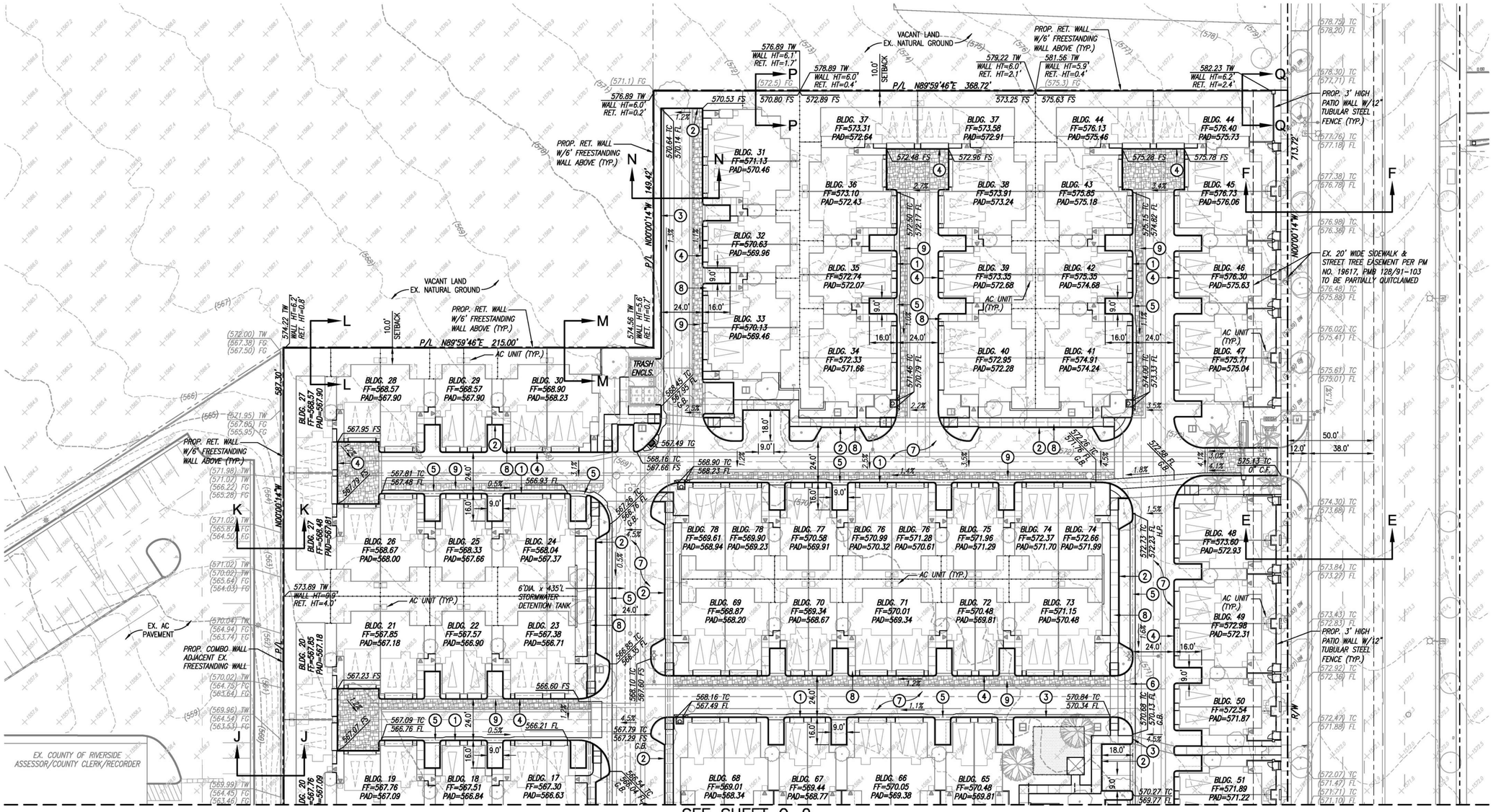


CONSTRUCTION NOTES

1. 4-INCH HIGH PCC MOUNTABLE CURB
2. 4-INCH OR 6-INCH HIGH PCC CURB
3. 6-INCH HIGH PCC CURB W/18-INCH WIDE GUTTER
4. 0-INCH HIGH PCC CURB
5. 3-FOOT WIDE x 8-INCH THICK PCC V-GUTTER
6. 6-FOOT WIDE x 8-INCH THICK PCC CROSS GUTTER
7. ASPHALT CONCRETE PAVEMENT OVER CRUSHED MISCELLANEOUS BASE (CMB) PER THE PROJECT GEOTECHNICAL REPORT
8. 4-INCH THICK PCC SIDEWALK
9. PAVER SYSTEM PER THE LANDSCAPE ARCHITECT

PRELIMINARY QUANTITIES

RAW CUT	=	7,242 C.Y.	MAX. CUT HEIGHT	=	3.4'
RAW FILL	=	5,788 C.Y.	MAX. FILL HEIGHT	=	3.5'
RAW IMPORT	=	1,454 C.Y.			
TRUCK TRIPS	=	~104 TRIPS (14 C.Y./TRUCK)			
RAW CUT	=	7,242 C.Y.	MAX. CUT HEIGHT	=	3.4'
ADJUSTED FILL (x1.10)	=	6,366 C.Y.	MAX. FILL HEIGHT	=	3.5'
ADJUSTED IMPORT	=	876 C.Y.			
TRUCK TRIPS	=	~63 TRIPS (14 C.Y./TRUCK)			

0 15 30 60 90

SCALE: 1"=30'

INDEPENDENCE AT CANYON SPRINGS

2764 GATEWAY DRIVE, RIVERSIDE, CA

PRELIMINARY GRADING PLAN C-1

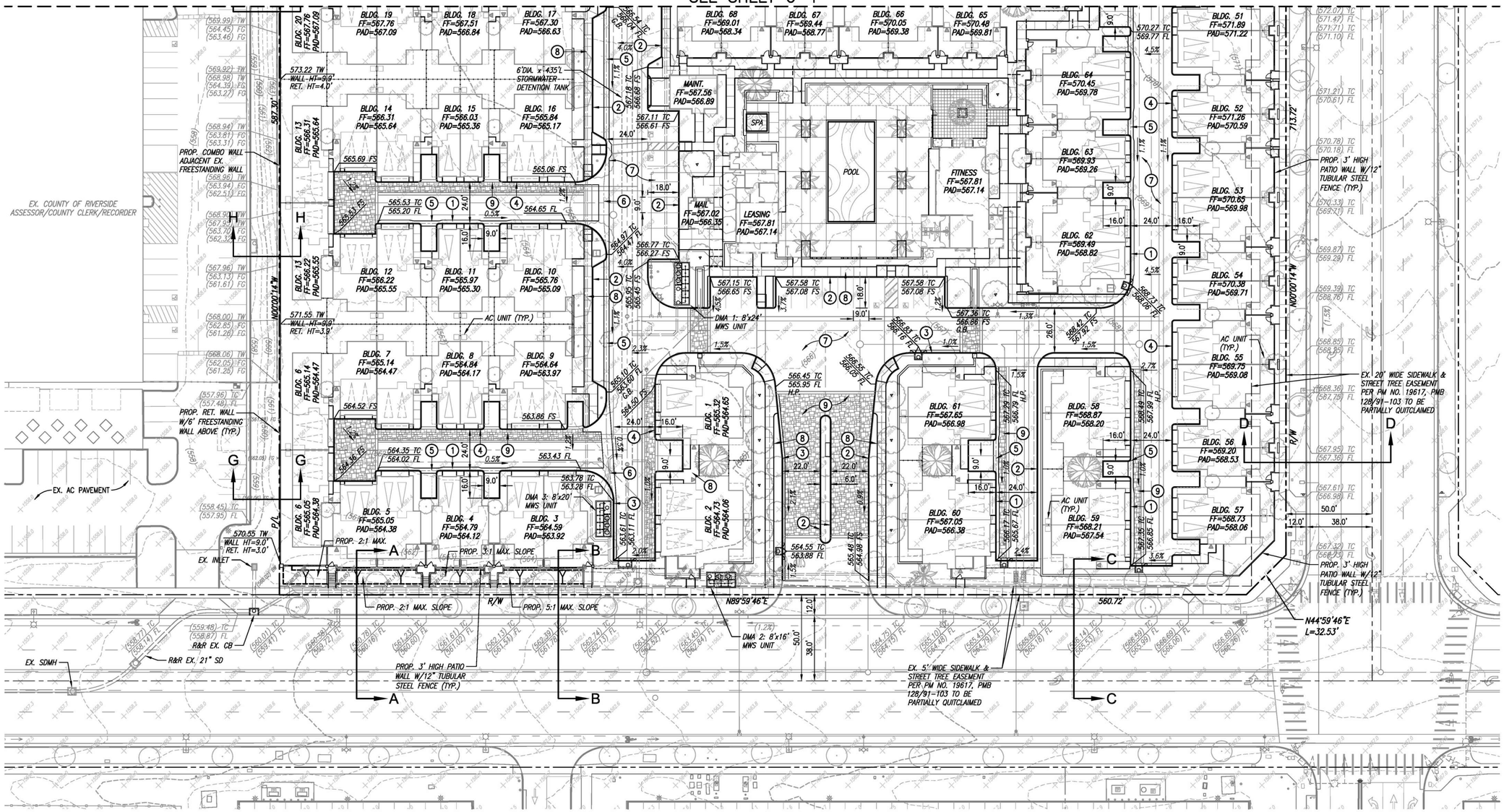
LS BTR DEVELOPMENT, LLC
1156 N. MOUNTAIN AVE. UPLAND, CA 91786
PHONE: (909) 985-0971

LEWIS GROUP OF COMPANIES

KHR ASSOCIATES
17530 VON KARMAN AVE. - SUITE 200, IRVINE, CA 92614
PHONE: (949) 756-6440

1/19/2026

SEE SHEET C-1



CONSTRUCTION NOTES

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0 15 30 60 90

SCALE: 1"=30'

INDEPENDENCE AT CANYON SPRINGS

2764 GATEWAY DRIVE, RIVERSIDE, CA

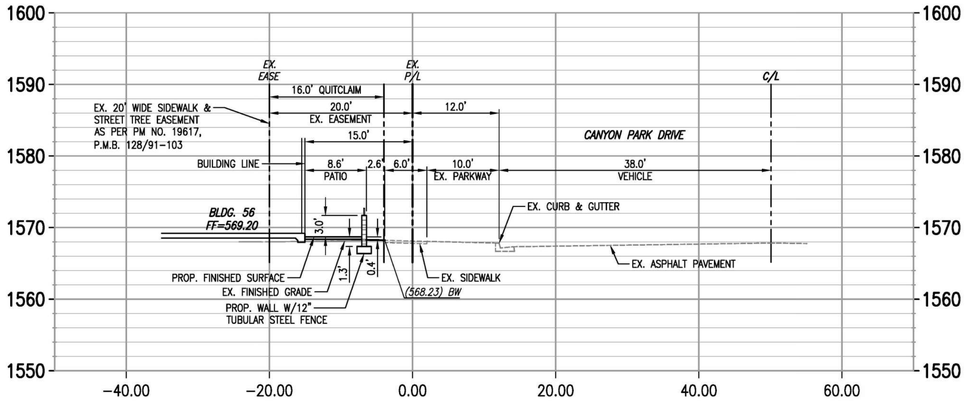
PRELIMINARY GRADING PLAN C-2

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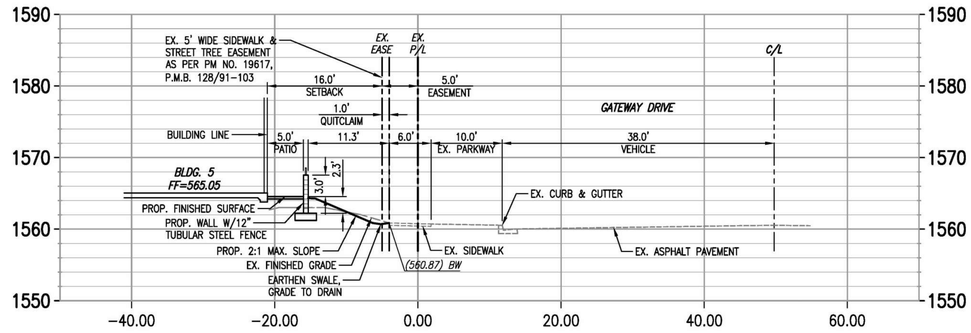
KHR ASSOCIATES
17530 VON KARMAN AVE. - SUITE 200, IRVINE, CA 92614
PHONE: (949) 756-6440

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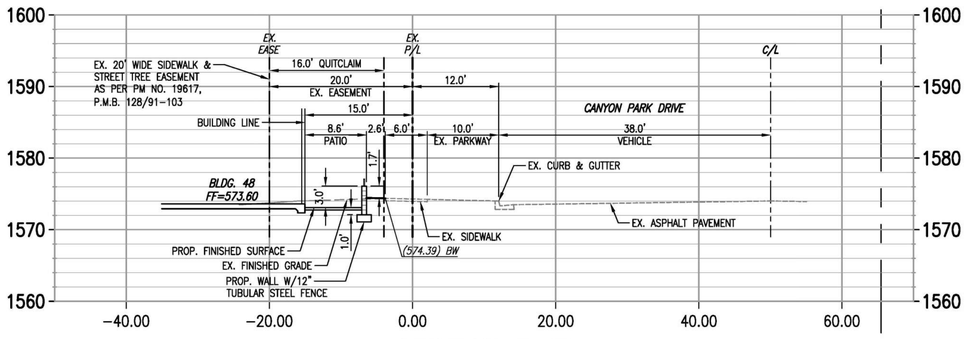
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SCALE: 1"=10'; SEE SHEET C-2



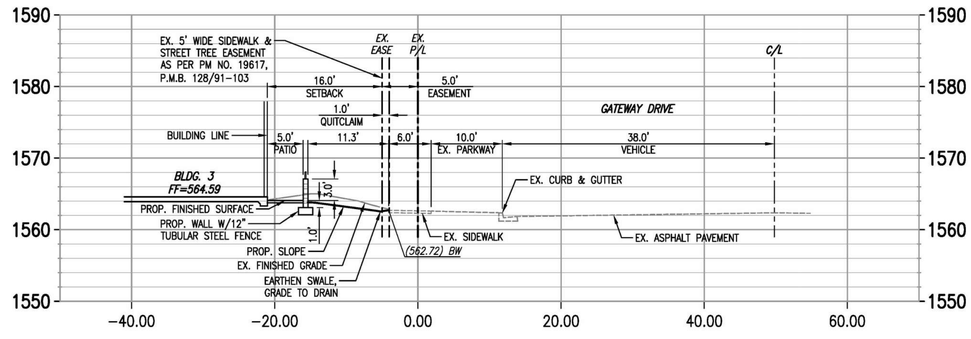
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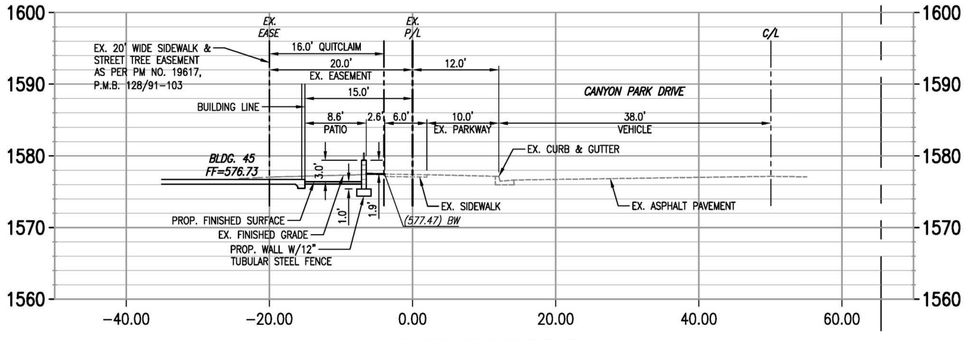
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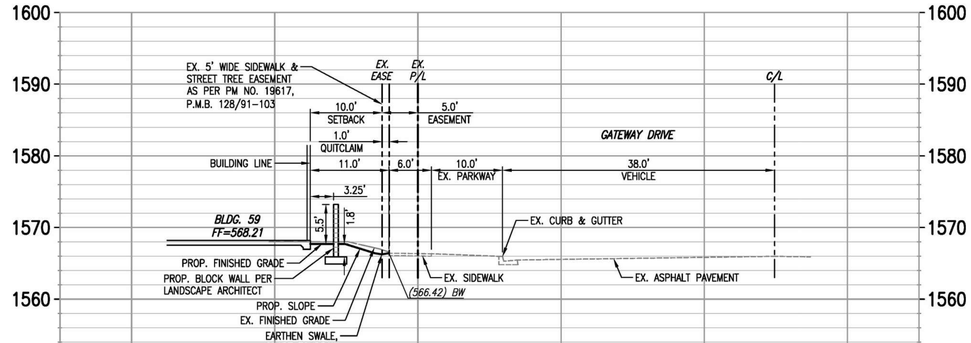
SECTION "B"-"B"

SCALE: 1"=10'; SEE SHEET C-2



SECTION "F"-"F"

SCALE: 1"=10'; SEE SHEET C-1



SECTION "C"-"C"

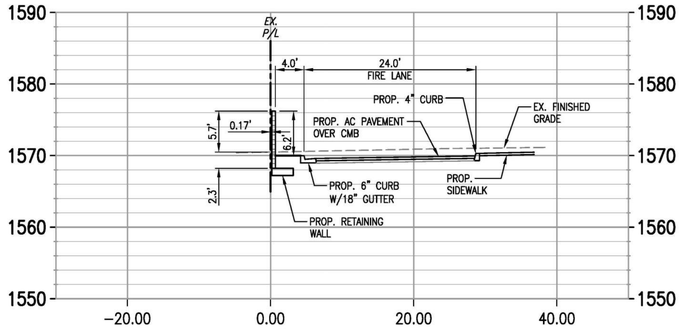
SCALE: 1"=10'; SEE SHEET C-2

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LEWIS GROUP OF COMPANIES

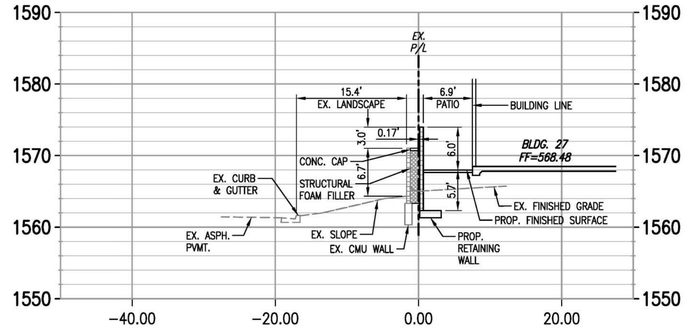
KHR ASSOCIATES
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1/19/2026



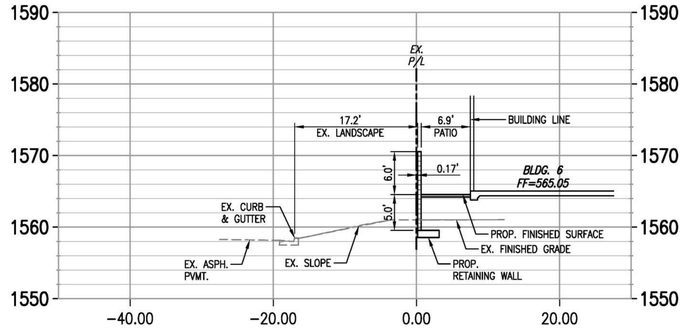
SECTION "N"-"N"

SCALE: 1"=10'; SEE SHEET C-1



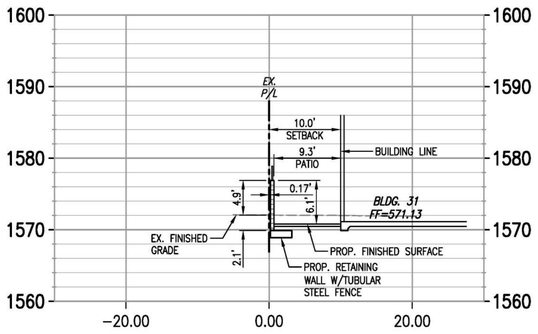
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SCALE: 1"=10'; SEE SHEET C-1



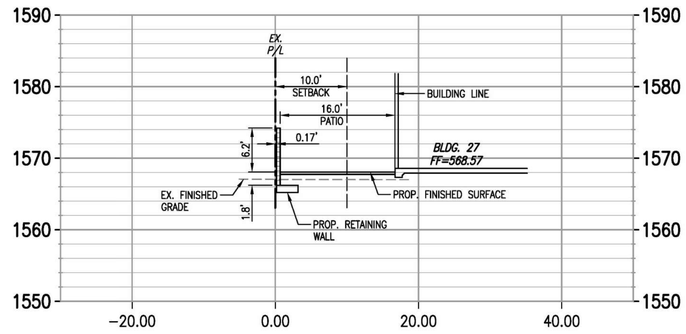
SECTION "G"-"G"

SCALE: 1"=10'; SEE SHEET C-2



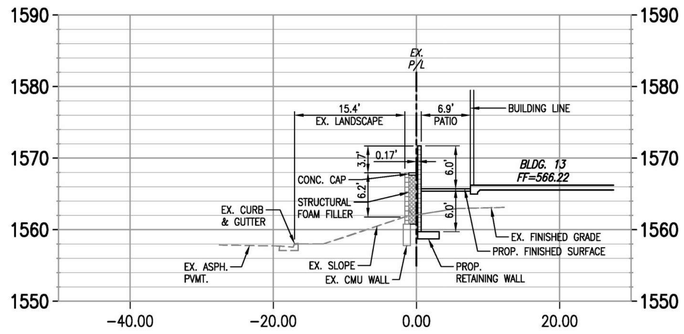
SECTION "P"-"P"

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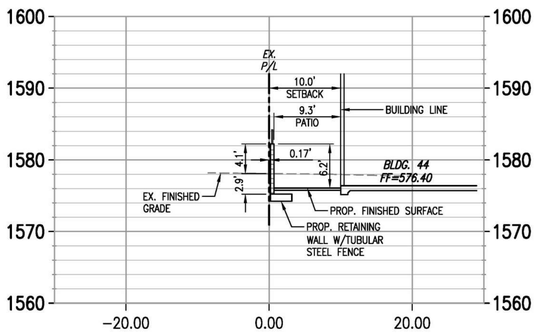
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SCALE: 1"=10'; SEE SHEET C-1



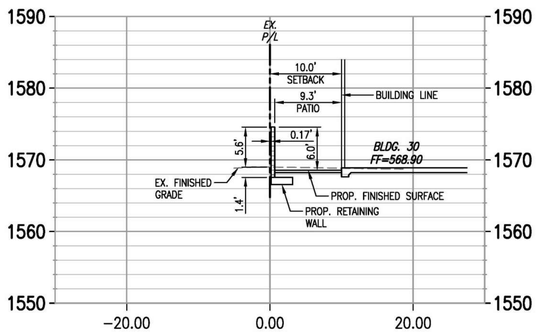
SECTION "H"-"H"

SCALE: 1"=10'; SEE SHEET C-2



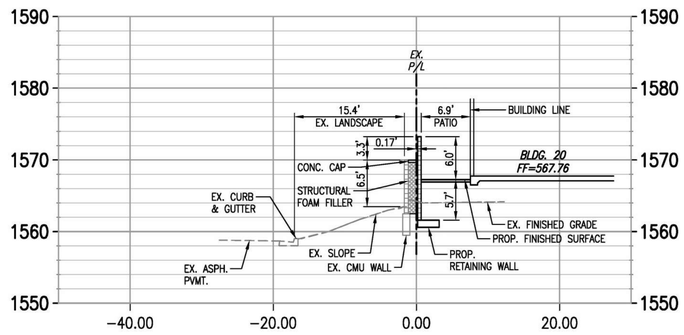
SECTION "Q"-"Q"

SCALE: 1"=10'; SEE SHEET C-1



SECTION "M"-"M"

SCALE: 1"=10'; SEE SHEET C-1



SECTION "J"-"J"

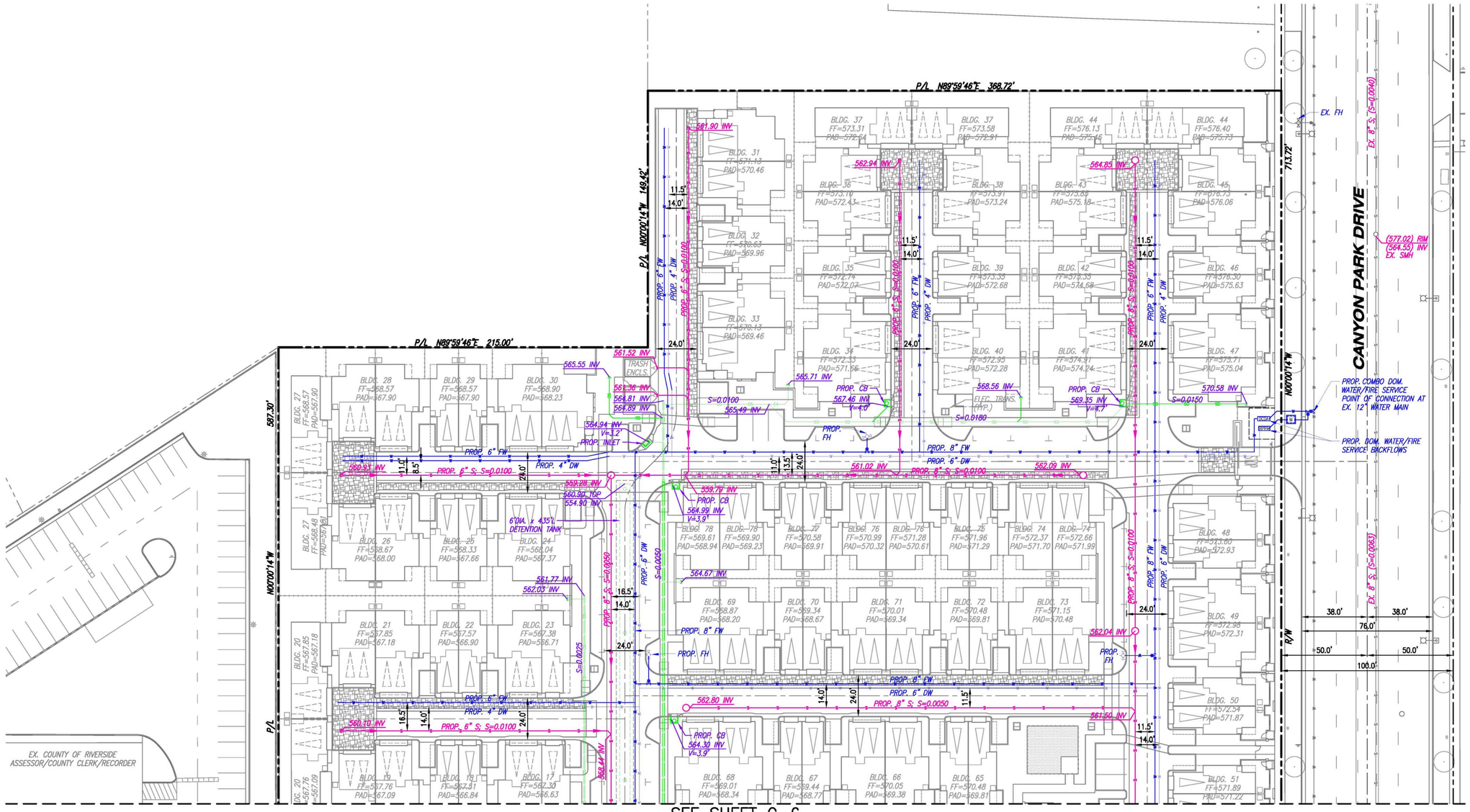
SCALE: 1"=10'; SEE SHEET C-1

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LEWIS GROUP OF COMPANIES

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1/19/2026



SEE SHEET C-6

LEGEND

- CENTER LINE
- PROJECT BOUNDARY
- RIGHT OF WAY
- PROP. CURB & GUTTER
- PROPOSED STORM DRAIN (PRIVATE)
- PROPOSED SEWER LINE & MANHOLE (PRIVATE)
- PROPOSED WATER LINE (PRIVATE)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED GRATED INLET CATCH BASIN
- PROPOSED SEWER CLEANOUT
- WATER VALVE
- SEWER FLOW DIRECTION

NOTES

1. THIS PRELIMINARY UTILITY PLAN IS NOT CONSIDERED FINAL DESIGN OR FOR CONSTRUCTION AND IS SUBJECT TO CHANGE DURING THE DESIGN PHASE.
2. ALL ON-SITE UTILITIES ARE PRIVATE.
3. UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY/STREETS ARE PUBLIC.
4. THIS SITE FALLS WITHIN THE EASTERN MUNICIPAL WATER DISTRICT (EMWD) SERVICE AREA FOR WATER AND EDGEMONT COMMUNITY SERVICES DISTRICT (ECSD) SERVICE AREA FOR SEWER.
5. THE CITY OF RIVERSIDE ENVIRONMENTAL COMPLIANCE SECTION REQUIRES ALL POOL/SPA DISCHARGES TO BE ROUTED TO SEWER.

ABBREVIATIONS

CB	CATCH BASIN
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DMA	DRAINAGE MANAGEMENT AREA
DW	DOMESTIC WATER
EX.	EXISTING
FH	FIRE HYDRANT
FF	FINISHED FLOOR
FS	FINISHED SURFACE
FW	FIRE WATER
INV	INVERT
MWS	MODULAR WETLAND SYSTEMS
P/L	PROPERTY LINE
PROP.	PROPOSED
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R&R	REMOVE AND REPLACE
R/W	RIGHT OF WAY
S	SEWER
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
TOP	TOP OF PIPE

0 15 30 60 90

SCALE: 1"=30'

INDEPENDENCE AT CANYON SPRINGS

2764 GATEWAY DRIVE, RIVERSIDE, CA

PRELIMINARY WET UTILITY PLAN

C-5

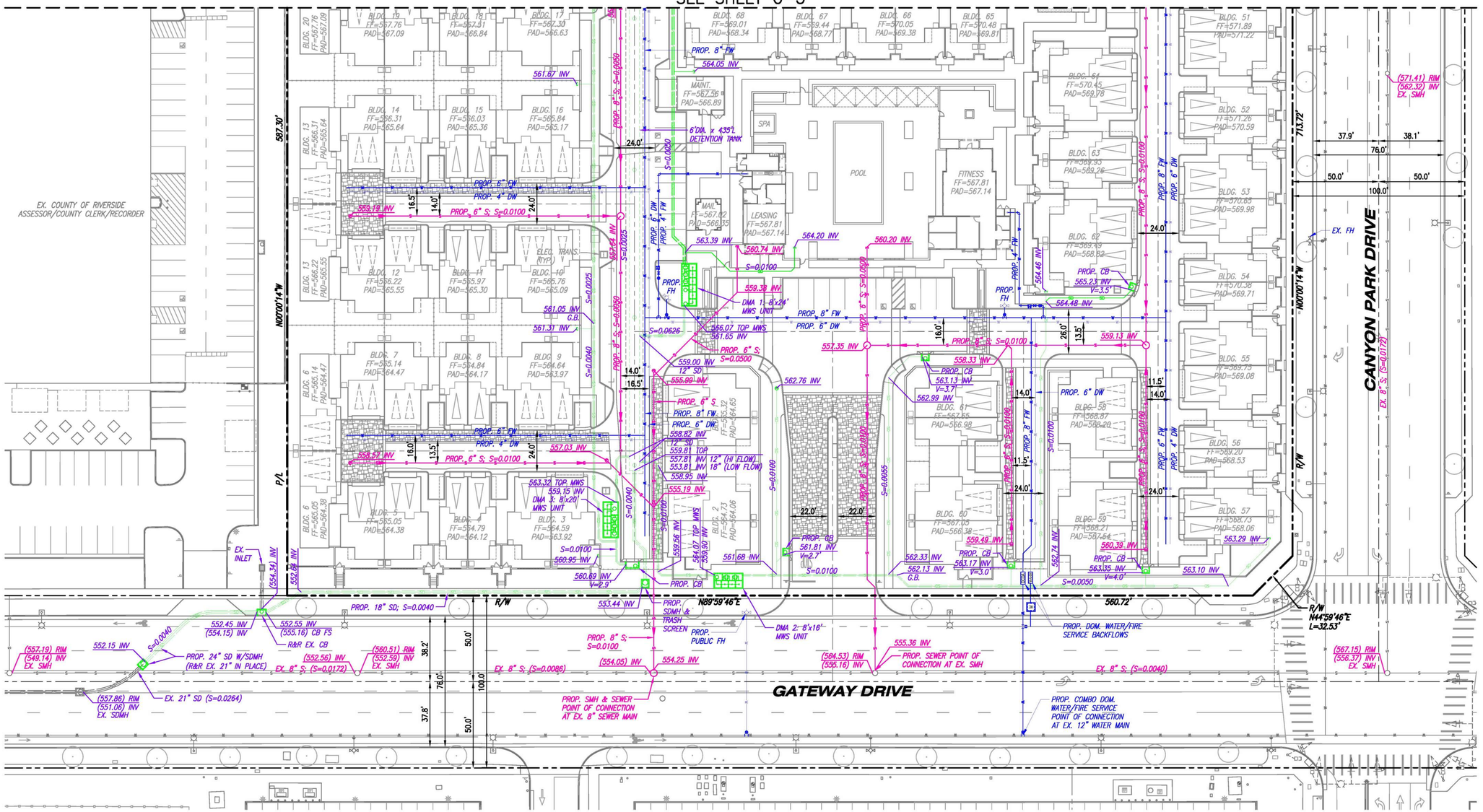
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SEE SHEET C-5



LEGEND

- CENTER LINE
- PROJECT BOUNDARY
- RIGHT OF WAY
- PROP. CURB & GUTTER
- PROPOSED STORM DRAIN (PRIVATE)
- PROPOSED SEWER LINE & MANHOLE (PRIVATE)
- PROPOSED WATER LINE (PRIVATE)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
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- PROPOSED SEWER CLEANOUT
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SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
TOP	TOP OF PIPE

0 15 30 60 90

SCALE: 1"=30'

INDEPENDENCE AT CANYON SPRINGS

2764 GATEWAY DRIVE, RIVERSIDE, CA

PRELIMINARY WET UTILITY PLAN

C-6

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