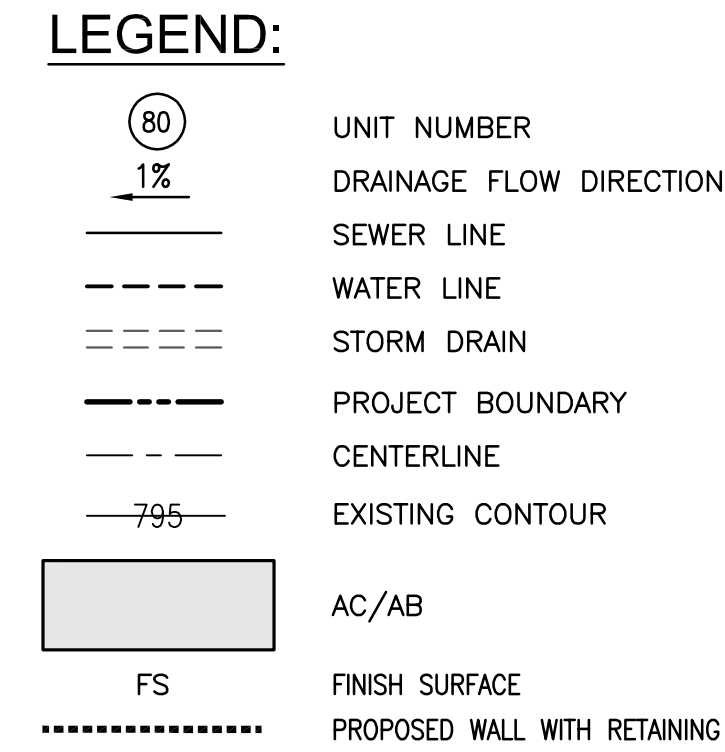
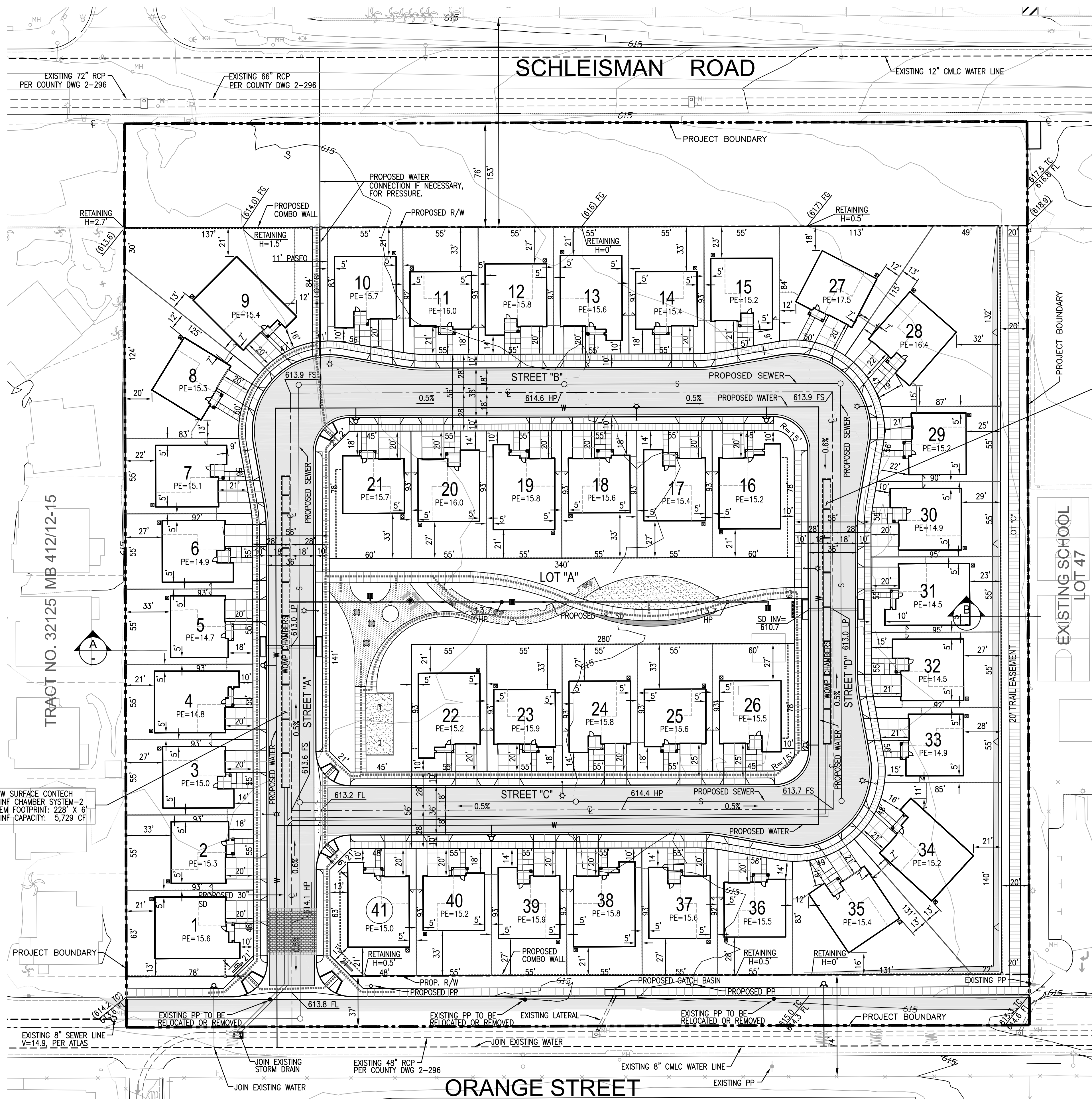


**Appendix 2**  
**Preliminary Grading and Drainage Plan**

**Magnolia Ranch Residential Project**  
**Initial Study**



# PRELIMINARY GRADING AND DRAINAGE PLAN

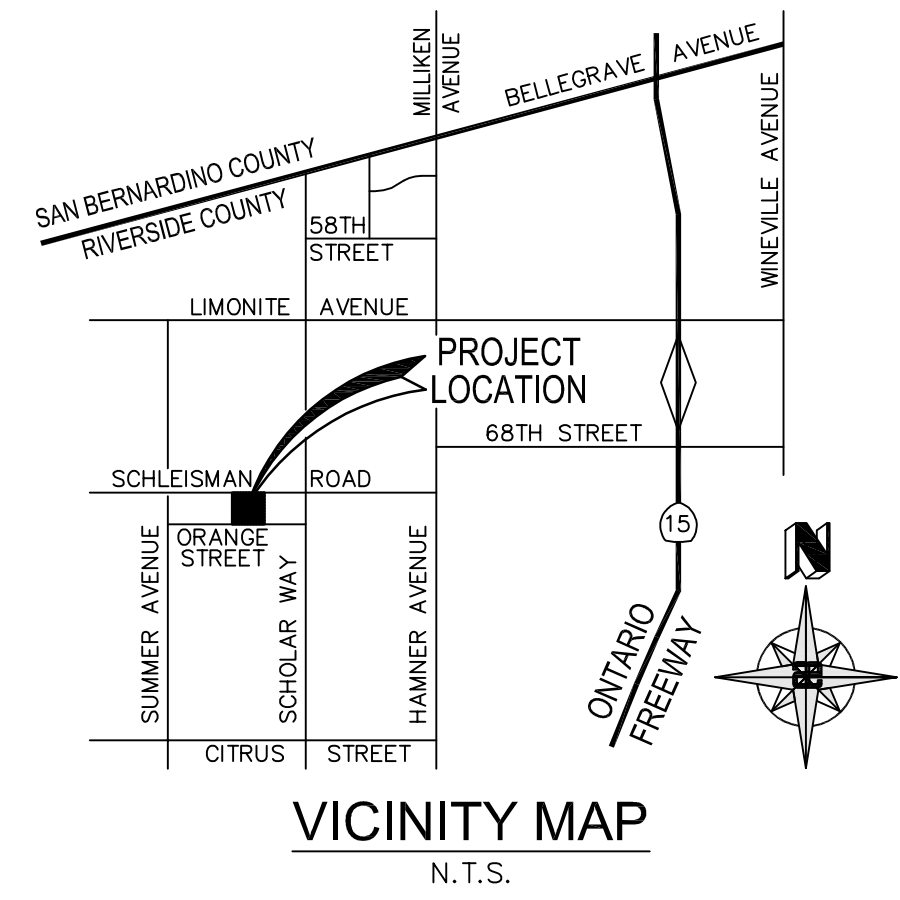
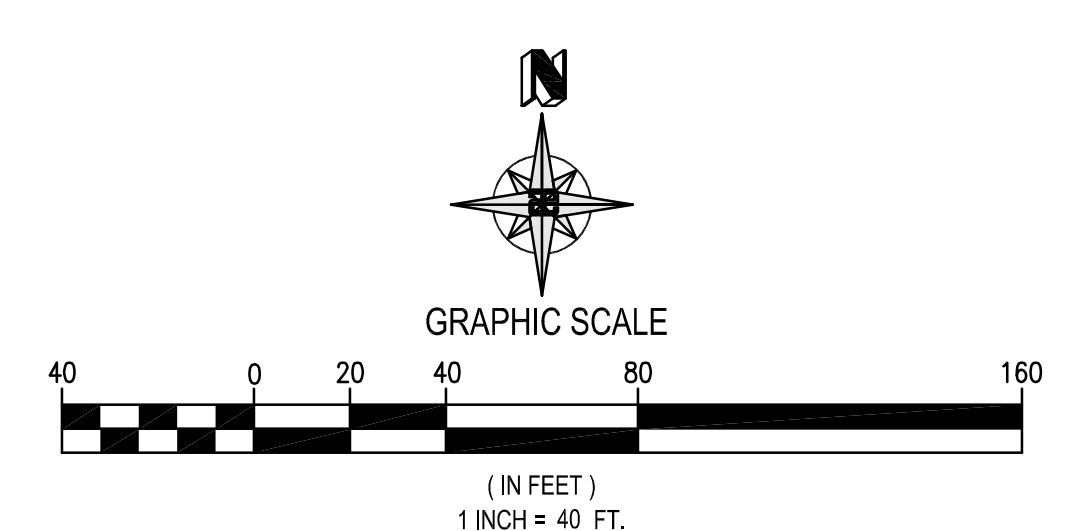
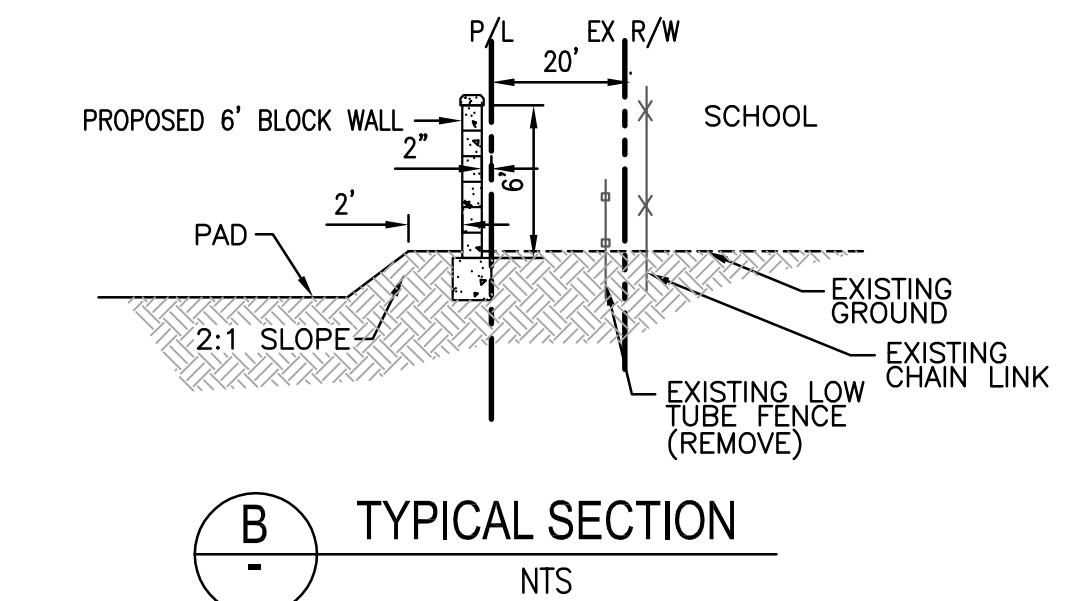
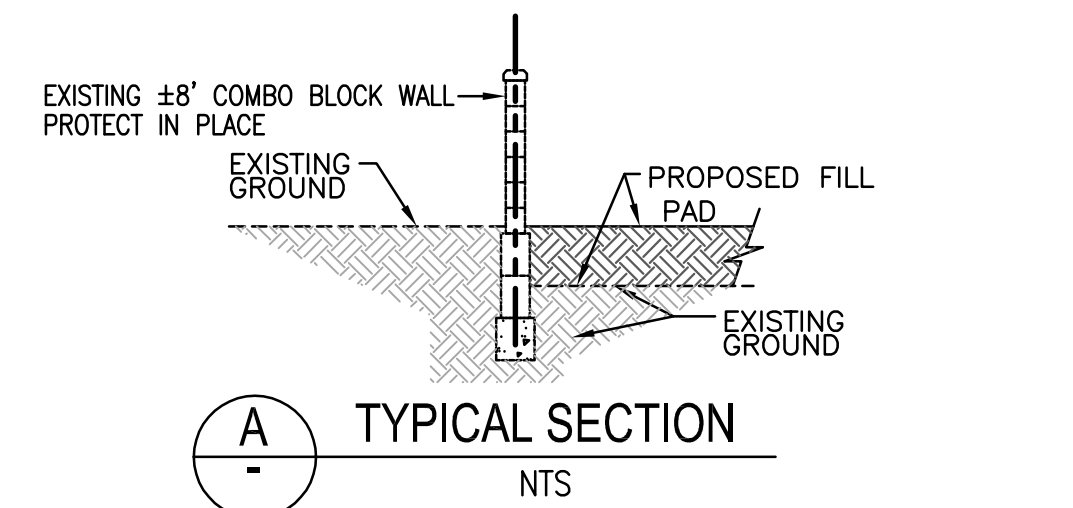
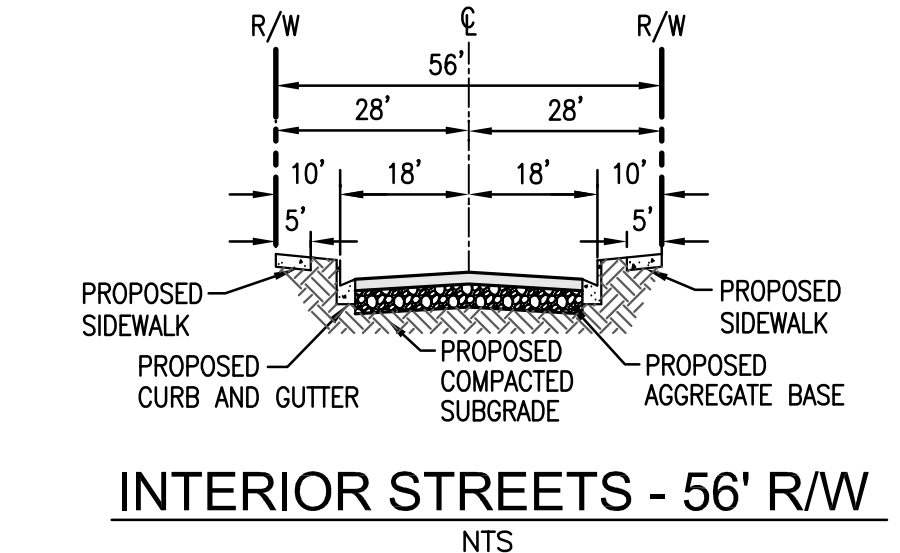
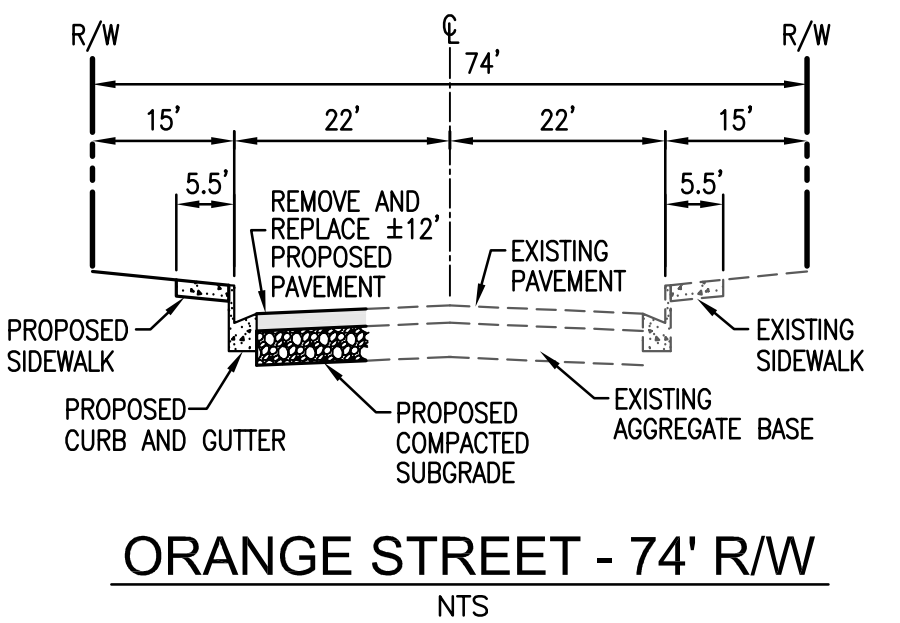
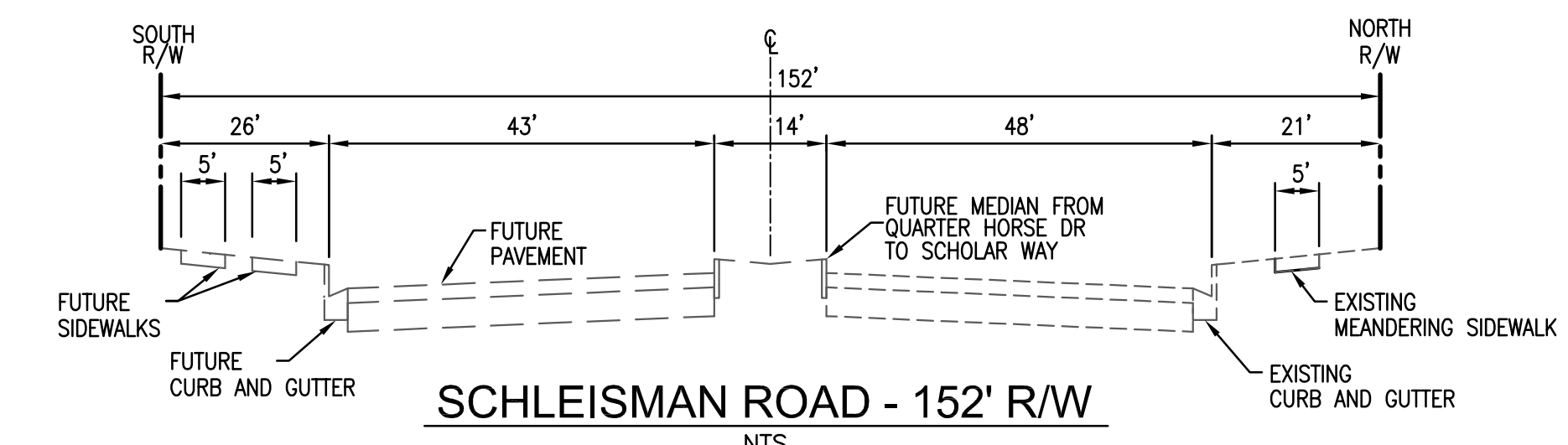


**FEMA ZONE**  
FLOOD ZONE: "X" MAP NO. 06065C06796.

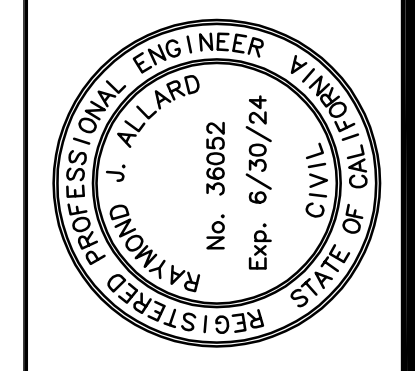
BELOW SURFACE CONTECH  
RET/INF CHAMBER SYSTEM-2  
SYSTEM FOOTPRINT: 194' X 6'  
RET/INF CAPACITY: 4,873 CF

**EARTHWORK ESTIMATE:**

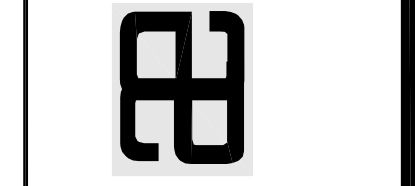
EXCAVATION	15,200	6,030
SHRINKAGE (10%)	-1,520	
OEX SHRINKAGE (5@10%)		8,000
SUBSIDENCE		1,600
<b>LOT PULLS</b>		
41 DETACHED @ 150	6,150	
TOTAL	19,830	15,630
IMPORT	4,200	



Prepared For:  
**MLC HOLDINGS, INC.**  
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DATE	July, 2022
SCALE	1" = 40'
DRAWN	C.V.
CHECKED	R.J.A

**PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN**  
MAGNOLIA RANCH  
APN: 152-040-003  
13175 ORANGE STREET  
EASTVALE, CALIFORNIA

SHEET TITLE: PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN  
PROJECT: MAGNOLIA RANCH  
JOB NO.:  
SHEET NO.: C-2

Filename: I:\MLC Holdings\Eastvale\DWG\VENTILMENT\CONCEPT GRADING\PRELIMINARY GRADING & DRAINAGE SPD.dwg