

ON-SITE IMPROVEMENT PLANS

FOR

PACIFIC GROVE ACUTE PSYCHIATRIC FACILITY

5900 BROCKTON AVENUE
RIVERSIDE, CA 92506

PROJECT TEAM

OWNER / DEVELOPER TAMMY RUSSELL ACADIA HEALTHCARE 6100 TOWER CIRCLE, SUITE 1000 FRANKLIN, TN 37067 832-341-2403 TAMMY.RUSSELL@ACADIAHEALTHCARE.COM	SURVEYOR PETER WEILBACHER P.B.L.A SURVEYING, INC 1809 E. DYER RD, SUITE 301 SANTA ANA, CA 92705 (661) 233-6549 PWEILBACHER@PBLA.BIZ	GEOTECHNICAL CONSULTANT CARLOS V. AMANTE PE, GE TERRACON 1355 E. COOLEY DRIVE COLTON, CA 92324 (909) 824-7311
ARCHITECT DARCI HERNANDEZ BOULDER ASSOCIATES 527 WEST 7TH ST, SUITE 1304 LOS ANGELES, CA 90014 DHERNANDEZ@BOULDERASSOCIATES.COM	CIVIL ENGINEER KYLE KOIVUNEMI, PE KIMLEY-HORN AND ASSOCIATES, INC. 1100 W TOWN AND COUNTRY ROAD SUITE 700 ORANGE, CA 92668 (714) 939-1030 KYLE.KOIVUNEMI@KIMLEY-HORN.COM	STRUCTURAL ENGINEER JAMES R. KRAMER, SE MHP 3900 COVER STREET LONG BEACH, CA 90808 (562) 985-3200
LANDSCAPE ARCHITECT TRAVIS EBBERT RIDGE LANDSCAPE ARCHITECTS 8841 RESEARCH DR, #200 IRVINE, CA 92618 (949) 387-1323 TRAVIS@RIDGEA.COM		

UTILITY PURVEYORS

WATER CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT 3750 UNIVERSITY AVENUE, 3RD FLOOR RIVERSIDE, CA 92501 (951) 826-2136	SEWER CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT 3750 UNIVERSITY AVENUE, 3RD FLOOR RIVERSIDE, CA 92501 (951) 826-2136	TELEPHONE AT&T CALIFORNIA 3073 ADAMS STREET RIVERSIDE, CA 92504 (951) 359-2537 (951) 351-0574 FAX
ELECTRIC CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT 3750 UNIVERSITY AVENUE, 3RD FLOOR RIVERSIDE, CA 92501 (951) 826-2136	GAS SOUTHERN CALIFORNIA GAS 1981 WEST LUGONIA AVENUE REDLANDS, CA 92373 (909) 335-7871 (909) 357-6185 FAX	

LEGAL DESCRIPTION PER TITLE REPORT

REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 1 OF PARCEL MAP NO. 14834, AS SHOWN BY MAP ON FILE IN BOOK 73 PAGES 34 AND 35 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL B:

AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF DOMESTIC WATER LINES AND GAS LINES, AND FOR INGRESS AND EGRESS OVER PARCEL 2 OF PARCEL MAP 14834, AS SHOWN BY MAP ON FILE IN BOOK 73, PAGES 34 AND 35 OF PARCEL MAPS, AS RESERVED BY RIVERSIDE COMMUNITY HOSPITAL, A CALIFORNIA NON-PROFIT CORPORATION FORMERLY KNOWN AS AND WHO ACQUIRED TITLE AS RIVERSIDE OSTEOPATHIC HOSPITAL AND SANITARIUM IN CORPORATION GRANT DEED RECORDED JANUARY 10, 1980 AS INSTRUMENT NO. 1980-006529 OF OFFICIAL RECORDS.

APN: 218-251-016

ESTIMATED EARTHWORK QUANTITIES

CUT (BASED ON GRADE DIFFERENCE FROM EG TO FG)	3426 CY (CUT)
FILL (BASED ON GRADE DIFFERENCE FROM EG TO FG)	214 CY (FILL)
NET EARTHWORK:	3212 CY (CUT)

NOTE: THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR IS NOT AUTHORIZED TO USE THE ESTIMATES HEREIN FOR BIDDING AND CONSTRUCTION PURPOSES WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE ENGINEER OF RECORD. NO REPRESENTATIONS OF SUCH QUANTITIES OR A BALANCED SITE CONDITION ARE MADE BY THE ENGINEER OF RECORD.

UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE ABOVE QUANTITIES ARE APPROXIMATE. IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLANS(S) AS FINISHED GROUND, FINISHED SURFACE, AND FINISHED FLOOR ELEVATIONS.

UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE ABOVE GRADING QUANTITIES HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, STORMWATER QUALITY MEDIA SECTIONS, UTILITY PIPES, TRENCHING AND BEDDING MATERIALS, BUILDING OR WALL FOOTINGS, BUILDING SLAB THICKNESSES AND UNDERLYING BASE OR SAND LAYERS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC.

ANY OVEREXCAVATION AND RECOMPACTION DEPTHS AND VOLUMES, SHRINKAGE FACTORS, PAVEMENT SECTIONS, BUILDING PAD SECTIONS, AND BULKING FACTORS ARE BASED ON A SEPARATE GEOTECHNICAL REPORT. ANY BUILDING SLAB THICKNESSES ARE BASED ON THE SEPARATE BUILDING STRUCTURAL/ENGINEERING PLANS. ANY UTILITY, STORMWATER MITIGATION, AND FOOTING SPOILS ARE BASED ON ESTIMATES PROVIDED BY THE OWNER OR CONTRACTOR.



VICINITY MAP
SCALE: NTS



LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	CENTER LINE
---	EASEMENT OR SETBACK LINE
---	CIVIL LIMIT OF WORK LINE
---	CIVIL LIMIT OF GRADING
---	SAWCUT LINE
+++++	EXTENT OF DEMOLITION
---	DEEPEMED FOOTING (DF) OR STEM WALL (SW)
GB	GRADE BREAK LINE
R	RIDGE LINE
SS	PROPOSED SANITARY SEWER PIPE
SD	PROPOSED STORM DRAIN PIPE (< 12"ø)
SD	PROPOSED STORM DRAIN PIPE (> 12"ø)
W	PROPOSED WATER PIPE
DW	PROPOSED DOMESTIC WATER PIPE
FW	PROPOSED FIRE WATER PIPE
---	RETAINING WALL
---	FLOW LINE

2:1 SLOPE (MAX)
PROPOSED SPOT GRADE
EXISTING SPOT GRADE
PROPOSED FLOW (DIRECTION AND SLOPE)
2.00%

STANDARD DUTY CONCRETE PAVEMENT
HEAVY DUTY CONCRETE PAVEMENT
STANDARD DUTY ASPHALT CONCRETE PAVEMENT
HEAVY DUTY ASPHALT CONCRETE PAVEMENT
GRAVEL
LANDSCAPE/PLANTER AREA
SAND/DECOMPOSED GRANITE
PROPOSED BUILDING
TRUNCATED DOMES

POINT OF CONNECTION (@ BLDG)
POINT OF CONNECTION (TO EXISTING)
PIPE END CAP
PROPOSED CLEANOUT
STORM DRAIN AND SANITARY SEWER MANHOLE
CATCH BASIN INLET
CURB DRAIN INLET
AREA DRAIN
TRENCH DRAIN
VALVE
PIPE BEND AND TRUST BLOCK
BACK FLOW PREVENTION DEVICE
METER BOX
FIRE HYDRANT
PIV
FDC

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT
AHJ	AUTHORITY HAVING JURISDICTION
BC	BACK OF CURB
BS	BOTTOM OF STAIR
BLDG	BUILDING
BW	BACK OF WALK
CAB	COMPACTED AGGREGATE BASE
CB	CATCH BASIN
CF	CURB FACE
C/L	CENTERLINE
CONC	CONCRETE
CONST	CONSTRUCT, CONSTRUCTION
CSG	COMPACTED SUBGRADE
DF	DEEPEMED FOOTING
DI	DRAIN INLET
DW	DOMESTIC WATER
E	EAST
EG	EDGE OF GUTTER
ELEC	ELECTRIC
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
IRR	IRRIGATION WATER
JS	JUNCTION STRUCTURE
LP	LOW POINT
MH	MANHOLE
N	NORTH
PCC	PORTLAND CEMENT CONCRETE
P/L	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS OR RIDGE
RD	ROOF DRAIN
RW	RECLAIMED WATER
R/W	RIGHT-OF-WAY
S	SEWER OR SOUTH
SD	STORM DRAIN
SS	STATION
STA	SANITARY SEWER
SPPWC	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
SW	SIDEWALK
T	TELEPHONE
TC	TOP OF CURB
TS	TOP OF STAIR
VF	VERIFY IN FIELD
W	WATER OR WEST
XXX.XX	PROPOSED ELEVATION
(XXX.XX)	EXISTING ELEVATION

GEOTECHNICAL REPORT

THE GEOTECHNICAL REPORT DATED DECEMBER 9, 2024 PREPARED BY TERRACON AND ALL ADDENDA SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.

BENCHMARK NOTE

CITY OF RIVERSIDE BENCHMARK NAME "H6-B2"
ELEVATION: 837.228 FEET [DATUM: NAVD 88 OR NVCD 29]
DESCRIPTION: BRASS DISK STAMPED "H6-B2" IN A MONUMENT WELL AT THE INTERSECTION OF JURUPA AVENUE AND MAGNOLIA AVENUE

BASIS OF BEARINGS NOTE

THE BASIS OF BEARINGS IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE III, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (2017.50 EPOCH GPS ADJUSTMENT), BASED ON STATIC GPS TIES TO TWO CONTINUOUS GPS STATIONS (CGPS) REFERRED TO AS "P250" AND "P303", BEING NORTH 77°17'22" EAST BASED ON POSITIONS PUBLISHED IN THE CALIFORNIA SPATIAL REFERENCE CENTER.

SITE INFORMATION

SITE ADDRESS:	5900 BROCKTON AVE. RIVERSIDE, CA 92506 218-251-016
APN:	3.75 AC
TOTAL SITE AREA:	28,226 SF
PROPOSED BUILDING AREA:	SINGLE FAMILY
ZONING CLASSIFICATION:	RESIDENTIAL CU-046-589
CONDITIONAL USE PERMIT:	HOSPITAL
EXISTING USE:	HOSPITAL
PROPOSED USE:	HOSPITAL
TOTAL LOTS:	1
PROPOSED PARKING SPACES:	116

SHEET INDEX

SHEET NO.	SHEET TITLE
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C0.2	GENERAL NOTES
C1.0	EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C2.0	EROSION CONTROL PLAN
C2.1	EROSION CONTROL DETAILS
C3.0	DEMOLITION PLAN
C4.0	HORIZONTAL CONTROL AND PAVING PLAN
C5.0	GRADING AND DRAINAGE PLAN
C5.1	GRADING ENLARGEMENTS
C6.0	UTILITY PLAN
C7.0	DETAILS
C7.1	DETAILS
C7.2	DETAILS
C7.3	DETAILS
C7.4	DETAILS



BOULDER ASSOCIATES

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PROJECT P246459.00

PACIFIC GROVE ACUTE PSYCHIATRIC FACILITY

5900 BROCKTON AVE., RIVERSIDE,
CA 92506

DESIGN DEVELOPMENT PACKAGE 1 - SITE

DATE

REVISIONS

DESCRIPTION	DATE
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HCAI

H241744-33-00

APPROVAL STAMP

SHEET TITLE

COVER
SHEET

SHEET NUMBER

C0.0