

PRECISE GRADING PLAN

GRADING NOTES:

- ALL GRADING SHALL CONFORM TO THE RIVERSIDE MUNICIPAL CODE, TITLE 17 AND THE CURRENT CITY ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.
- ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT PREPARED BY _____ DATED _____ SHALL BE COMPLIED WITH DURING GRADING OPERATIONS. CITY BUSINESS TAX CERTIF. NO. _____ EXP. DATE _____.
- THIS PLAN IS FOR GRADING PURPOSES ONLY AND IS NOT TO BE USED FOR THE PURPOSE OF CONSTRUCTING ON SITE OR OFF-SITE IMPROVEMENTS. ISSUANCE OF A PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS OR SIZES, PARKING LOT STRUCTURAL SECTIONS OR LAYOUT, ADA-RELATED REQUIREMENTS, BUILDING LOCATIONS OR FOUNDATIONS, WALLS, CURBING, OFF-SITE DRAINAGE FACILITIES OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION. ON-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM APPROVED BUILDING PERMIT PLANS. OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM PLANS APPROVED FOR THIS PURPOSE BY THE PUBLIC WORKS DEPARTMENT.
- CERTIFICATION FROM THE REGISTERED (CIVIL ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT) 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.
- CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.
 - ALL MANUFACTURED SLOPES IN EXCESS OF 5 FEET IN VERTICAL HEIGHT ARE TO BE PROTECTED FROM EROSION DURING ROUGH GRADING OPERATIONS AND, THEREAFTER, UNTIL INSTALLATION OF FINAL GROUNDCOVER. (SEE LANDSCAPE PLANS FOR FINAL GROUNDCOVER).
 - ALL SLOPE PROTECTION SWALES TO BE CONSTRUCTED AT THE SAME TIME AS BANKS ARE GRADED.
 - THE DEVELOPER AND HIS CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN AND SWPPP AND ALSO TO PROVIDE ANY ADDITIONAL EROSION CONTROL MEASURES (E.G., HYDROSEEDING, MULCHING OF STRAW, GRAVEL-BAGGING, DIVERSION DITCHES, RETENTION BASINS, ETC.) DICTATED BY FIELD CONDITIONS TO PREVENT EROSION AND/OR THE INTRODUCTION OF DIRT, MUD OR DEBRIS INTO EXISTING PUBLIC STREETS AND/OR ONTO ADJACENT PROPERTIES DURING ANY PHASE OF CONSTRUCTION OPERATIONS. SPECIAL ATTENTION SHALL BE GIVEN TO ADDITIONAL EROSION CONTROL MEASURES NOTED ABOVE DURING THE PERIOD OCTOBER 1 TO MAY 31.
 - 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 UNTIL CITY ACCEPTANCE OF THIS PROJECT.
- ANY ON-SITE RETAINING WALLS SHOWN ON THIS PLAN THAT ARE UNDER 3 FEET IN HEIGHT AND SUPPORT A SURCHARGE OR THAT ARE OVER 3 FEET IN HEIGHT REQUIRE SEPARATE REVIEW, APPROVAL AND A BUILDING PERMIT FROM THE BUILDING AND SAFETY DIVISION, COMMUNITY DEVELOPMENT DEPARTMENT. ANY NECESSARY RETAINING WALLS ON THE PERIMETER OF THIS SITE SHALL BE IN PLACE AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO ISSUANCE OF THE GRADING PERMIT. APPROVED SEQUENCED GRADING WITH 1 1/2:1 MAXIMUM SLOPES TO WITHIN 2 FEET OF THE ADJACENT PROPERTY LINE MAY BE ACCEPTABLE TO ALLOW FOR ISSUANCE OF A GRADING PERMIT PRIOR TO COMPLETION OF ANY NECESSARY PERIMETER RETAINING WALLS. (IF NO RETAINING WALLS ARE SHOWN ON THE PLAN, DO NOT PUT THIS NOTE ON PLAN.)
- ANY IMPROVEMENTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A SEPARATE CONSTRUCTION PERMIT AND INSPECTION FROM THE PUBLIC WORKS DEPARTMENT.
- ANY WALLS, FENCES, STRUCTURES AND/OR APPURTENANCES ADJACENT TO THIS PROJECT ARE TO BE PROTECTED IN PLACE. IF GRADING OPERATIONS DAMAGE OR ADVERSELY AFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR AND/OR DEVELOPER IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER(S).
- THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTERFERE WITH PROVISION OF UTILITIES.
- IT IS THE GRADING CONTRACTOR'S 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.
- 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.
- EARTHWORK QUANTITIES ARE SHOWN FOR GRADING PERMIT PURPOSES ONLY, AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- FOR GRADING OF AREAS OF 1 ACRE OR MORE, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON-SITE AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) - SANTA ANA REGION AND/OR THE CITY OF RIVERSIDE.
- GRADING OPERATIONS SHALL BE LIMITED TO BETWEEN THE HOURS OF 7 A.M. AND 7 P.M. ON WEEKDAYS AND BETWEEN 8 A.M. AND 5 P.M. ON SATURDAYS. NO GRADING WILL BE PERMITTED ON SUNDAY OR FEDERAL HOLIDAYS. (RIVERSIDE MUNICIPAL CODE, 7.35.010, ORDINANCE NO. 6273)

THE ABOVE ITEMS ARE THE MINIMUM INFORMATION REQUIRED FOR SUBMITTING A GRADING PLAN FOR REVIEW. THEREFORE, AFTER REVIEW, ADDITIONAL INFORMATION MAY STILL BE REQUIRED. IN SOME CASES, THE GRADING PLAN WILL BE SUBJECTED TO ENVIRONMENTAL REVIEW PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THE PLANNING DIVISION, COMMUNITY DEVELOPMENT DEPARTMENT WILL PERFORM THE ENVIRONMENTAL REVIEW AND WILL INFORM THE APPLICANT IF ADDITIONAL INFORMATION WILL BE REQUIRED.

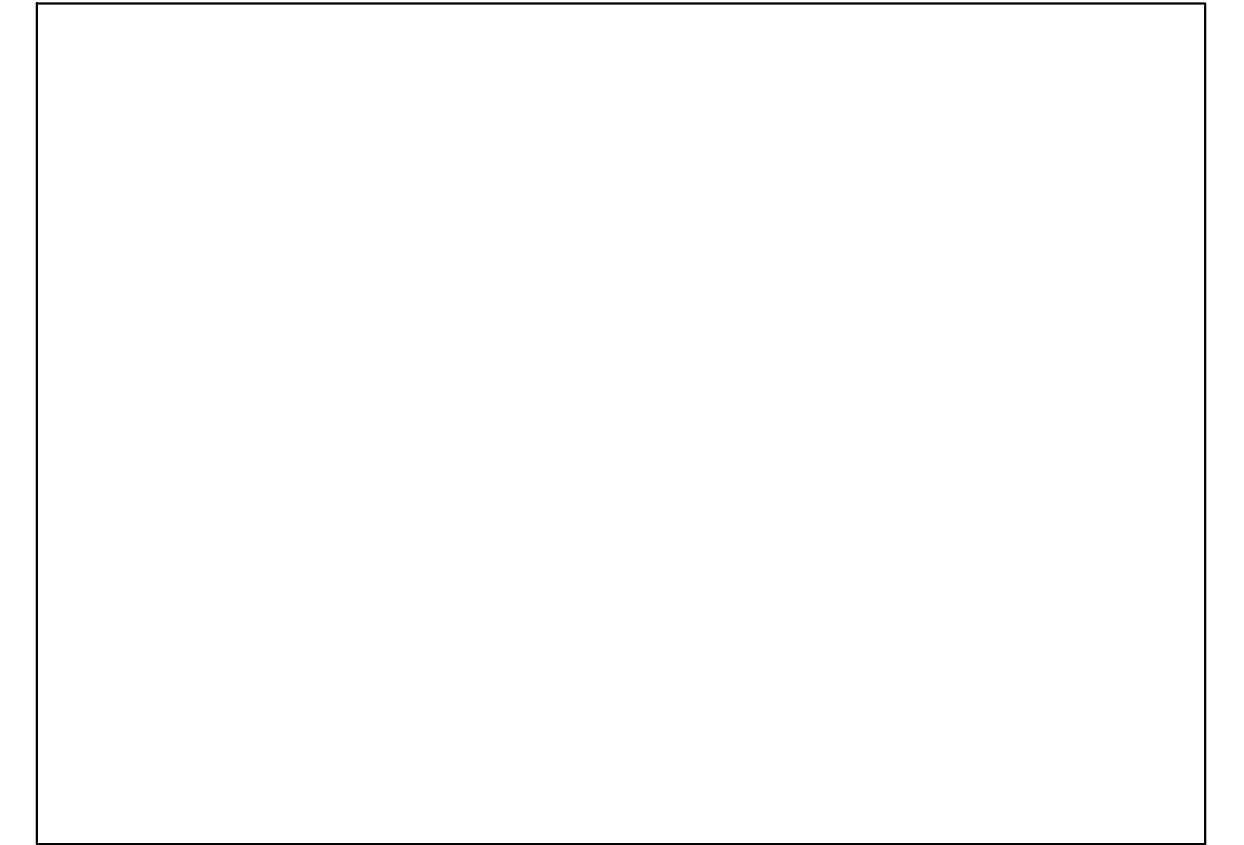
ADDRESS OF PROJECT LOCATION



"STOCKPILING ONLY" GRADING PLANS:

"STOCKPILING ONLY" PLANS WILL BE REVIEWED WITH THE SAME REQUIREMENTS AS REGULAR GRADING PLANS WITH THE FOLLOWING CHANGES.

- UNLESS OTHERWISE APPROVED, STOCKPILING PERMITS WILL BE ISSUED FOR A PERIOD OF ONE YEAR ONLY. ALL STOCKPILED MATERIAL MUST BE REMOVED PRIOR TO EXPIRATION OF THE PERMIT, OR PROPERLY GRADED AND COMPACTED ON-SITE. A SEPARATE GRADING PLAN AND PERMIT WITH SOILS REPORT IS REQUIRED FOR EITHER CASE UNLESS MATERIAL IS REMOVED OUTSIDE OF THE CITY LIMITS.
- A PRELIMINARY SOILS REPORT IS NOT REQUIRED FOR REVIEW OF "STOCKPILING ONLY" PLANS.
- UNLESS OTHERWISE APPROVED, STOCKPILING IS LIMITED TO A MAXIMUM HEIGHT OF 5 FEET FROM EXISTING GROUND ELEVATIONS. (LESS THAN 5 FEET MAY BE REQUIRED SUBJECT TO PLANNING DIVISION, COMMUNITY DEVELOPMENT DEPARTMENT REVIEW.)
- TOE OF SLOPES TO BE LOCATED A MINIMUM OF 10 FEET FROM ANY PROPERTY LINES.
- EROSION, DUST AND DRAINAGE CONTROL TO BE MAINTAINED AT ALL TIMES FOR THE DURATION OF THE STOCKPILING. (NOT JUST DURING PLACEMENT OF THE MATERIAL.)



VIC MAP

N.T.S.

OWNER INFORMATION

NAME:
ADDRESS:

PHONE NUMBER:
EMAIL ADDRESS:

CONSTRUCTION NOTES:

SITE INFORMATION

ADDRESS:

APN:
LEGAL DESCRIPTION:

GENERAL NOTES:

SITE ACREAGE:

CIVIL ENGINEER

COMPANY NAME:
OWNER/ENGINEER:
ADDRESS:

PHONE NUMBER:
EMAIL ADDRESS:
BUSINESS TAX ID:
EXPIRATION DATE:

PRIVATE ENGINEER'S NOTES:

SOILS ENGINEER

COMPANY NAME:
OWNER/ENGINEER:
ADDRESS:

PHONE NUMBER:
EMAIL ADDRESS:
BUSINESS TAX ID:
EXPIRATION DATE:

CASE NUMBERS

PLANNING CASE:
WQMP:
STREET IMPROVEMENTS:
STORM DRAIN IMPROVEMENTS:
SEWER IMPROVEMENTS:

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PRECISE GRADING
3	EROSION CONTROL



EARTHWORK QUANTITIES	
CUT (RAW)	### CY
FILL (RAW)	### CY
GROSS AREA	### SF
DISTURBED AREA	### SF

WDID: _____

<p>Under Ground Service Alert of Southern California Call: TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG</p>	PLANS PREPARED UNDER THE SUPERVISION OF PRINT NAME: _____ RCE# _____ BENCHMARK POINT ID: _____		CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. #### EXP. _____ ENGINEERING COMPANY NAME _____ ADDRESS _____ PHONE NUMBER _____	MARK _____ REVISIONS _____ APPR. _____ DATE _____ DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____	PLANNING DIVISION ENVIRONMENTAL REVIEW REQUIRED APPROVED BY: _____ DATE _____	PRECISE GRADING PLANS SITE PROJECT ADDRESS TITLE SHEET	<PERMIT NO.> SHEET 01 OF 01
	HORIZ. SCALE: 1"=20' VERT. SCALE: NA						