

PRELIMINARY GRADING PLAN / C.O.M. No. 2020-2231 ADAMS AVENUE STORAGE AND ALLIANCE PROPANE FACILITIES

LEGEND:

FS	FINISH SURFACE
FG	FINISH GRADE
RW	RIGHT OF WAY
APN	ASSESSORS PARCEL NUMBER
EX	EXISTING
EP	EDGE OF PAVEMENT
RCWD	RANCHO CALIFORNIA WATER DISTRICT
CL	CENTERLINE
FX	FENCE
CATV	CABLE TELEVISION LINE
PP	POWER POLE
TEL	TELEPHONE
SDMH	STORM DRAIN MAN HOLE
SMH	SEWER MANHOLE
SWR	SEWER
WTR	WATER
WM	WATER METER
WP	WATER VALVE
BFP	BACK-FLOW PREVENTION
FH	FIRE HYDRANT
RSR	RISER
VLT	VAULT
TW	TOP OF WALL
BW	BOTTOM OF WALL
SF	SQUARE FOOT
AC	ASPHALTIC CONCRETE
MB	MAP BOOK
HT	HEIGHT
PM	PARCEL MAP
RR	RURAL RESIDENTIAL

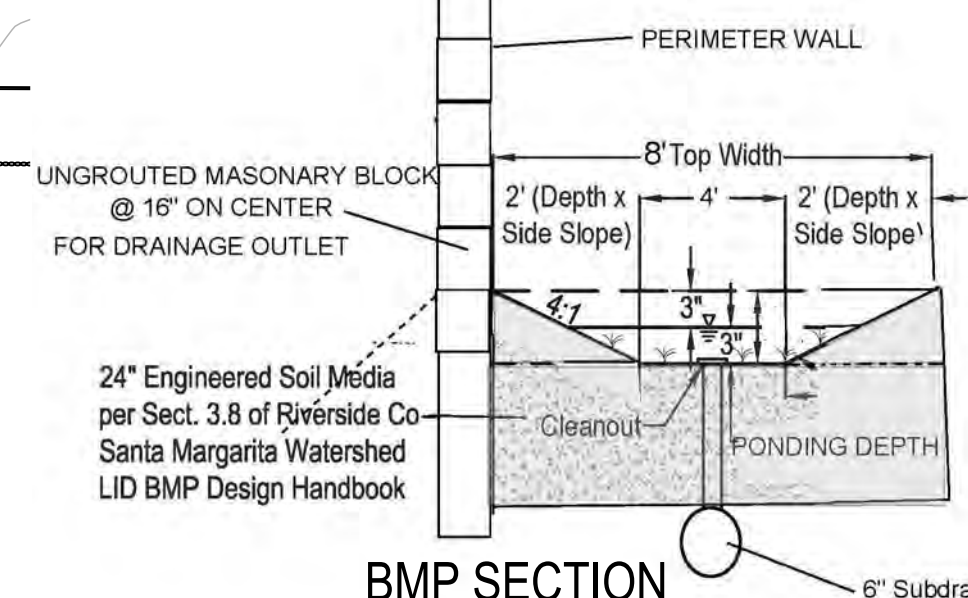
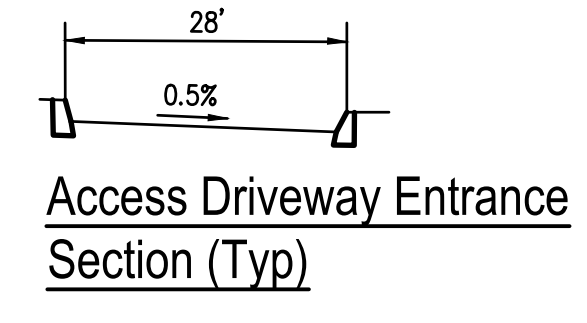
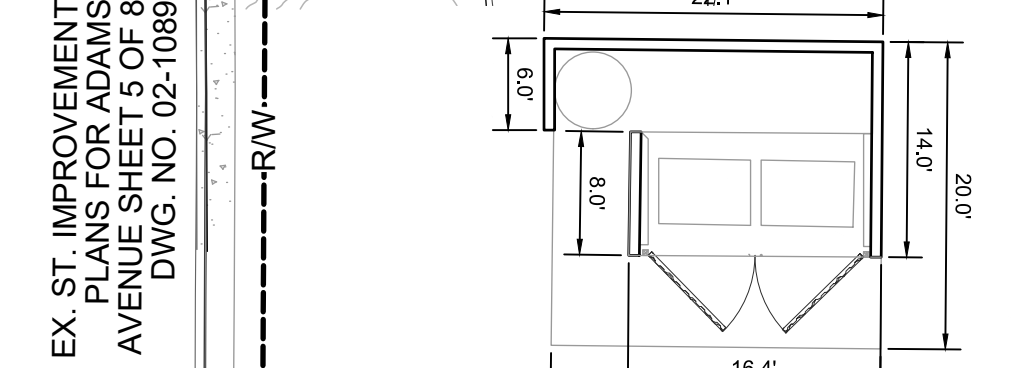
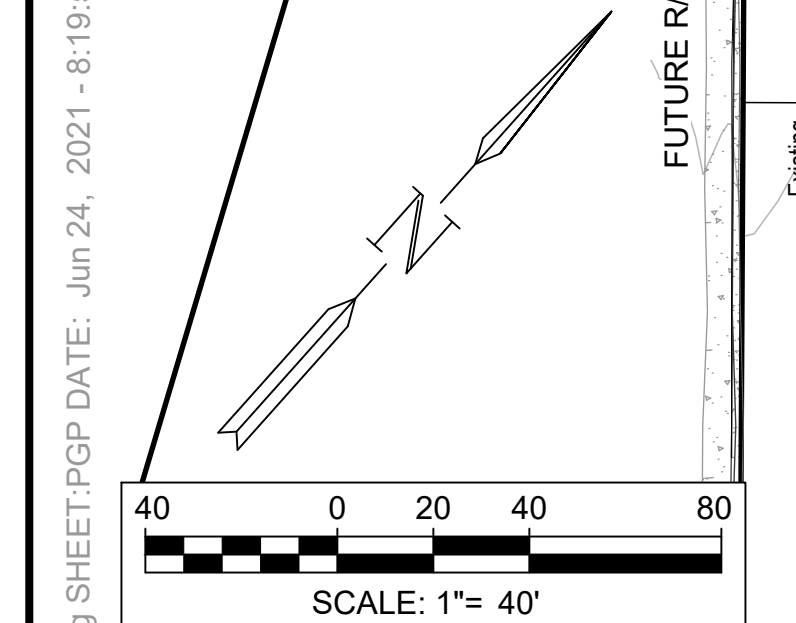
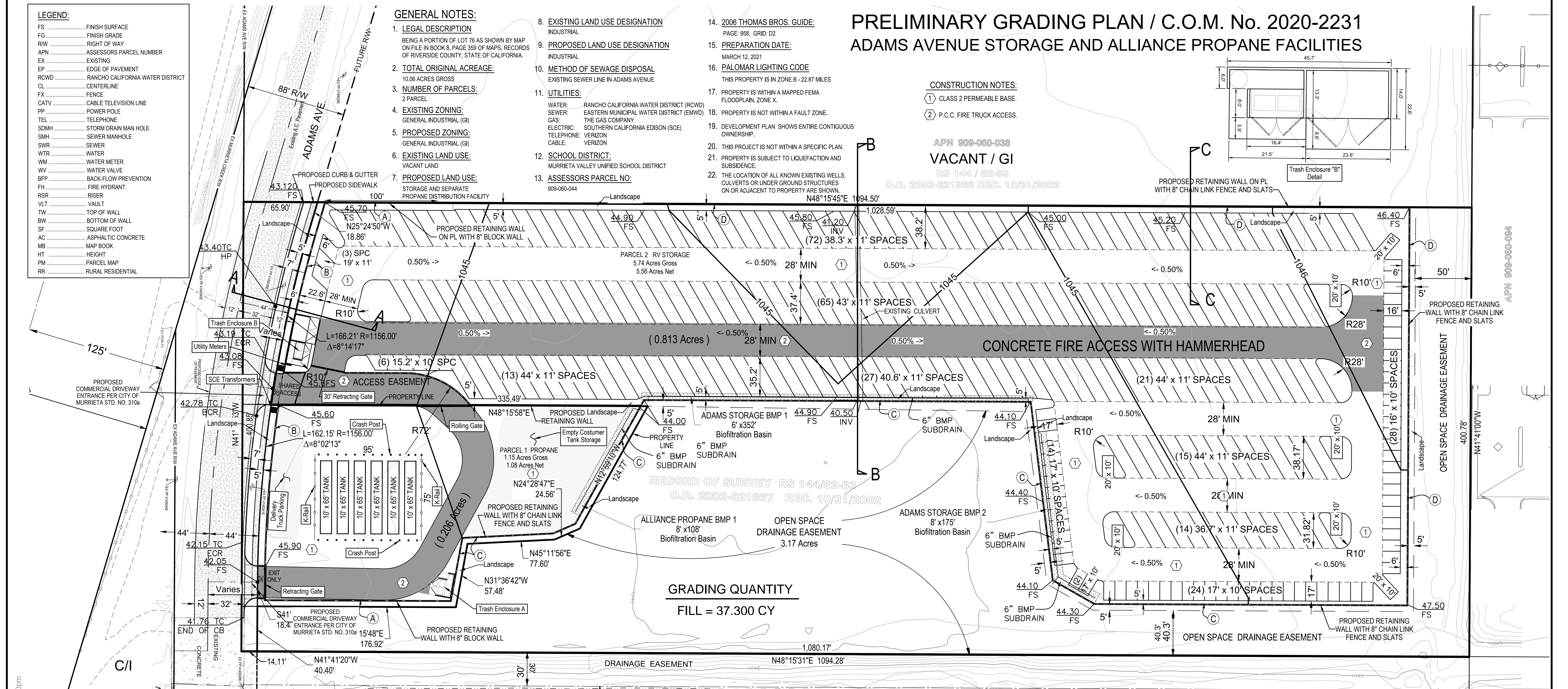
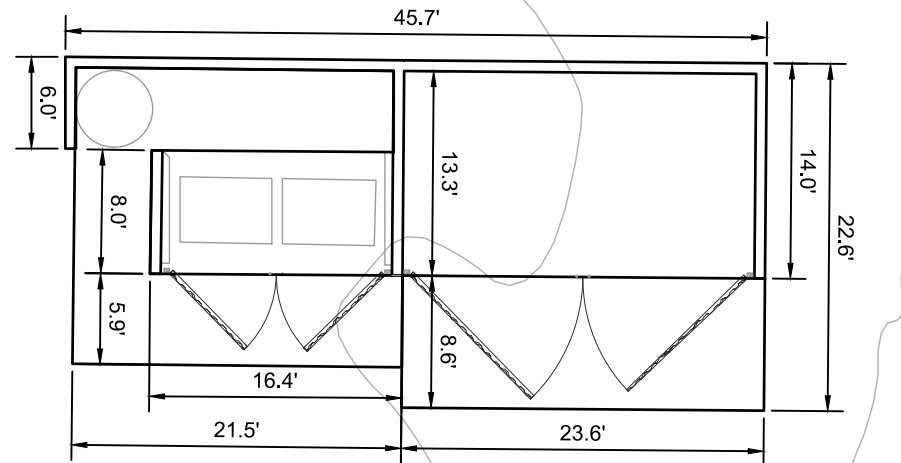
- GENERAL NOTES:**
- LEGAL DESCRIPTION:**
BEING A PORTION OF LOT 76 AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 359 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.
 - TOTAL ORIGINAL ACREAGE:**
10.06 ACRES GROSS
 - NUMBER OF PARCELS:**
2 PARCEL
 - EXISTING ZONING:**
GENERAL INDUSTRIAL (GI)
 - PROPOSED ZONING:**
GENERAL INDUSTRIAL (GI)
 - EXISTING LAND USE:**
VACANT LAND
 - PROPOSED LAND USE:**
STORAGE AND SEPARATE PROPANE DISTRIBUTION FACILITY

- EXISTING LAND USE DESIGNATION:**
INDUSTRIAL
- PROPOSED LAND USE DESIGNATION:**
INDUSTRIAL
- METHOD OF SEWAGE DISPOSAL:**
EXISTING SEWER LINE IN ADAMS AVENUE
- UTILITIES:**
WATER: RANCHO CALIFORNIA WATER DISTRICT (RCWD)
SEWER: EASTERN MUNICIPAL WATER DISTRICT (EMWD)
GAS: THE GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON (SCE)
TELEPHONE: VERIZON
CABLE: VERIZON
- SCHOOL DISTRICT:**
MURRIETA VALLEY UNIFIED SCHOOL DISTRICT
- ASSESSORS PARCEL NO.:**
909-060-044

- 2006 THOMAS BROS. GUIDE:**
PAGE: 958, GRID: D2
- PREPARATION DATE:**
MARCH 12, 2021
- PALOMAR LIGHTING CODE:**
THIS PROPERTY IS IN ZONE B - 22.87 MILES
- PROPERTY IS WITHIN A MAPPED FEMA FLOODPLAIN, ZONE X.**
- PROPERTY IS NOT WITHIN A FAULT ZONE.**
- DEVELOPMENT PLAN SHOWS ENTIRE CONTIGUOUS OWNERSHIP.**
- THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.**
- PROPERTY IS SUBJECT TO LIQUEFACTION AND SUBSIDENCE.**
- THE LOCATION OF ALL KNOWN EXISTING WELLS, CULVERTS OR UNDER GROUND STRUCTURES ON OR ADJACENT TO PROPERTY ARE SHOWN.**

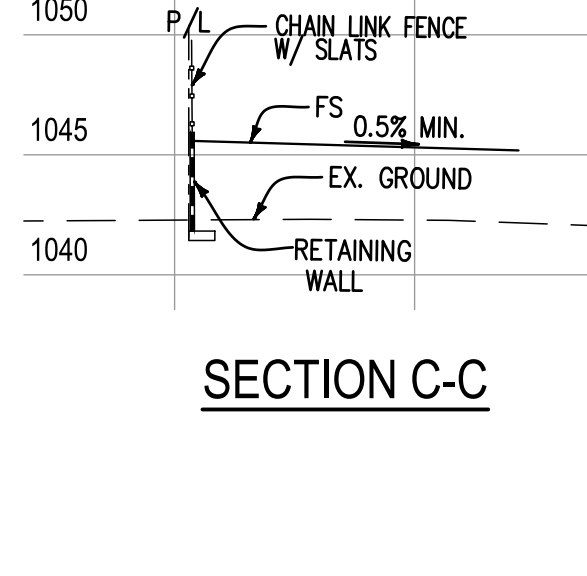
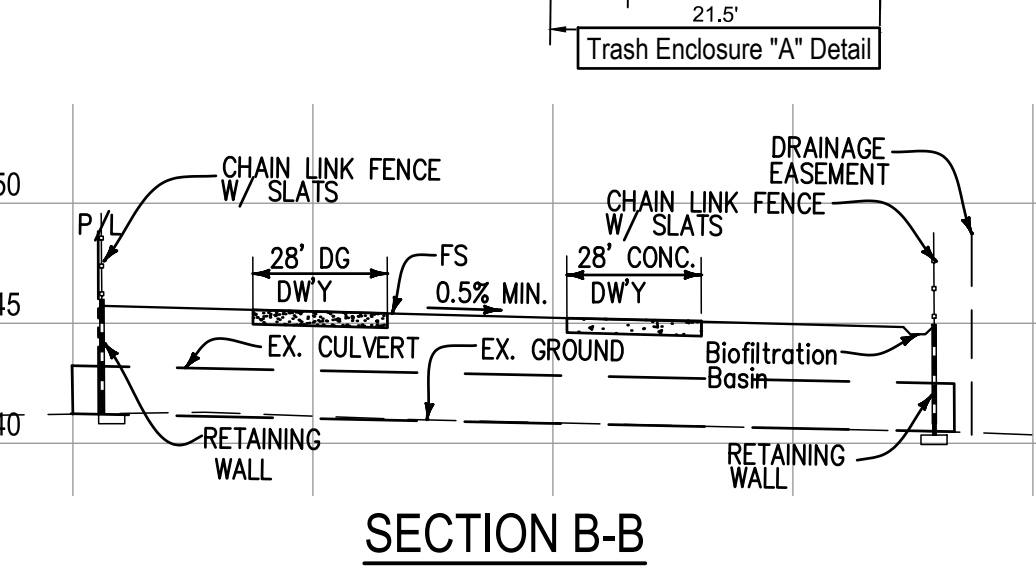
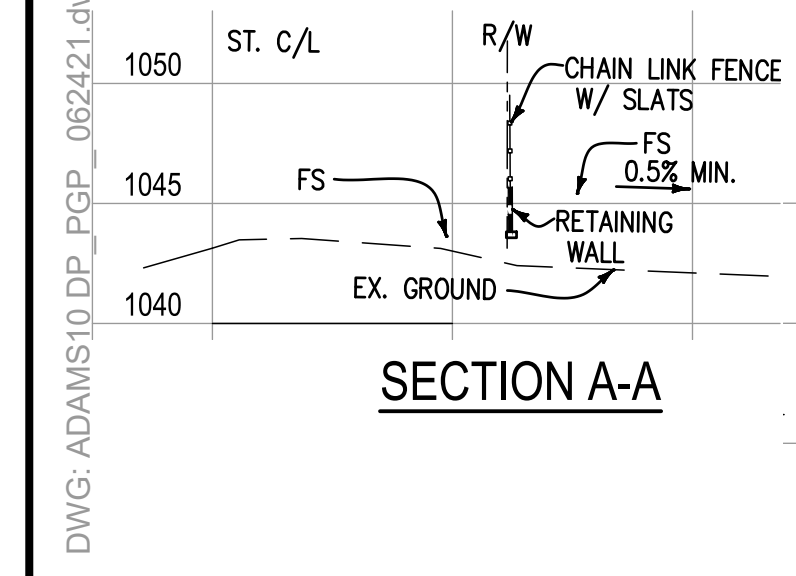
- CONSTRUCTION NOTES:**
- CLASS 2 PERMEABLE BASE.
 - P.C.C. FIRE TRUCK ACCESS.

APN 909-060-038
VACANT / GI
RS 144 / 82-83
O.R. 2002-621866 REC. 10/31/2002

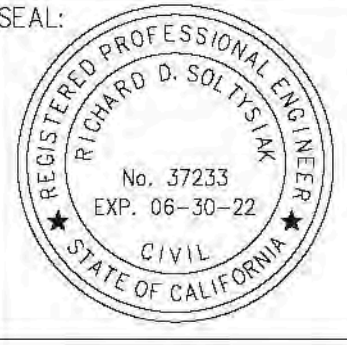


- Wall Layout**
- (A) 100' LONG PROPOSED RETAINING WALL AND 8' HIGH SPLIT FACE WALL
 - (B) 8' HIGH SPLIT FACE WALL
 - (C) 6' HIGH SMOOTH BLOCK WALL
 - (D) 100' LONG PROPOSED RETAINING WALL AND 8' HIGH CHAIN LINK FENCE AND SLATS

PROPERTY OWNER:
HOWARD OMDAHL
LARCHMONT PARK, LLC
41911 5TH STREET, SUITE 202
TEMECULA, CA 92590
TEL: (909) 732-1963
EMAIL: hlordahl@hotmail.com



BENCH MARK
DESCRIPTION: COUNTY OF RIVERSIDE T-89-81
LOCATION: WASHINGTON AVE. AND BROWN ST. N/W CORNER OF WASHINGTON ST. BRIDGE OVER MURRIETA BRIDGE ABUTMENT
RECORDED:
ELEVATION: 1069.40 DATUM: NAVD88



RDS And Associates
Civil Engineering
Project Management
Construction Management
rdsl1@dsiextreme.com
(951) 691-7736
Rich Solis, P.E.

SCALE HORIZONTAL	1" = 40'
SCALE VERTICAL	1" = 40'

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL	CITY APPROVAL

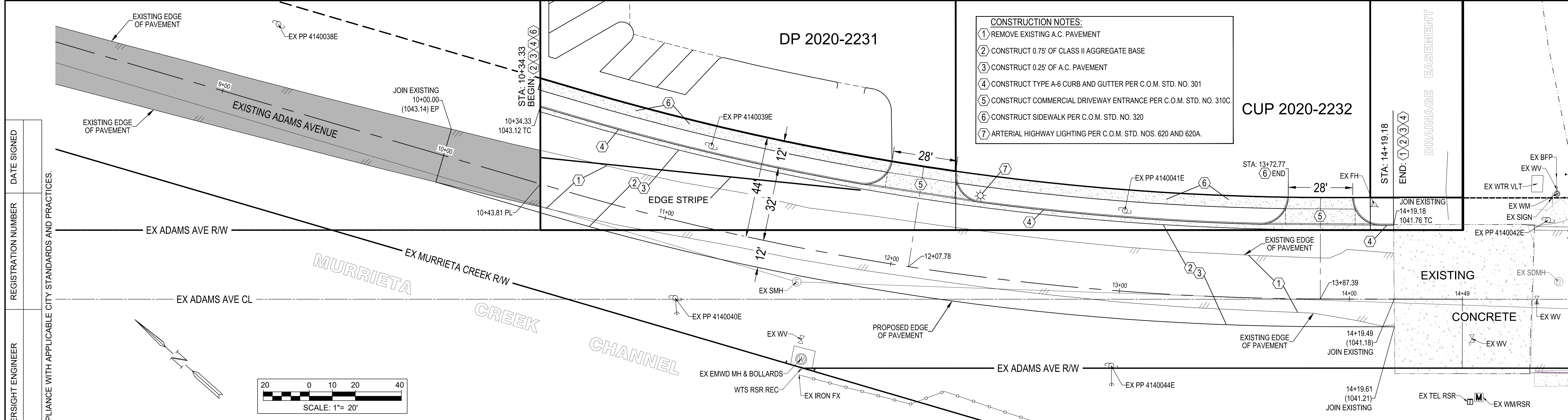
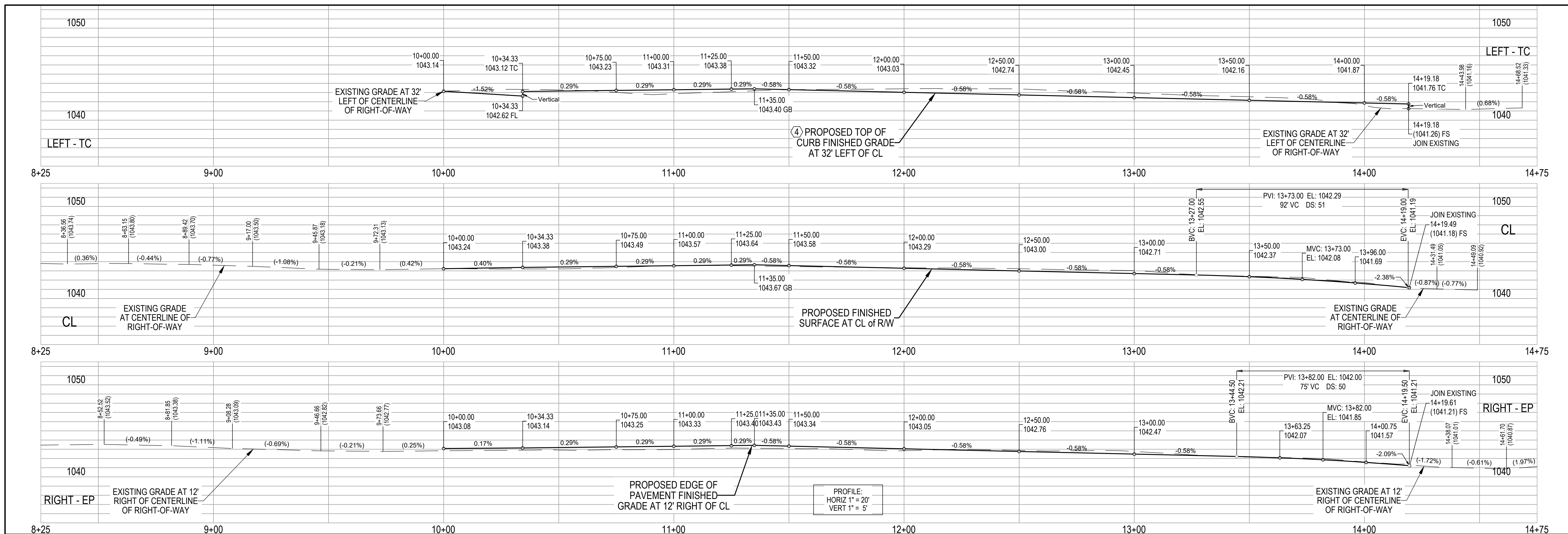
SHEET 2 OF SHEET 2
CITY OF MURRIETA
ENGINEERING DEPARTMENT
PRELIMINARY GRADING PLAN
C.O.M. No. 2020-2231
ADAMS AVENUE STORAGE AND ALLIANCE PROPANE FACILITIES

DWG: ADAMS10_DP_PGP_062921.dwg SHEET: PGP DATE: Jun 24, 2021 - 8:19:50pm

APN 909-060-034

APN 909-060-059

APN 909-060-060



RECD	CITY OVERSIGHT ENGINEER	APPROVED AS TO COMPLIANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES.	DATE SIGNED	REGISTRATION NUMBER	SEAL-ENGINEER	ENGINEERING COMPANY	BENCHMARK:	TRACT / PARCEL MAP	DP 2020-2231, CUP 2020-2232	SHEET NO.	2
			DATE	NUMBER	NAME	RDS And Associates	TRK 1000	CITY OF MURRIETA ADAMS AVENUE STREET IMPROVEMENT PLAN & PROFILE SHEET STREET IMPROVEMENT PLANS	2 OF 2 SHTS		
NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.			PREPARED BY: RICHARD D. SOLTYSIAK			R.C.E. NO. 37233	SCALE: H: 1" = 20' V: 1" = 5'	FOR: W.O. CITY FILE NO.			
Underground Service Alert 811 TWO WORKING DAYS BEFORE YOU DIG			The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after city approval or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the city.								