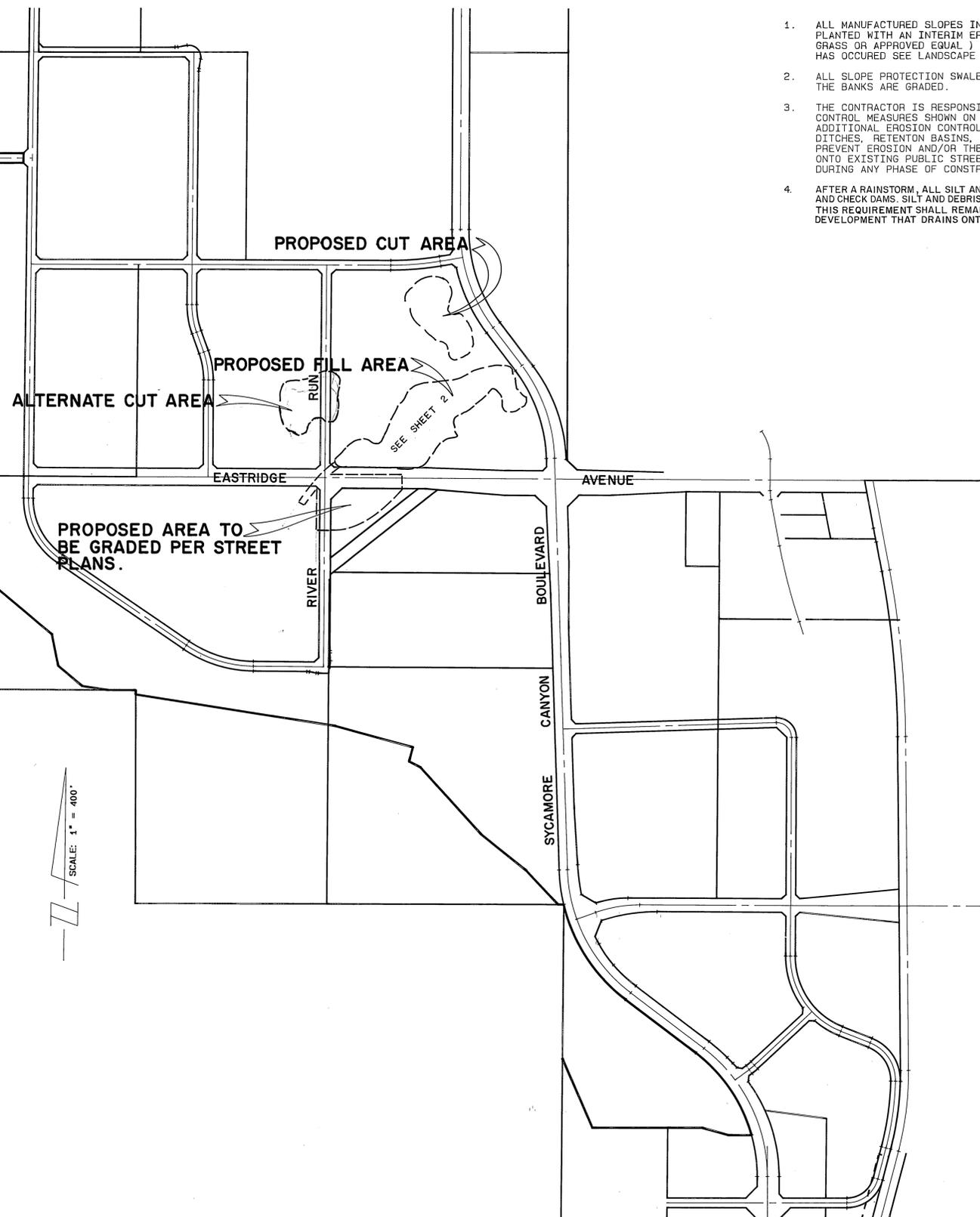


INTERIM EROSION CONTROL

1. ALL MANUFACTURED SLOPES IN EXCESS OF 5' IN VERTICAL HEIGHT TO BE PLANTED WITH AN INTERIM EROSION CONTROL GROUND COVER (ANNUAL RYE GRASS OR APPROVED EQUAL) AND MAINTAINED UNTIL SUBSTANTIAL GROWTH HAS OCCURED SEE LANDSCAPE PLANS FOR FINAL GROUND COVER.
2. ALL SLOPE PROTECTION SWALES TO BE CONTRACTED AT SAME TIME AS THE BANKS ARE GRADED.
3. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN AND ALSO TO PROVIDE ANY ADDITIONAL EROSION CONTROL MEASURES (I.E. SAND BAGGING, DIVERSION DITCHES, RETENTION BASINS, ETC.) DICTATED BY FIELD CONDITIONS TO PREVENT EROSION AND/OR THE INTRODUCTION OF DIRT, MUD OR DEBRIS ONTO EXISTING PUBLIC STREETS AND/OR ADJACENT PROPERTIES DURING ANY PHASE OF CONSTRUCTION OPERATIONS.
4. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND CHECK DAMS. SILT AND DEBRIS SHALL BE REMOVED FROM CITY OF RIVERSIDE STREETS. THIS REQUIREMENT SHALL REMAIN IN EFFECT UNTILL CITY ACCEPTANCE OF THE DEVELOPMENT THAT DRAINS ONTO CITY STREETS.

GENERAL NOTES:

1. ALL GRADING SHALL CONFORM TO CHAPTER 70 OF THE CURRENT CITY ADOPTED EDITION OF THE UNIFORM BUILDING CODE.
2. ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT PREPARED BY: C.H.J. INCORPORATED DATE: NOVEMBER 3, 1988 SHALL BE COMPLIED WITH DURING GRADING OPERATIONS.
3. THIS PLAN IS FOR GRADING PURPOSES ONLY. ISSUANCE OF A PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS OR SIZES, PARKING LOT STRUCTURAL SECTIONS OR LAYOUT, BUILDING LOCATIONS, OFF-SITE DRAINAGE FACILITIES OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION.
4. CERTIFICATION FROM THE REGISTERED CIVIL ENGINEER STATING THAT THE GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN, AND A COMPACTION REPORT FROM THE SOIL ENGINEER FOR FILL AREAS ARE REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED.
5. CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.
6. IT IS THE GRADING CONTRACTORS RESPONSIBILITY TO ENSURE THAT ADEQUATE COMPACTION HAS BEEN ATTAINED ON THE ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES.
7. IT IS THE SOIL ENGINEER'S RESPONSIBILITY TO OBSERVE AND PERFORM COMPACTION TESTS DURING THE GRADING TO EVALUATE THE PREPARATION OF THE NATURAL GROUND SURFACE TO RECEIVE THE FILL AND THE COMPACTION ATTAINED IN THE FILL, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES.
8. ANY IMPROVEMENTS CONSTRUCTED IN THE PUBLIC RIGHT OF WAY WILL REQUIRE A SEPARATE CONSTRUCTION PERMIT AND INSPECTION FROM THE PUBLIC WORKS DEPARTMENT.



NOTICE TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS.
2. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
3. CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-422-4133 AT LEAST 48 HOURS PRIOR TO EXCAVATION.

EARTHWORK QUANTITIES:

CUT: 25,800 CU. YDS. FILL: 21,900 CU. YDS.

THE ABOVE QUANTITIES DO NOT REFLECT ANY SHRINKAGE, SWELLING, SUBSIDENCE, OVER EXCAVATION OR ANY SPECIAL CONDITIONS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT AND ARE FOR REFERENCE AND FEE PURPOSES ONLY. SINCE THE ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES, ALSO THE CITY OF RIVERSIDE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE QUANTITIES SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT, AND CONSTRUCTION PURPOSES. IF IT APPEARS THERE WILL BE AN EXCESS OR SHORTAGE OF MATERIAL, THE CONTRACTOR MAY NOTIFY THE ENGINEER TO DETERMINE IF POSSIBLE GRADE ADJUSTMENTS CAN BE MADE TO ALLEVIATE SAID MATERIAL EXCESS OR SHORTAGE.
TOTAL GRADING AREA = 15.3 ± AC.

BENCH MARK

U.S.C. & G.S. DESIGNATION Z 749, RIVERSIDE COUNTY DESIGNATION 600-47-68, STANDARD BRASS DISK STAMPED Z 749 1945 ESTABLISHED BY C. & G.S. 1.7 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, SET BETWEEN THE TRACK AND U.S. HIGHWAY NO. 395 (I 215) 64.5 FEET SOUTHWEST OF THE SOUTHWEST EDGE OF THE HIGHWAY, 43.6 FEET NORTHEAST OF THE NORTHEAST RAIL OF TRACT, 20 FEET SOUTHWEST OF POST, IRON BENCH MARK DISK SET IN TOP OF A CONCRETE POST 0.4 FEET ABOVE GROUND.
DATE 1970 ELEVATION: 1536.119

CITY OF RIVERSIDE
PLANNING DEPARTMENT
(E.P.C. REVIEW NOT REQUIRED)
Jol-A Smed
APPROVED BY:
DATE: 3/28/91



CITY BUSINESS TAX CERTIFICATE NO. 5751, EXPIRES 12-31-91

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY *Matthew E. Webb* DATE 2/26/91
R.E. No. 37385
W.O. 90-3000 FOR: CITY OF RIVERSIDE F.B. 1034
DESIGNED BY RLT, DRAWN BY R.H., CHECKED BY RLT.

CITY OF RIVERSIDE, CALIFORNIA

GRADING PLAN
SYCAMORE CANYON BUSINESS PARK
ASSESSMENT DISTRICT NO. 1
PHASE II CONSTRUCTION
OFF SITE GRADING

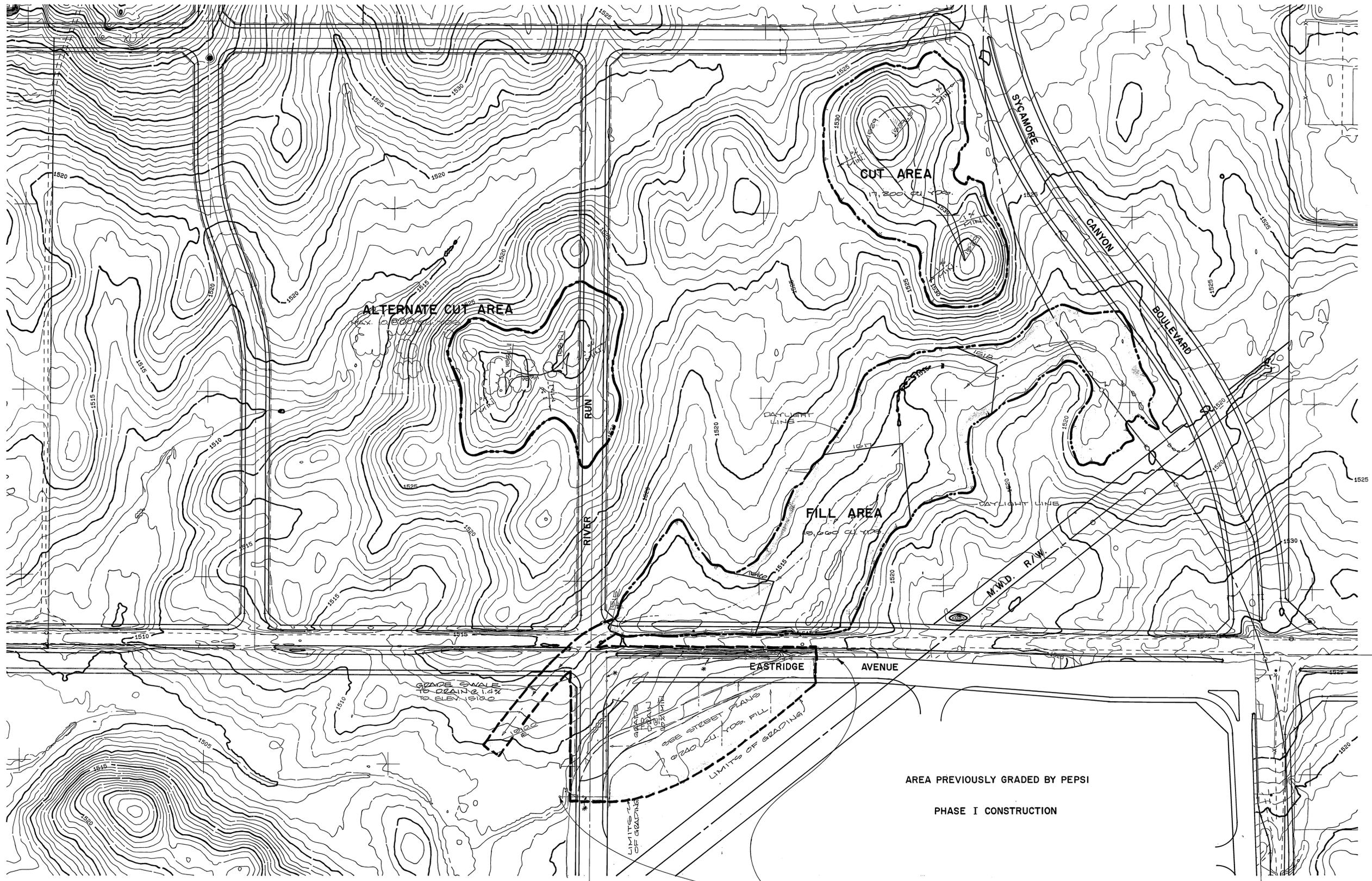
ACCOUNT NO. 85-105
DRAWING NUMBER

R-3028-BG

SHEET 1 OF 2

90-3000-G-1

SCALE: 1" = 100'



BENCH MARK

U.S.C. & G.S. DESIGNATION Z 749, RIVERSIDE COUNTY DESIGNATION 600-47-68, STANDARD BRASS DISK STAMPED Z 749 1945 ESTABLISHED BY C. & G.S. 1.7 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, SET BETWEEN THE TRACK AND U.S. HIGHWAY NO. 395 (I 215) 64.5 FEET SOUTHWEST OF THE SOUTHWEST EDGE OF THE HIGHWAY, 43.6 FEET NORTHEAST OF THE NORTHEAST RAIL OF TRACT, 20 FEET SOUTHWEST OF POST, IRON BENCH MARK DISK SET IN TOP OF A CONCRETE POST 0.4 FEET ABOVE GROUND.
DATE 1970 ELEVATION: 1536.119

CITY OF RIVERSIDE
PLANNING DEPARTMENT
(E.P.C. REVIEW NOT REQUIRED)
Joe A. Smith
APPROVED BY:
DATE: 3/28/91



ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY: *Matthew E. Webb* DATE 2/26/91
R.E. No. 37385
W.O. 90-3000 FOR: CITY OF RIVERSIDE F.B. 1034

MARK	REVISIONS	APPR. DATE
Δ	REVISED CUT-FILL QUANT. SH	4-2-91

DESIGNED BY: RLT. DRAWN BY: R.H. CHECKED BY: RLT.

CITY OF RIVERSIDE, CALIFORNIA

GRADING PLAN
SYCAMORE CANYON BUSINESS PARK
ASSESSMENT DISTRICT NO. 1
PHASE II CONSTRUCTION
OFF SITE GRADING
SCALE: 1" = 100'

ACCOUNT No. 85-105
DRAWING NUMBER
R-3028-BG
SHEET 2 OF 2
90-3000-G-1