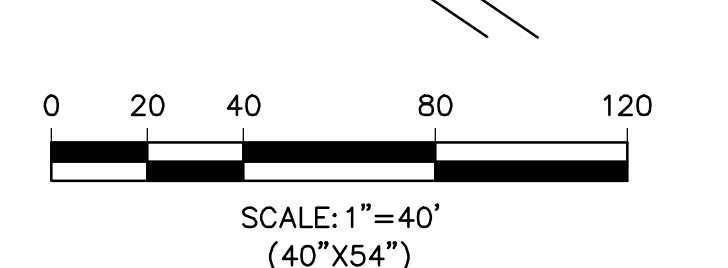
DAWSON CANYON SOUTH

TEMESCAL CANYON

AP.N. 238-190-024

AP.N. 238-190-044

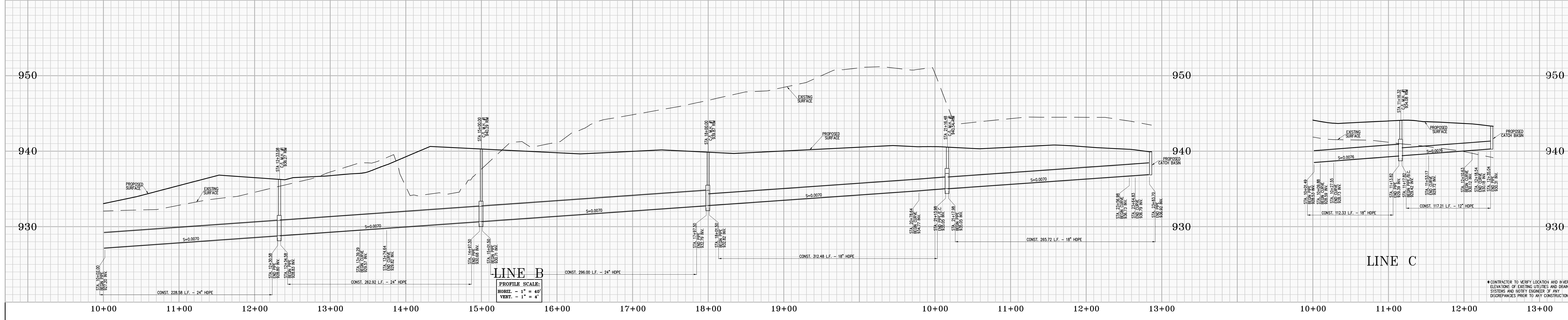
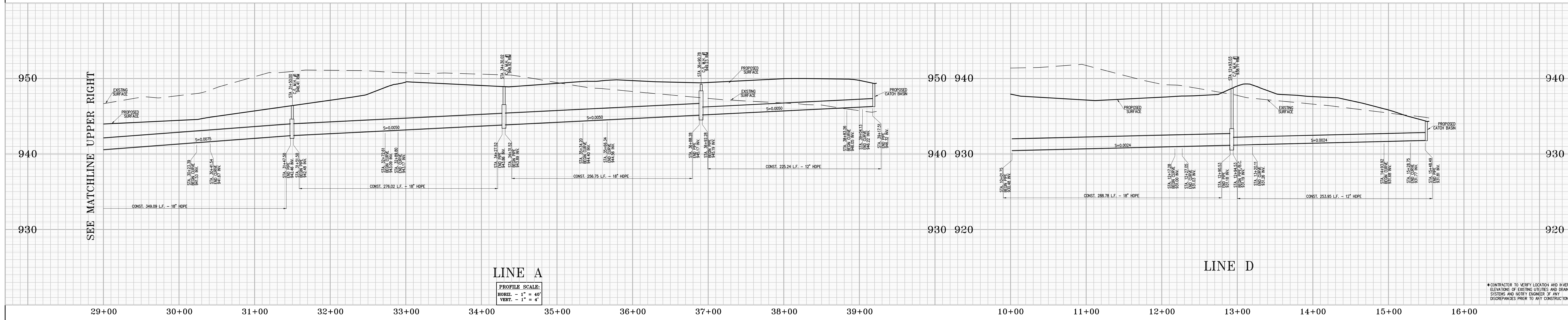
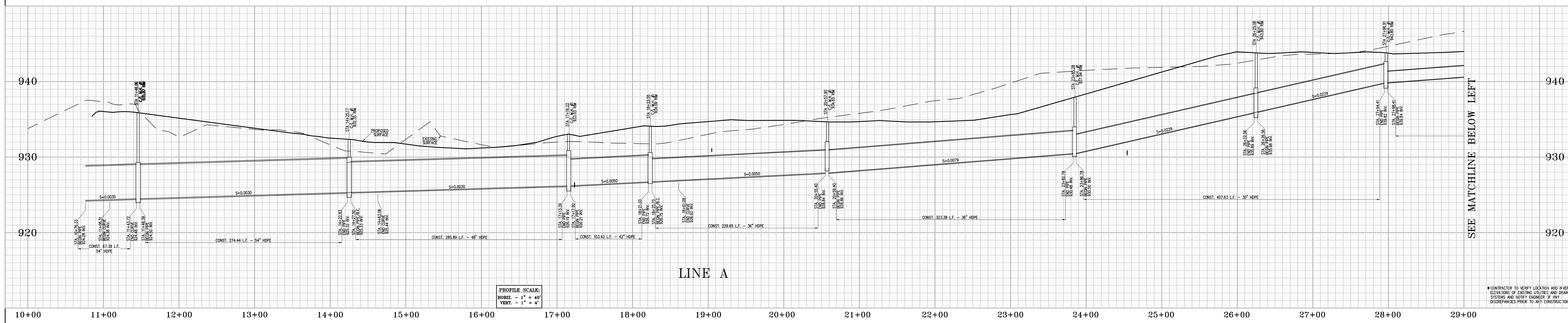
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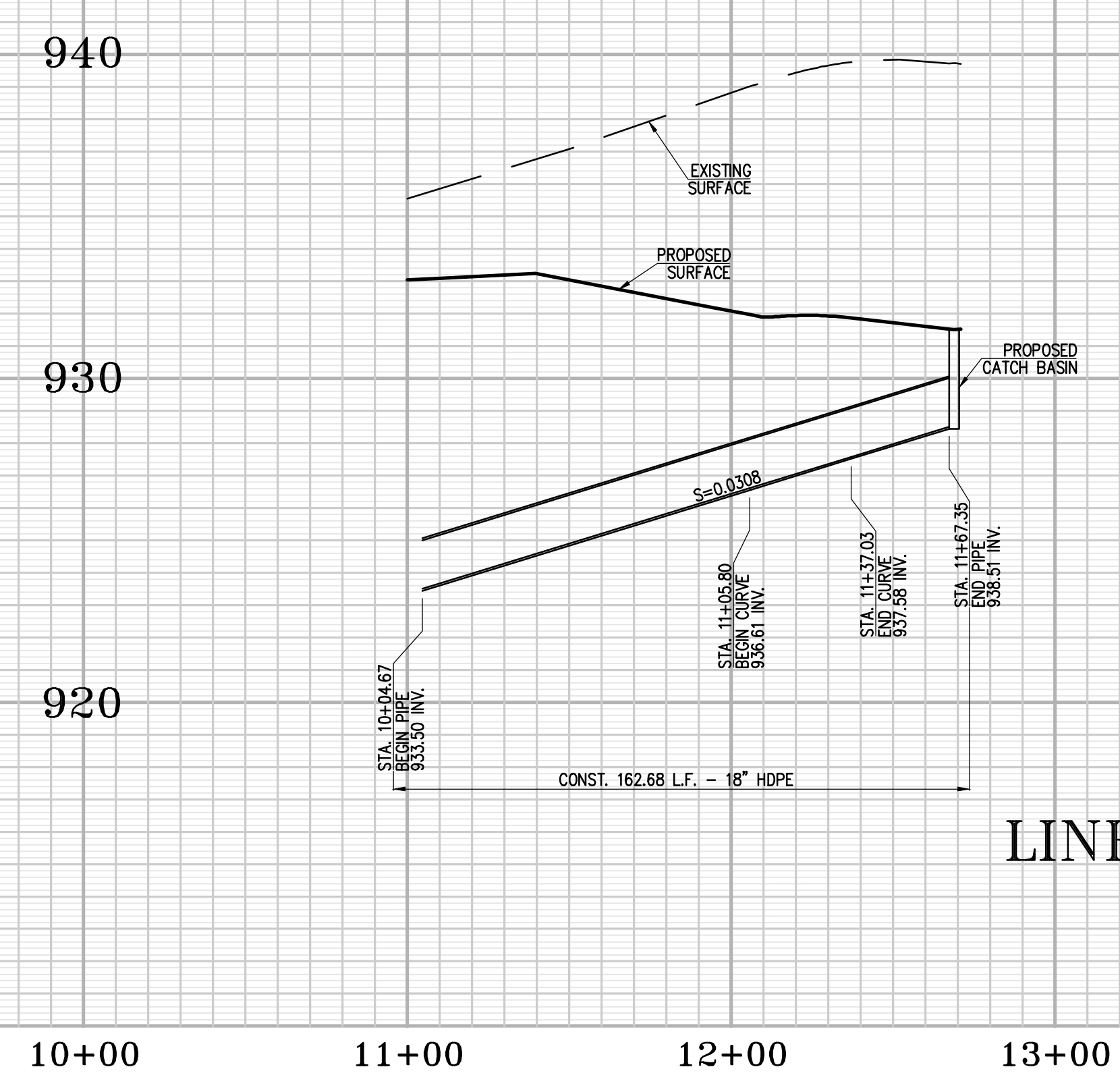


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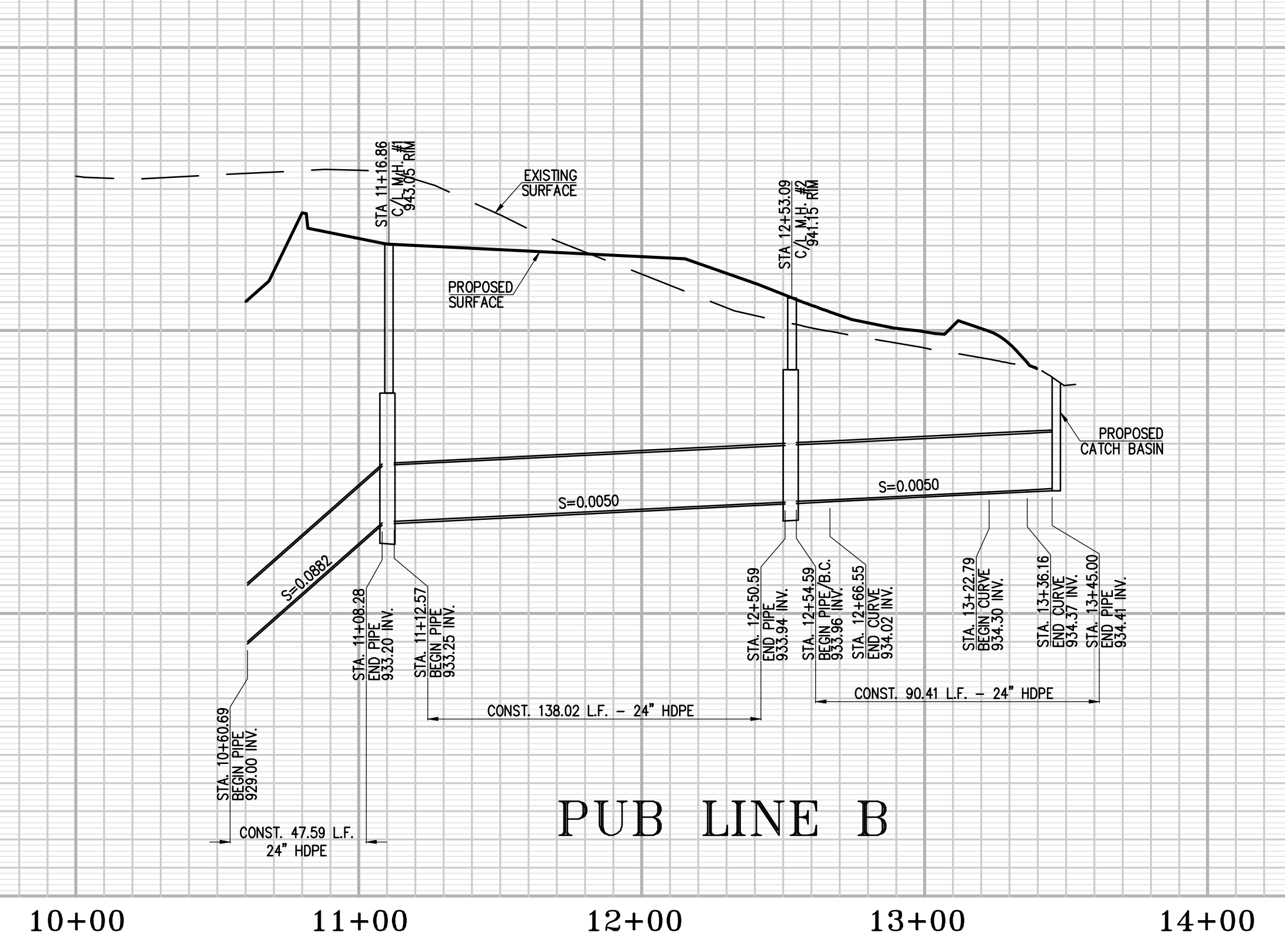
Thiess Engineering, Inc.
2141 W. Foothill Blvd., Suite 200
La Brea, California 90008
Tel: (310) 412-1111 Fax: (310) 412-1112

COUNTY OF RIVERSIDE
CONCEPTUAL STORM DRAIN PLAN
TEMESCAL VALLEY COMMERCE CENTER
PLANNING CASE NO. PFT220039
Sheet 3 of 6

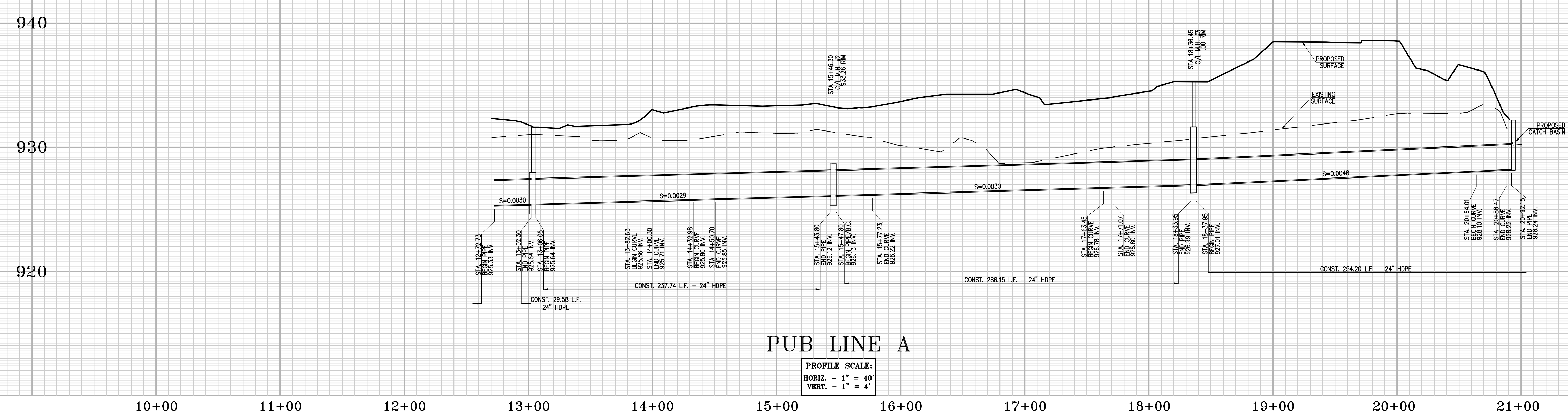




PROFILE SCALE:
HORIZ. - 1" = 40'
VERT. - 1" = 4'



CONTRACTOR TO VERIFY LOCATION AND INVERT ELEVATIONS OF EXISTING UTILITIES AND DRAINAGE SYSTEMS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.



PROFILE SCALE:
HORIZ. - 1" = 40'
VERT. - 1" = 4'

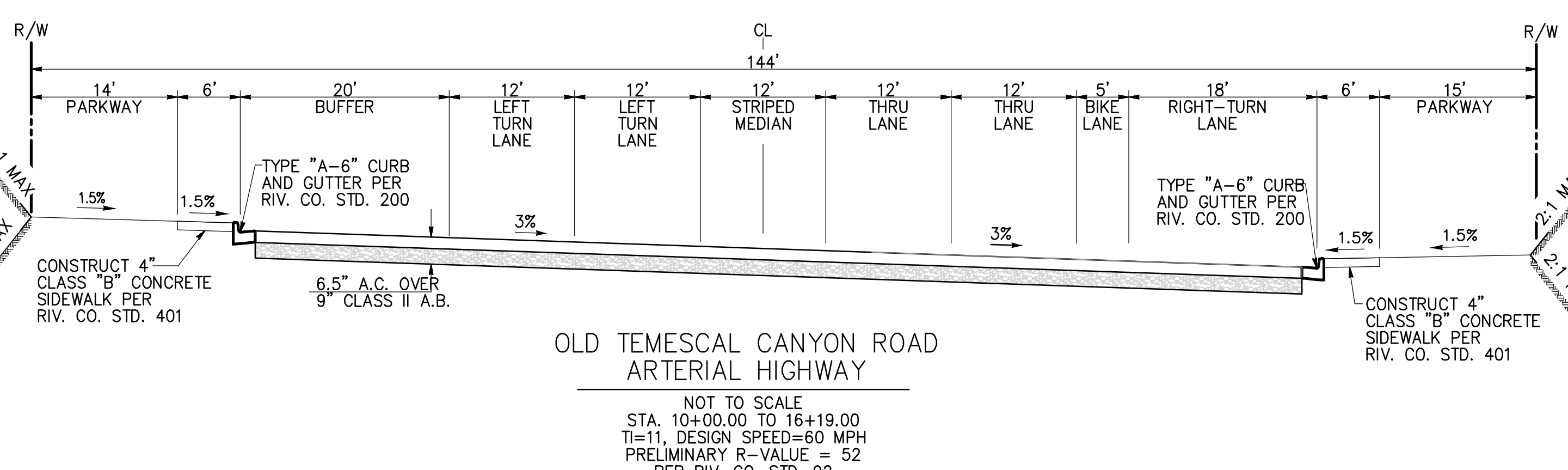
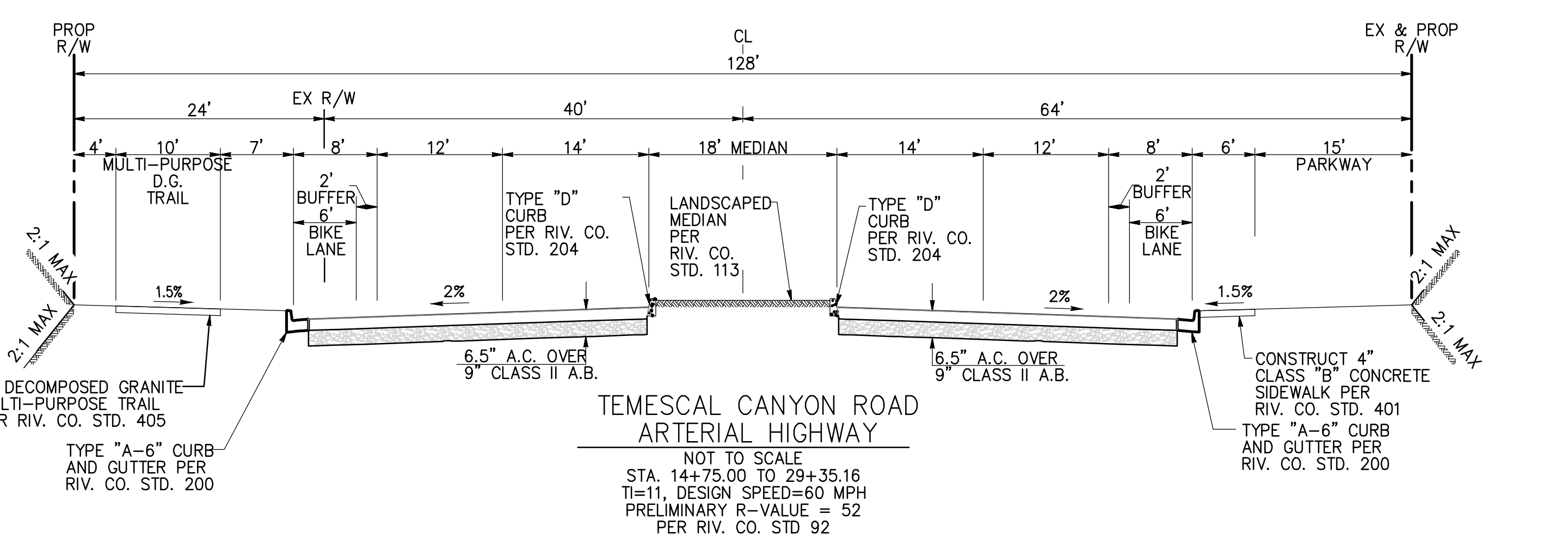
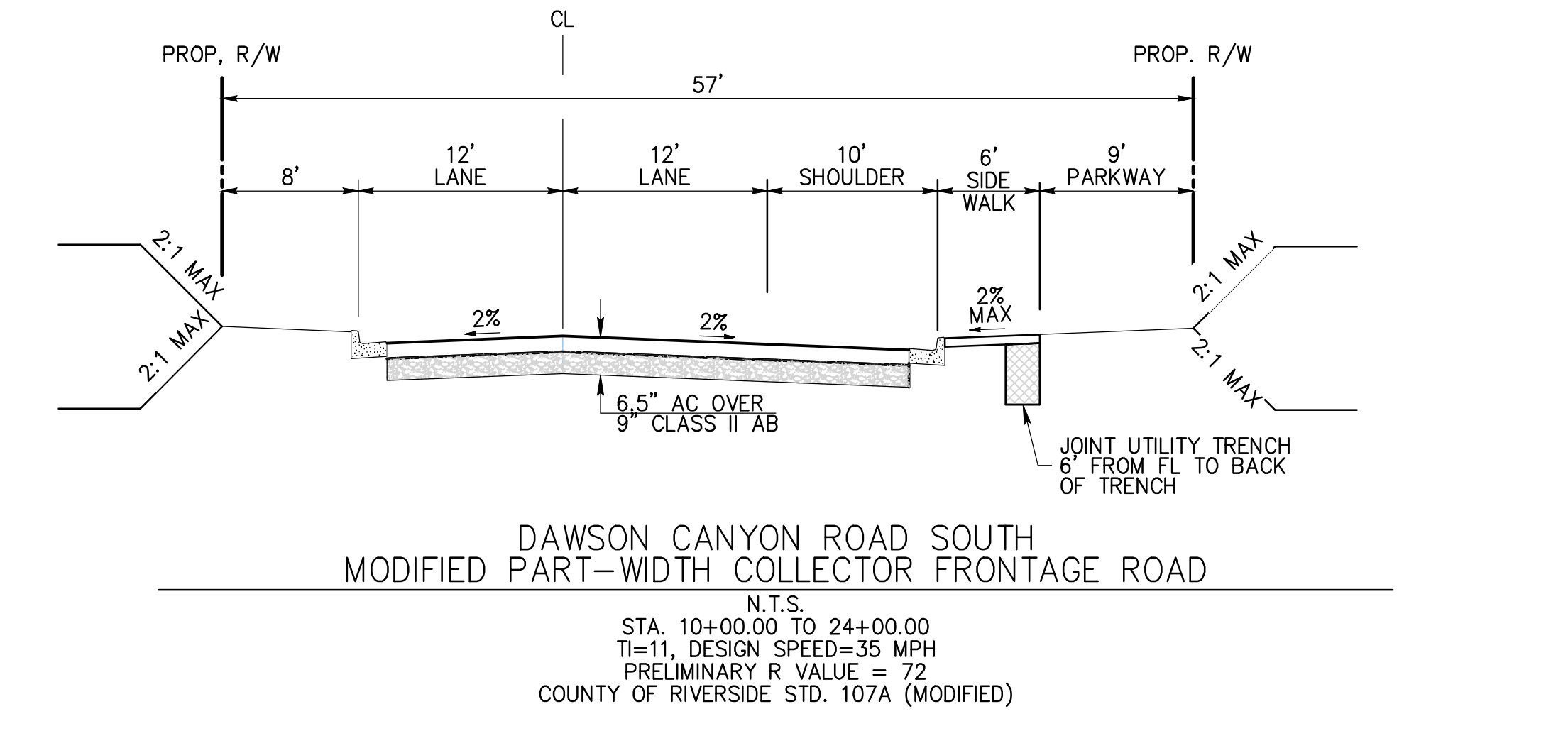
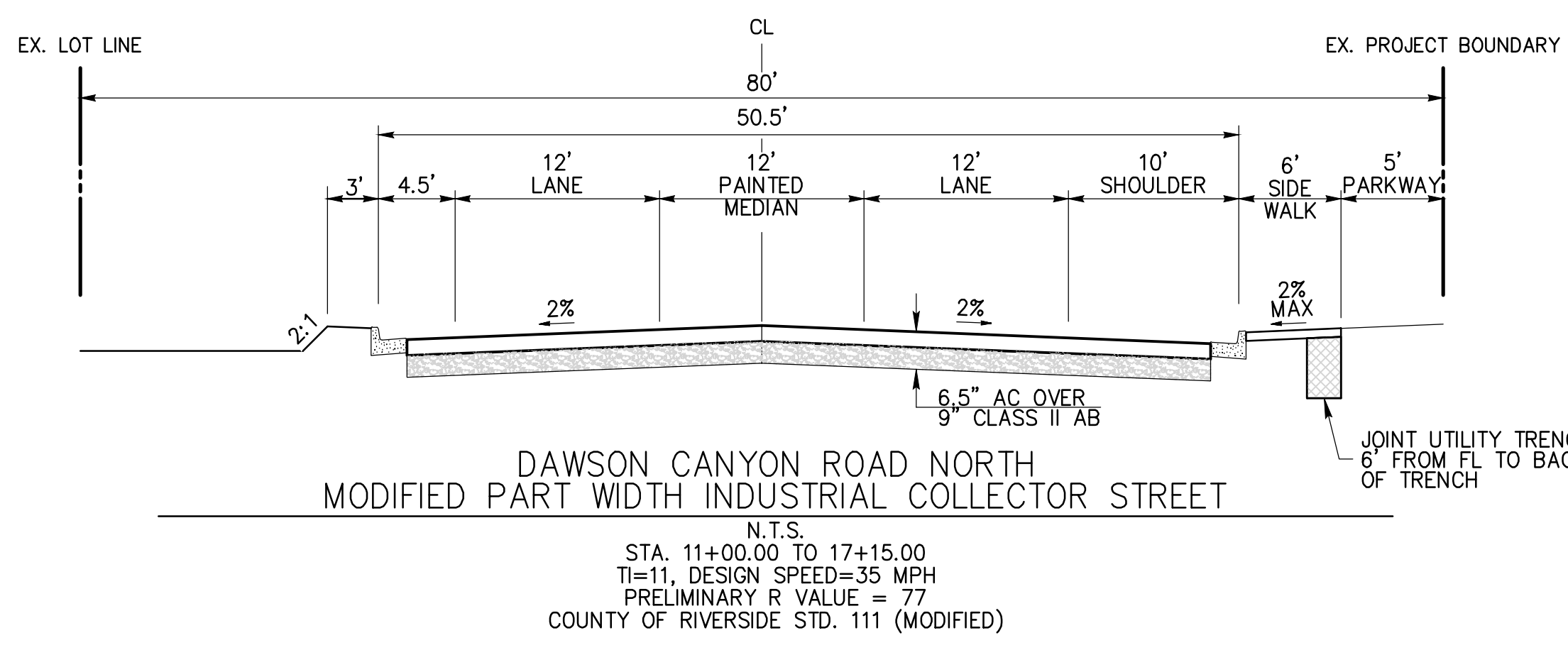
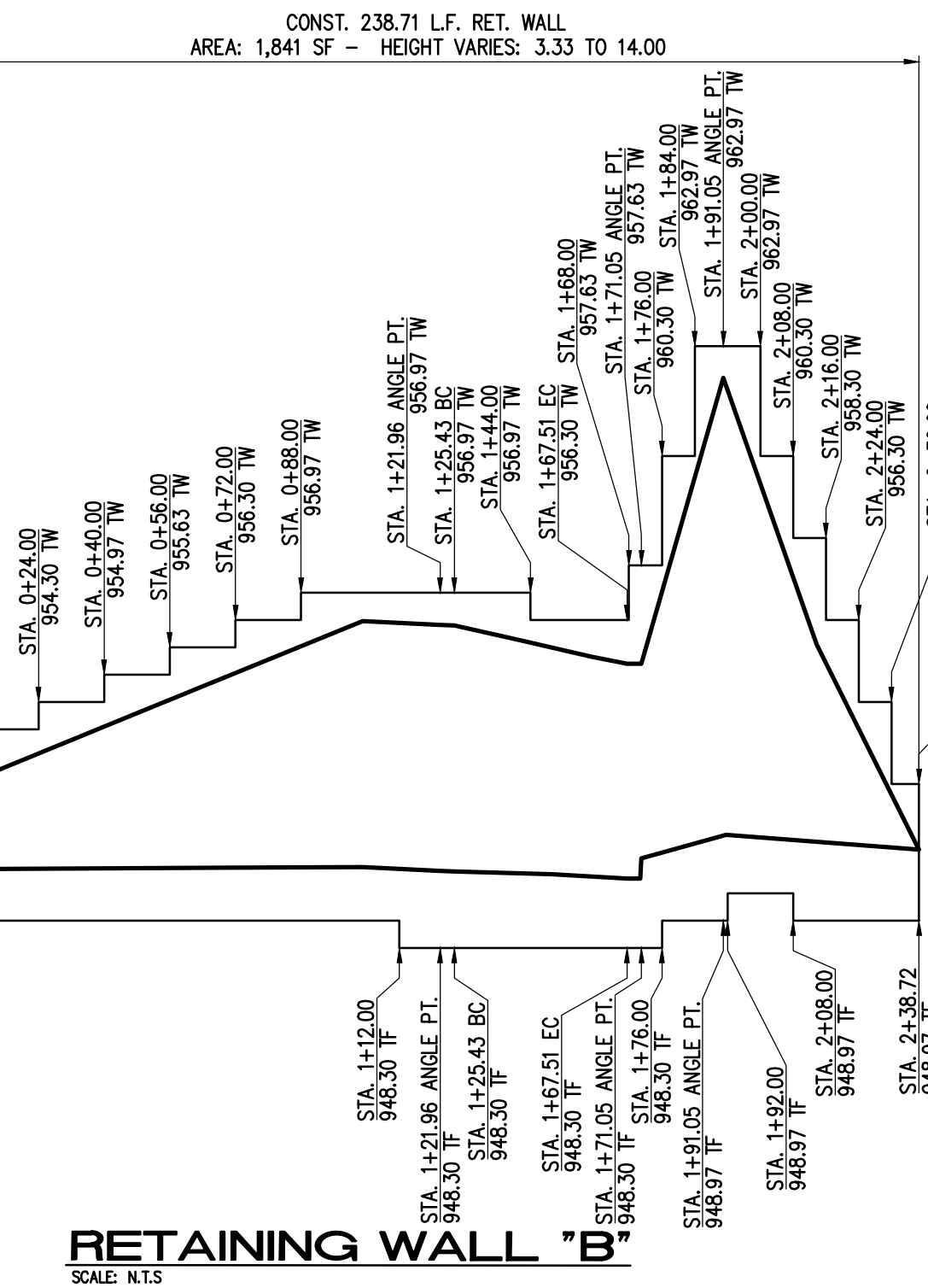
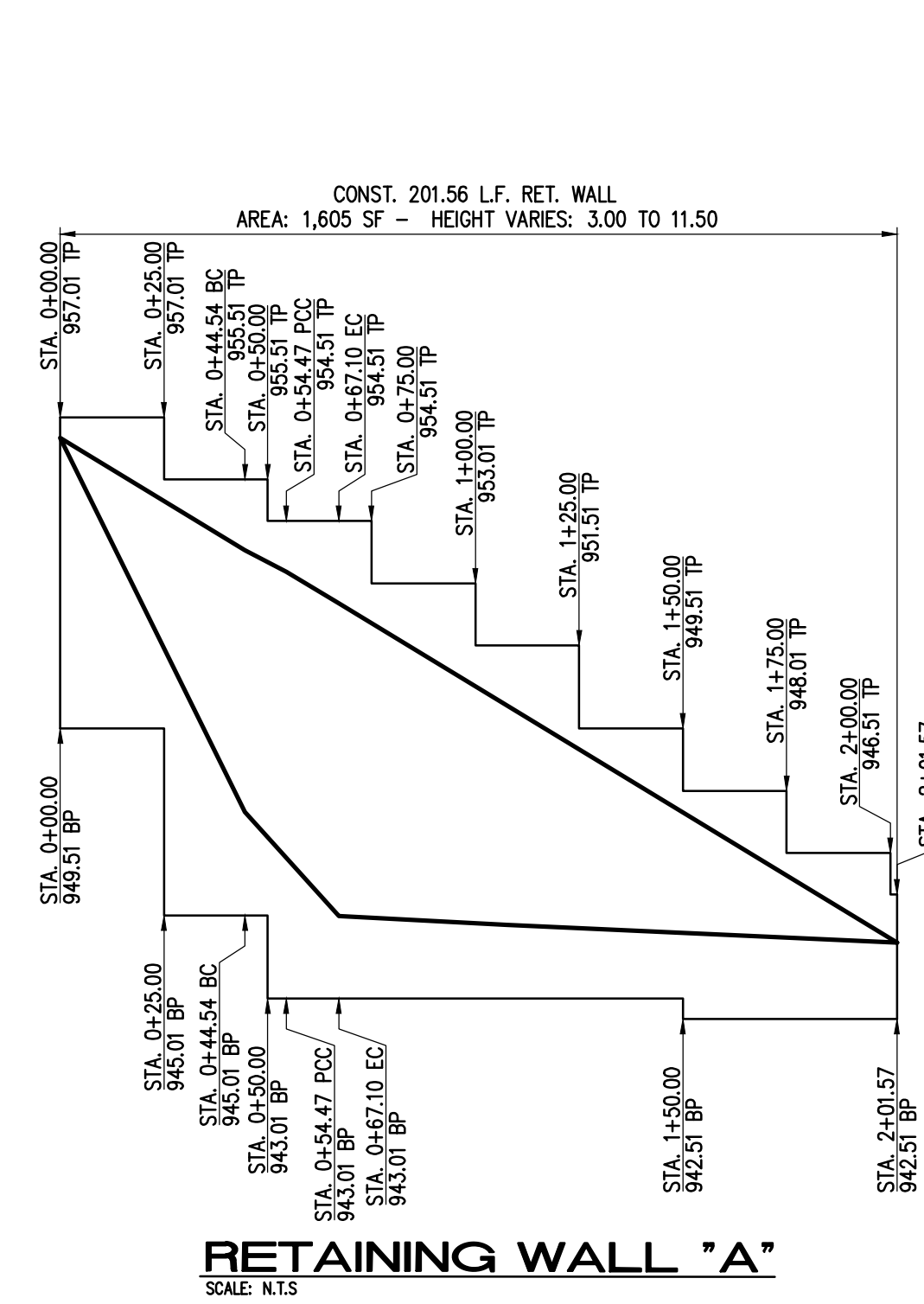
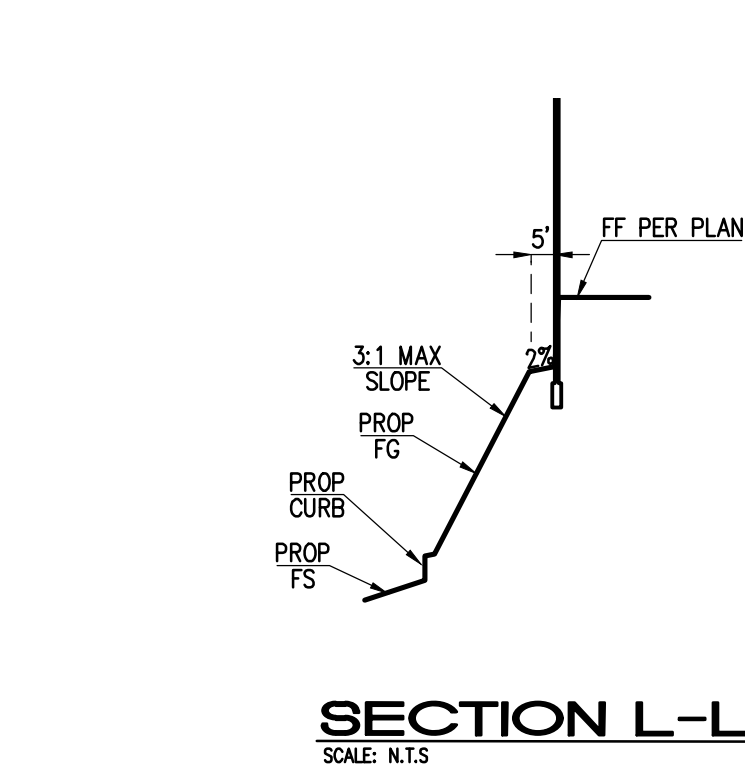
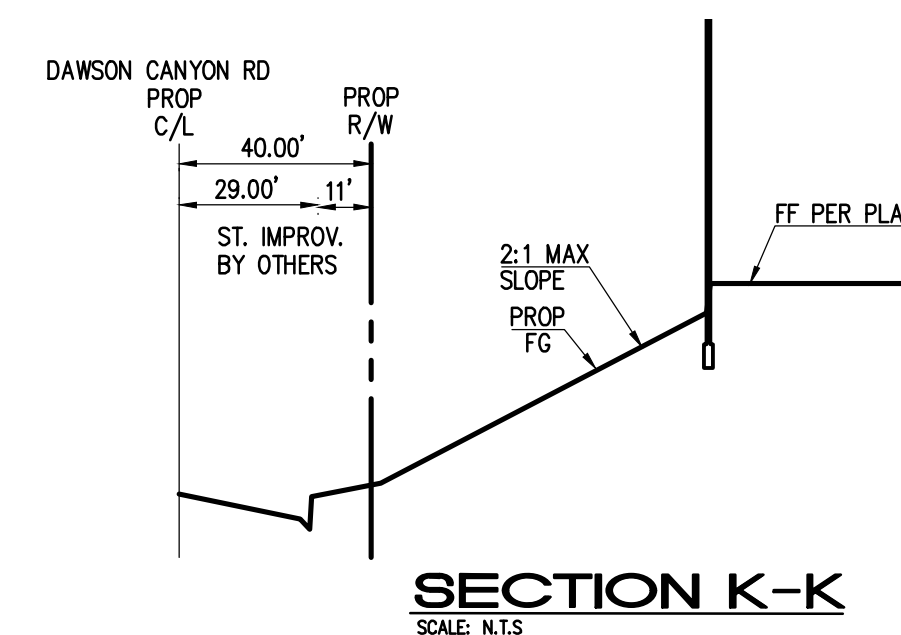
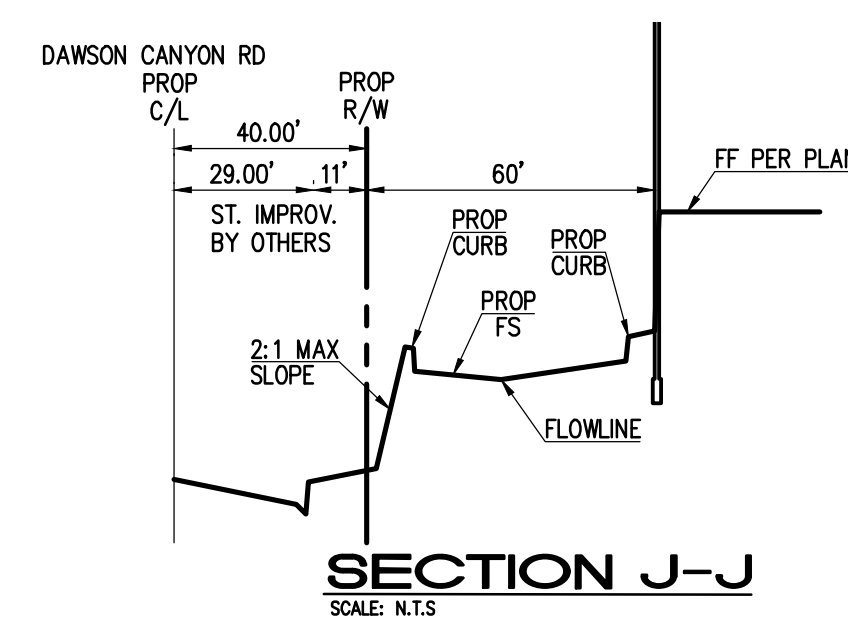
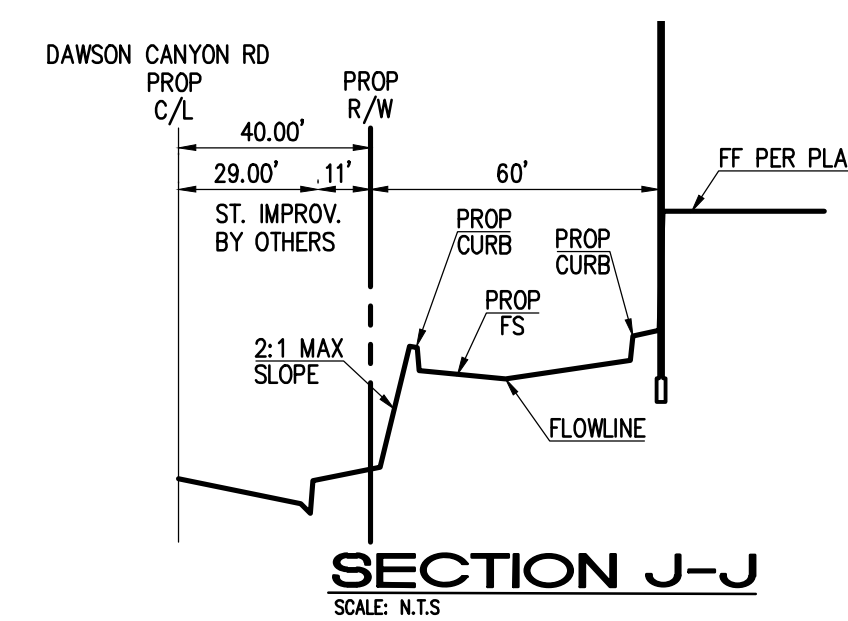
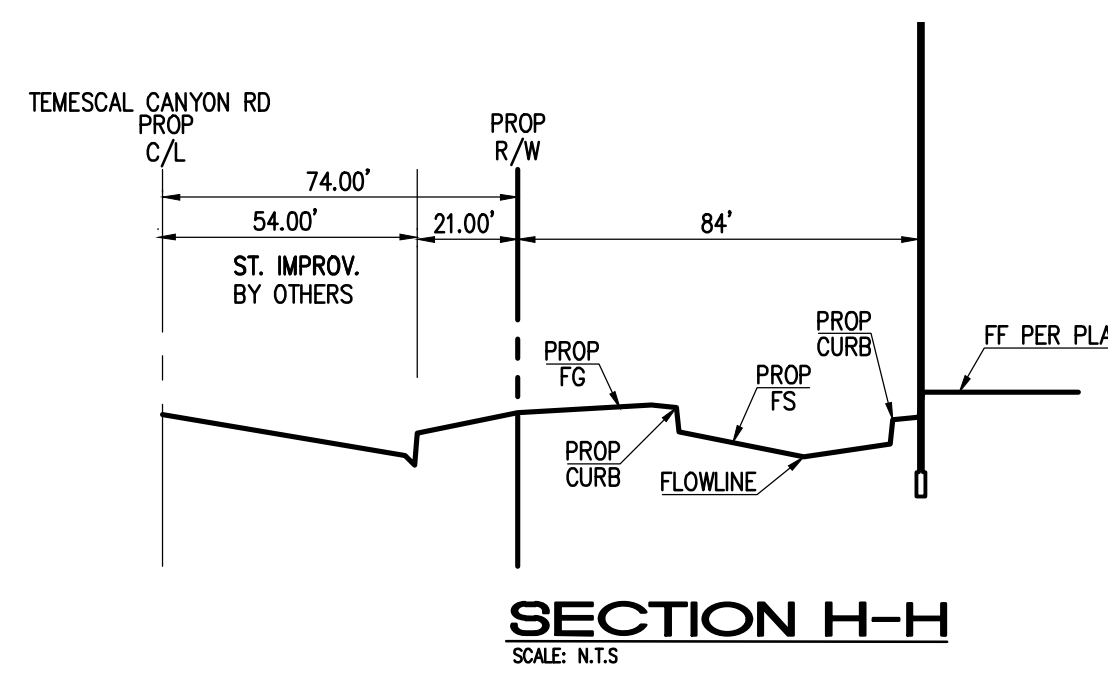
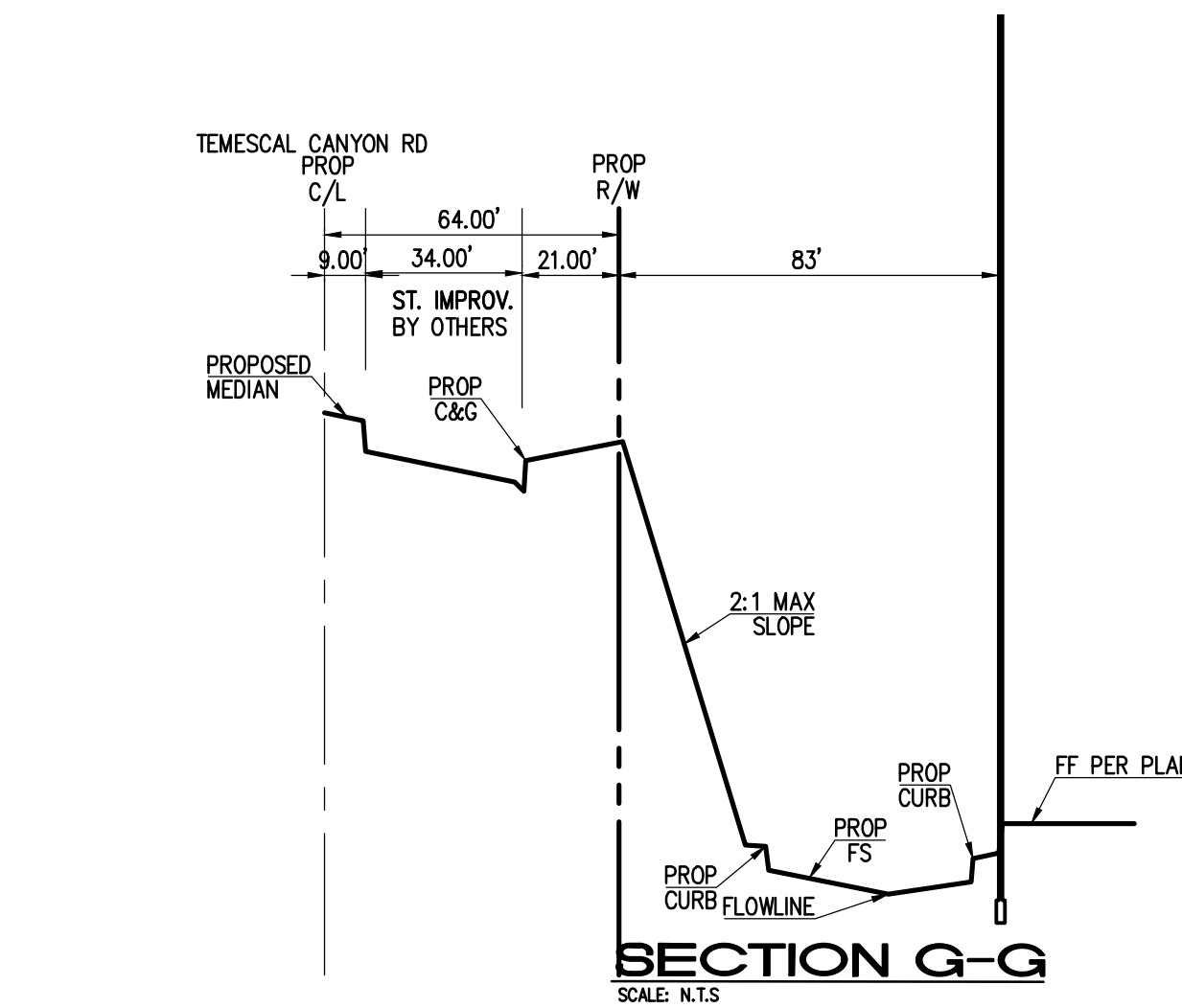
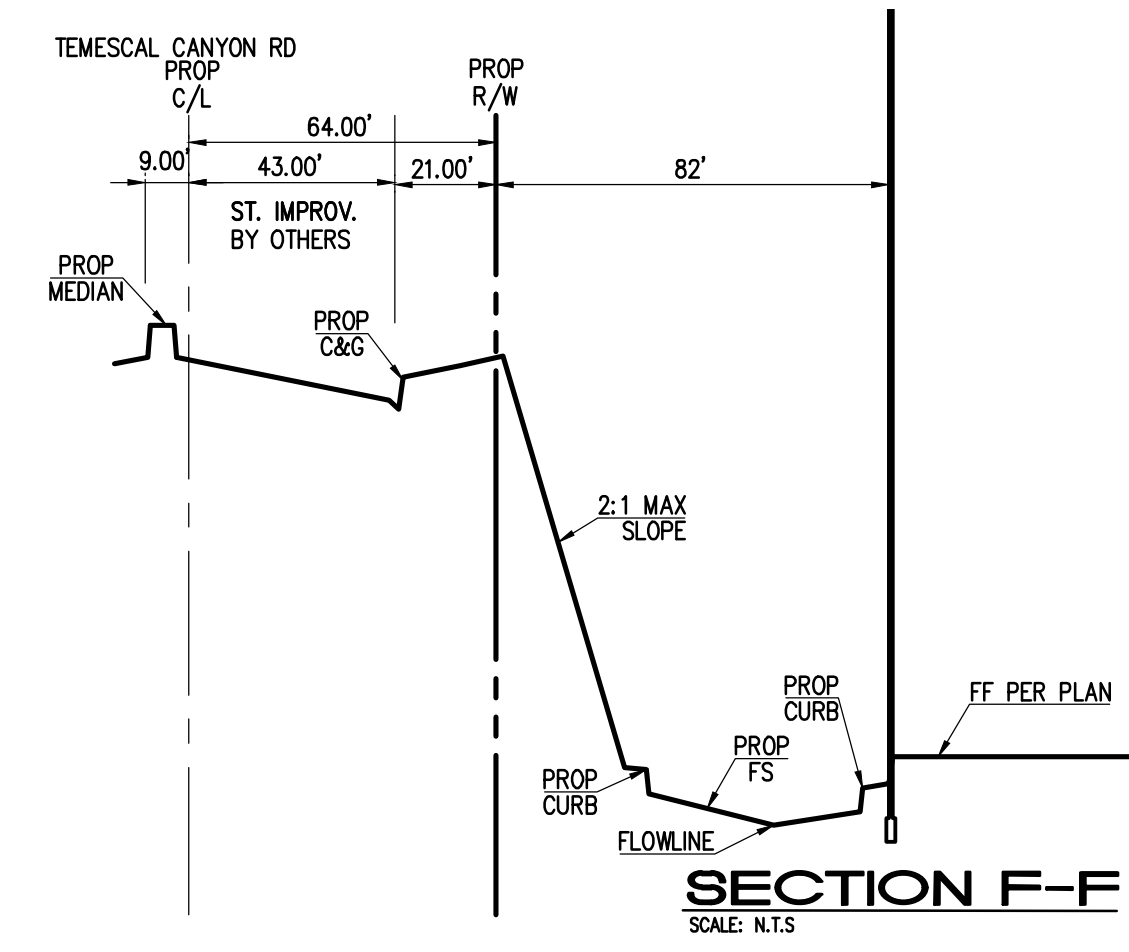
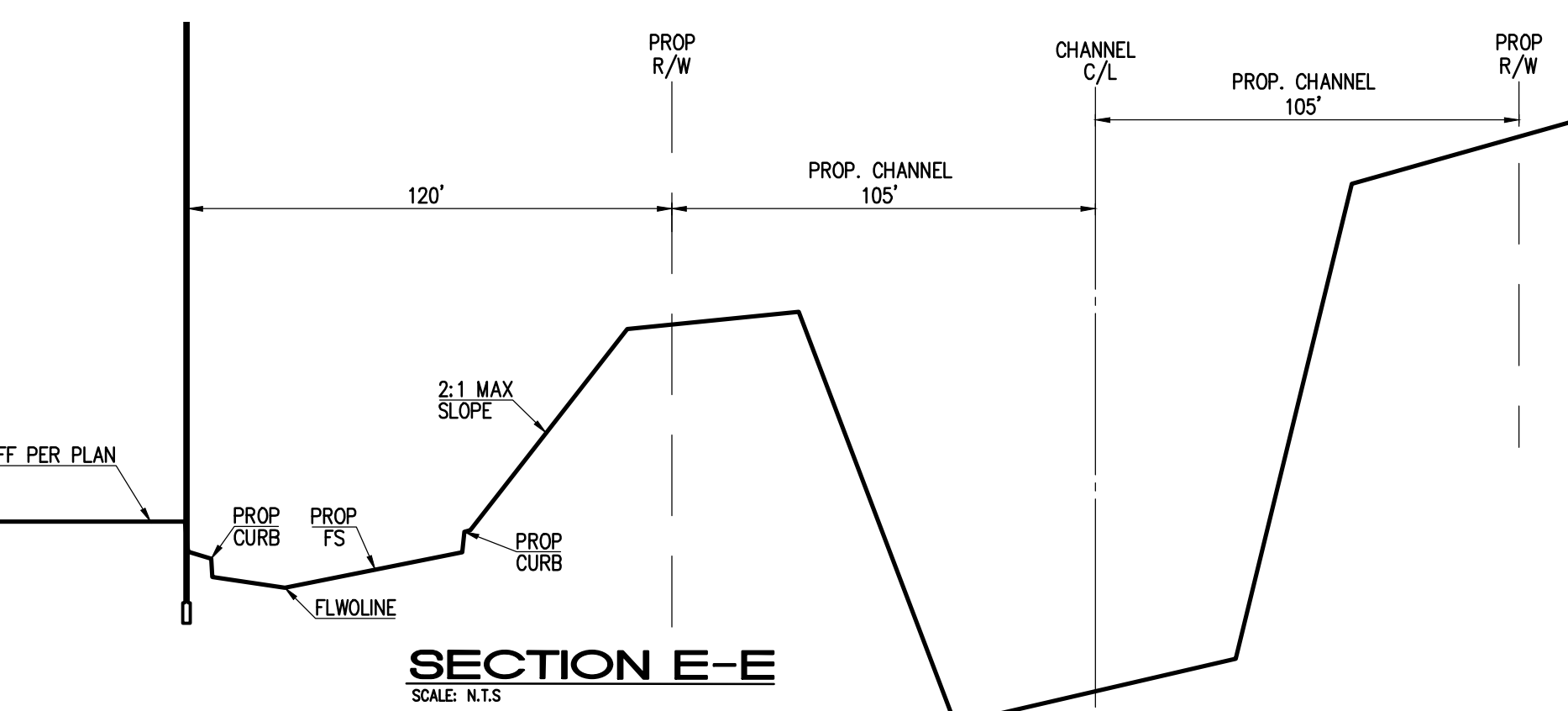
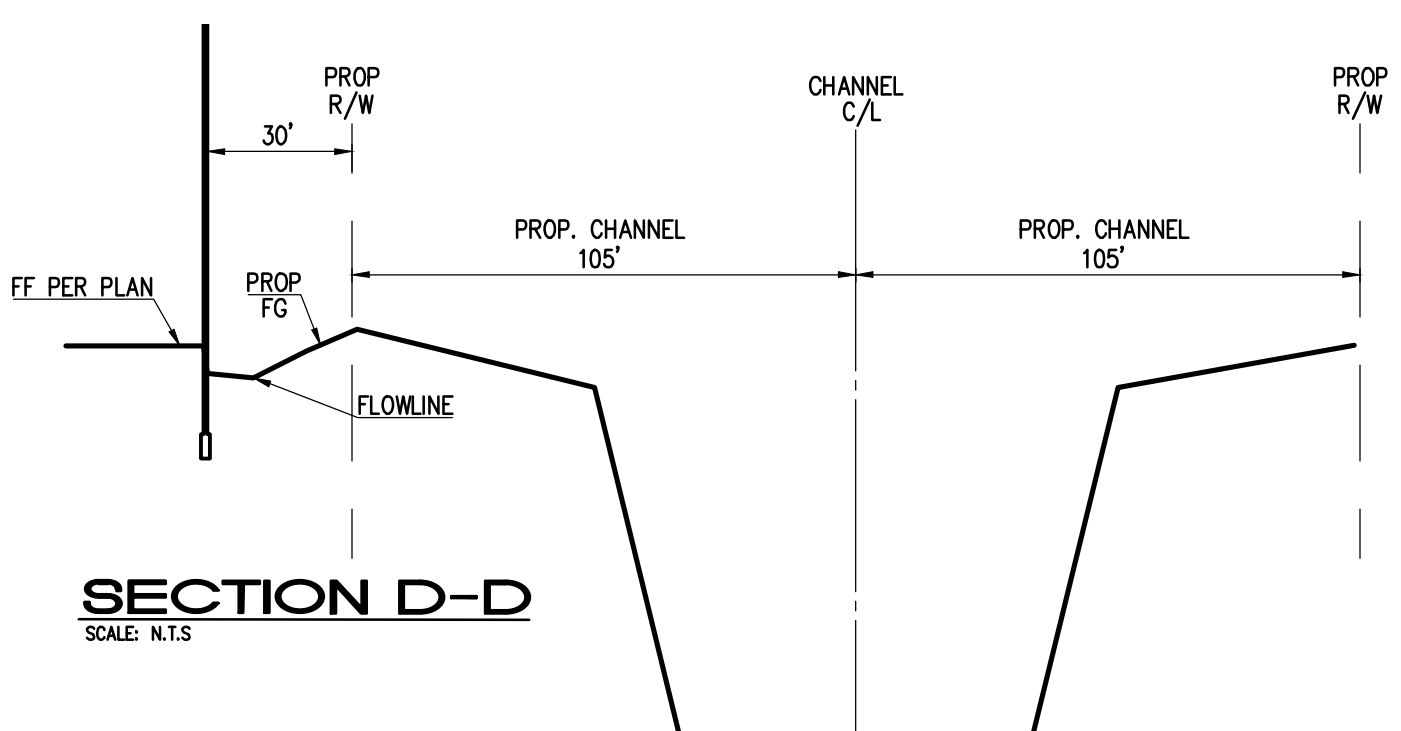
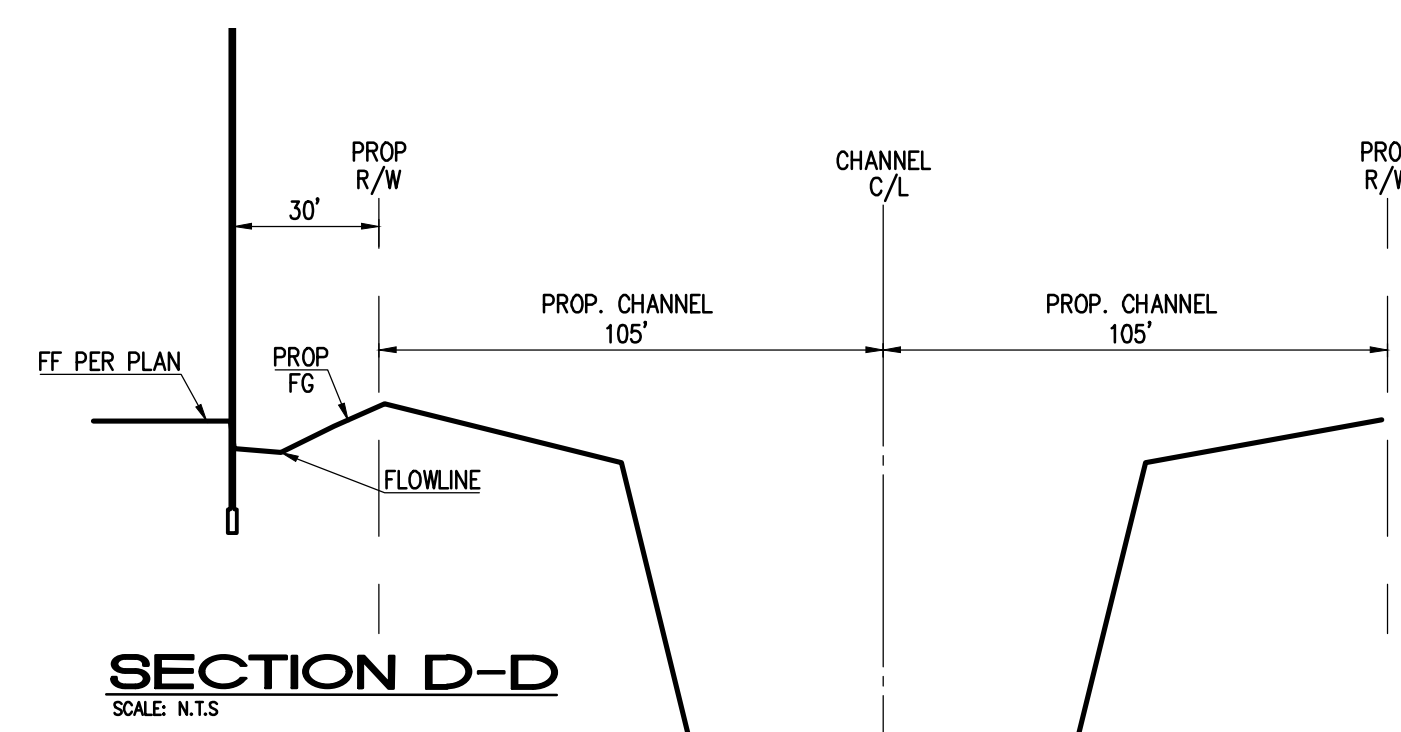
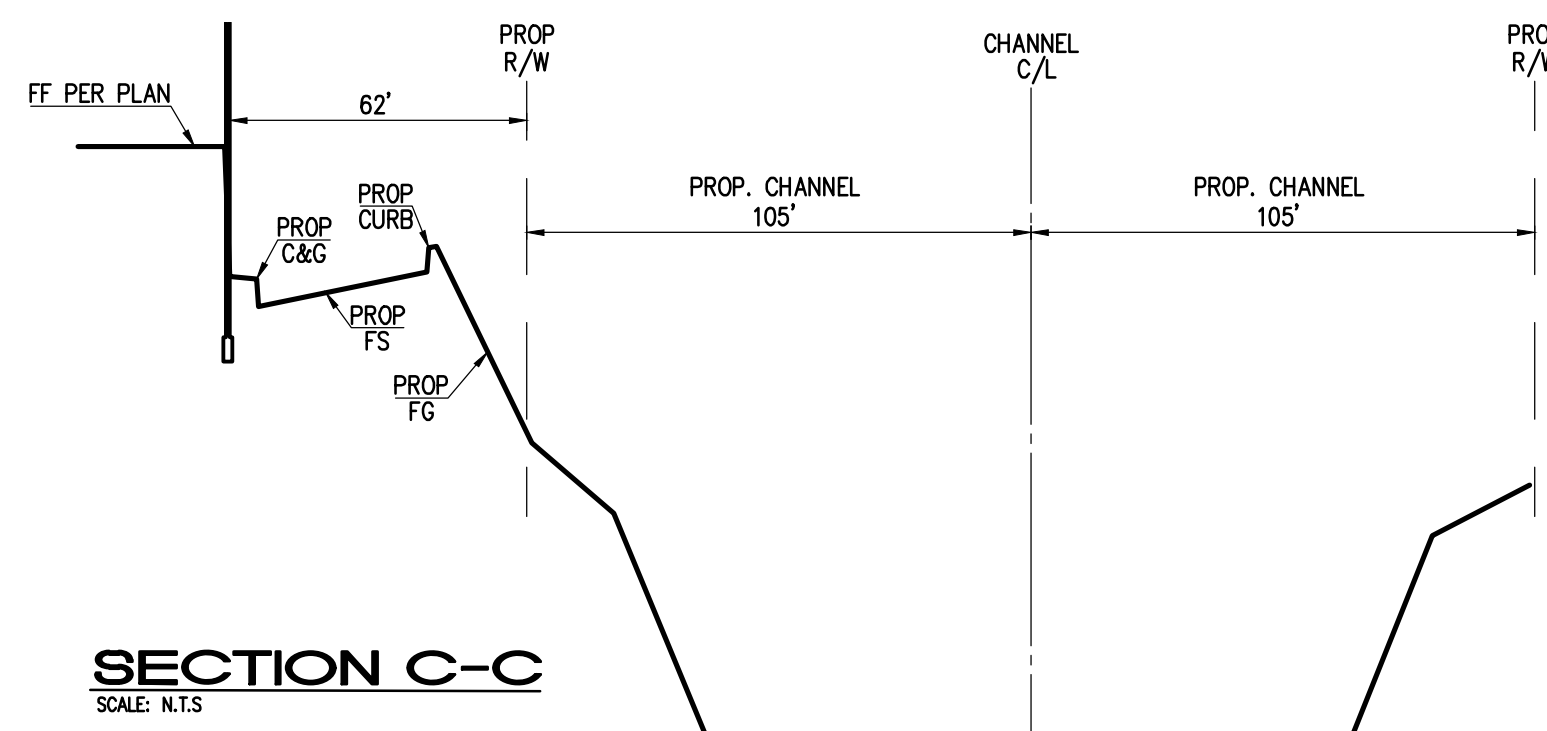
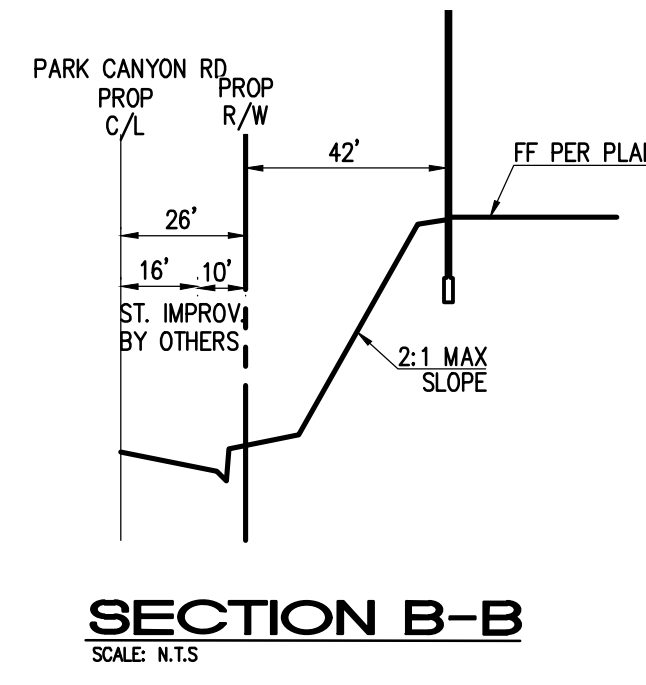
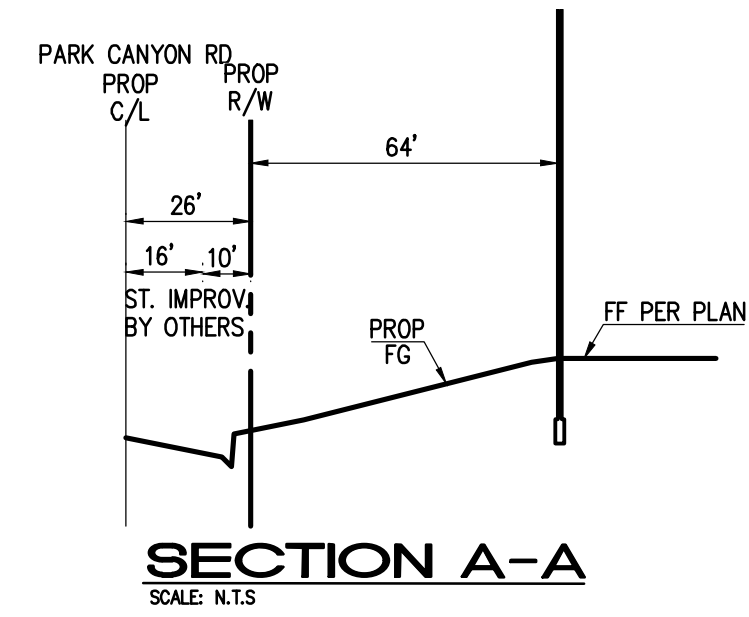
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SHEET SIZE: 40"x54"
PREPARED FOR:
DAWSON CANYON LLC
11777 SAN VICENTE BLVD, STE 780
LOS ANGELES, CA 90049
PHONE: (818) 298-7006
FAX: (800) 333-0000



COUNTY OF RIVERSIDE
CONCEPTUAL STORM DRAIN PLAN
TEMESCAL VALLEY COMMERCE CENTER
PLANNING CASE NO. PFT220099

Sheet 5 of 6

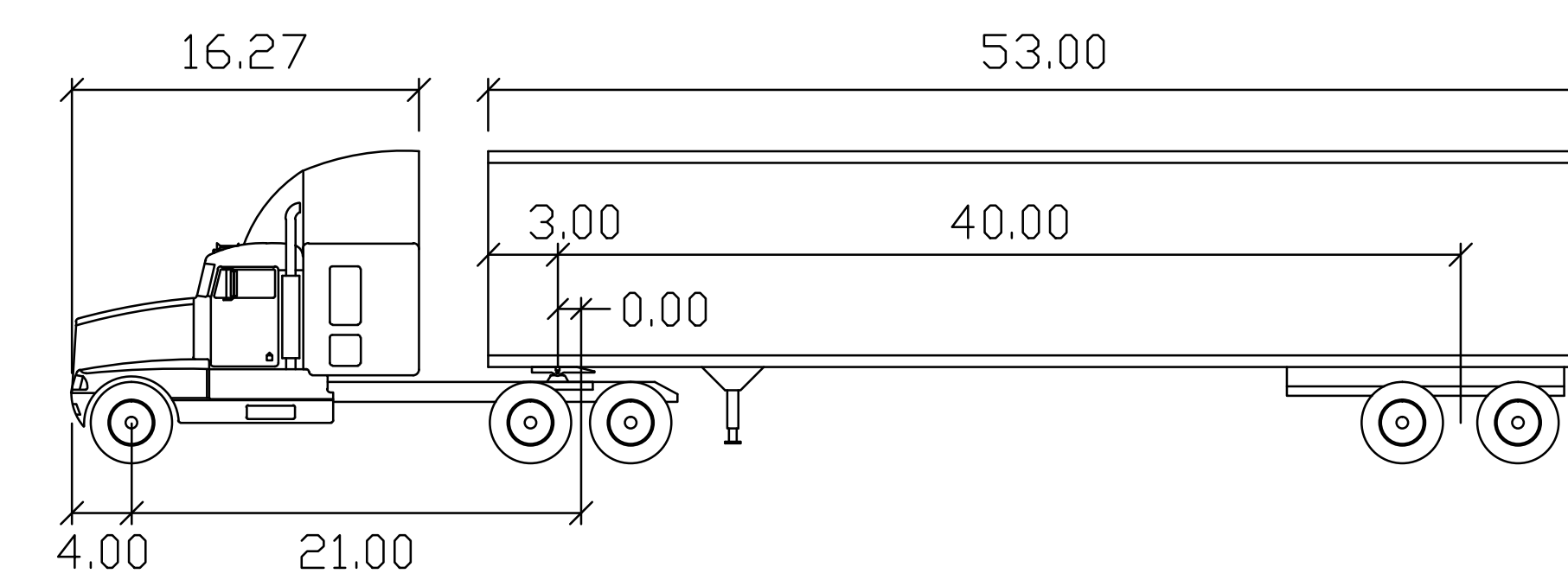


SHEET SIZE 40"x54"
PREPARED FOR

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LOS ANGELES, CA 90049
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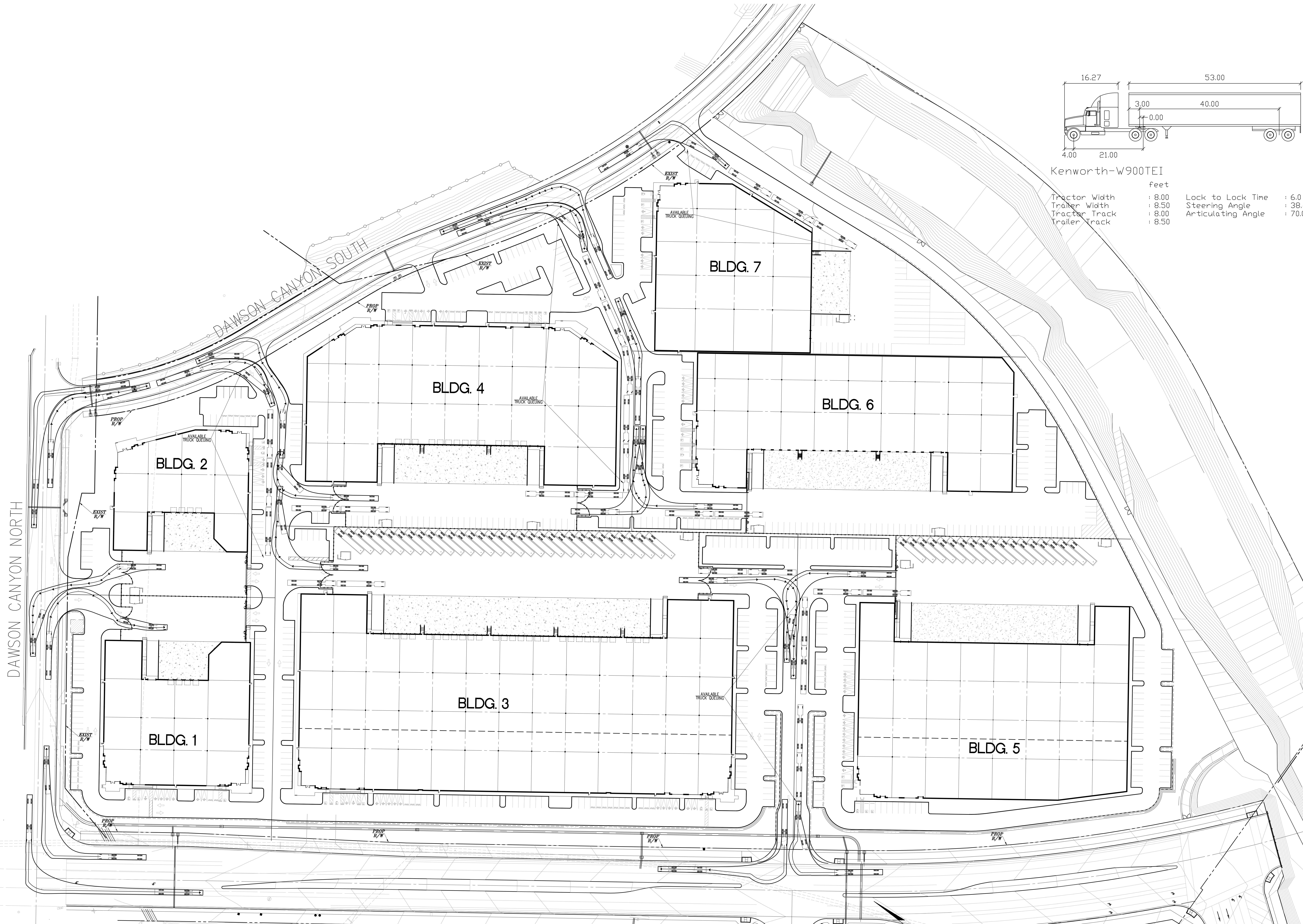
Thienes Engineering, Inc.
204 S. WILSON AVENUE
LA BREA, CALIFORNIA 90008
PH: (310) 411-1400

COUNTY OF RIVERSIDE
SECTION
TEMESCAL VALLEY COMMERCE CENTER
PLANNING CASE NO. PPT220039
Sheet 6 of 6



Kenworth-W900TEI

feet	
Tractor Width	: 8.00
Trailer Width	: 8.50
Tractor Track	: 8.00
Trailer Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 38.4
Articulating Angle	: 70.0



DAWSON CANYON NORTH

DAWSON CANYON SOUTH

TEMESCAL CANYON

BLDG. 2

BLDG. 4

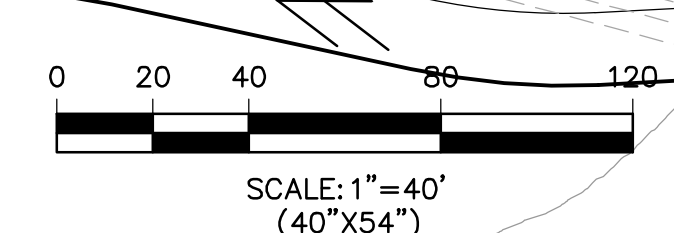
BLDG. 7

BLDG. 6

BLDG. 1

BLDG. 3

BLDG. 5



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11777 SAN VICENTE BLVD, STE 780
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Thiess Engineering, Inc.
2010 THIESS ENGINEERING, INC. DRIVE
LA BREA, CALIFORNIA 90038
PH: (310) 411-1400 FAX: (310) 411-1411

COUNTY OF RIVERSIDE
TRUCK TURNING AND QUEUING EXHIBIT
TEMESCAL VALLEY COMMERCE CENTER
PLANNING CASE NO. PFT220099
Sheet 1 of 1