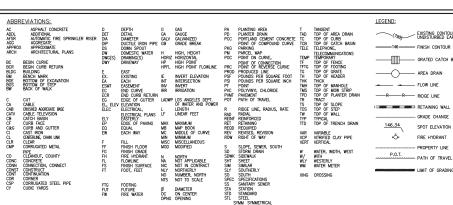


# PRECISE GRADING / LID PLAN

3729, 3745 VAN BUREN BLVD., RIVERSIDE, CA 92503



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(ISTING CONTOUR / NDISTURBED EARTH	
NISH CONTOUR	
RATED CATCH BASIN	—PROJECT SITE
REA DRAIN	The state of the s
LOW LINE	h land
IDGE LINE	
ETAINING WALL	
RADE CHANGE	
POT ELEVATION	A design of the second of the
RE HYDRANT	
ROPERTY LINE	
ATH OF TRAVEL	•
MIT OF GRADING	
	VICINITY MAP  SCALE 1" = 400"

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## GENERAL NOTES:

THE FOLLOWING APPLICABLE NOTES ARE REQUIRED ON GRADING PLANS / EROSION CONTROL PLANS:

1 All grading shall conform to the Riverside Municipal Code, Title 17 and Appendix Chapter 33, Vol. 1 of the current City—adopted edition of the Uniform Building Code.

2 All provisions of the preliminary soils report prepared by Don Soil Engineering, Co, dated 3/26/2020 shall be complied with during grading operations. City Business Tax Certif. No. \_\_\_\_\_\_\_\_\_\_, Exp. Date

3. This pion is for grading purposes only and is not to be used for the purpose of contracting on-or of reliable involvemental lessions of a purph based to this plant does not consultate approxima-d drivews) locations or sizes, porking lot structural sections or logical, XDA-resided requirements, building locations or foundations, such configurations or logical, XDA-resided requirements, building participates or foundations, such configurations or or logical participations of the such participation of the such participation of the such participation of the such participation of the such purpose by the Polici Words Department, shall be constructed from plans approved for this purpose by the Polici Words Department.

5 Contractor is responsible for erosion, dust and temporary drainage control during grading

All slope protection swales to be constructed at the same time as banks are graded.

c. The developer and his contractor are responsible for implementation and moliteanose of the erosion control measures shown on this plan and SMPPP and dis to be provide any additional erosion control measures (e.g., hydroseeding, mulching of straw, sand-bagging, diversion diches, retention beams, etc.) dictated by field conditions to prevent erosion and/or the distriction of the provided of the control of the distriction of

After a rainstorm, all slit and debris shall be removed from check berms and check dams. Slit debris shall be removed from City of Riverside streets. This requirement shall remain in ct until city acceptance of this project.

6 Ayr on-site relatings with sheen on this alon; that her under 3 feet in height on support a suchrage or that on over 3 feet in height nearine separate sevies, apported and a building permit from the Building Dicksion, Planning Department. Any necessary relating wells on the partmeter of the site shall be in place and approved by the building inspector place to its assume of the grading permit in the second property of the property of the property line may be acceptable to allow of site of the sunner of the grading property line may be acceptable to allow for issuance of a grading permit prior to completion of a necessary performed rectaining wilds. If no relating upon one shown on the plan, do not put the

7 Any improvements constructed in the public right-of-way will require a separate construction permit and inspection from the Public Works Department.

8 Any walls, fences, structures and/or appurtanences adjacent to this project are to be protected in place. If grading operations damage or odversely affect said items in any way, the contractor and/or developer is responsible for working out on acceptable solution to the satisfaction of the affected property owner(s).

9 The contractor/developer is responsible for ensuring that retaining walls do not interfere with provision of utilities.

11 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 oil fill slopes.

12 Earthwork quantities are shown for grading permit purposes only, and the City of Riverside is not responsible for their accuracy.

13 For grading of areas of 1 acre or more, a Storm Water Pollution Prevention Pian (SWPPP) shall be kept on-site and most available upon request of a representative of the Regional Water Quality Control Board (RWQCB) = Sonta Ana Region and/or the City of Riverside.

14. 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, 7:35.10, Ordinance No. 6273)

#### GENERAL NOTES(CON'T);

"Stockpilling Only" plans will be reviewed with the same requirements as regular grading plans with the following changes.

1. Unless otherwise approved, stockpiling permits will be issued for a period of one year only. All stockpiled moteral 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.

2 A preliminary soils report is not required for review of "stockpiling only" plans.

3 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 Department review.)

4 Toe of slopes to be located a minimum of 10 feet from any property lines.

### AIR OLIALITY NOTES

A. DURING CONSTRUCTION, EXPOSED EARTH SURFACES SHALL BE SPRAYED WITH WATER AT LEAST TWICE A DAY BY THE PROPERTY OWNER/CONTRACTOR TO MINIMIZE DUST GENERATION OR TEMPORARY DUST COVERS SHALL BE USED THAT MEET SCAQMD DISTRICT RULE 403.

B. THE PROPERTY OWNER/CONTRACTORS SHALL KEEP THE CONSTRUCTION AREA SUFFICIENTLY DAMPED TO CONTROL DUST CAUSED BY GRADING AND HAULING, AND AT ALL TIMES PROVIDE REASONABLE CONTROL OF DST CAUSED BY WIND.

C. HAULING AND GRADING EQUIPMENT SHALL BE KEPT IN GOOD OPERATING CONDITION AND MUFFLED AS REQUIRED BY LAW.

D. ALL LOADS SHALL BE SECURED BY TRIMMING. WATERING OR OTHER APPROPRIATE MEANS TO PREVENT SPILLAGE BY LAW.

E. ONE FLAG PERSON SHALL BE REQUIRED AT THE JOB SITE TO ASSIT TRUCKS UPON INGRESS AND EGRESS OF THE PROJECT SITE. THE FLAG PERSON(S) AND WARNING SIGNS SHALL BE IN COMPUBACE WITH PART II OF THE 1985 EDITION OF "WORK AREA TRAFFIC CONTROL HANDBOOK."

F. ALL CLEARING, GRADING, EARTH MOVING OR EXCAVTION ACTIVITIES SHALL BE DISCONTINUED DURING PERIODS OF HIGH WIND (I.E., GREATER THAN 15 MPH) SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST.

#### CONTACT INFORAMTION

OWNER: JOON H KIM 3729 VAN BUREN BLVD., RIVERSIDE, CA 92503 213 - 923 - 0619

SOIL ENGINEER: DON SOILS ENGINEERING, CO.

2225 S. LA BREA AVE. LOS ANGELES, CA900016 323 - 936 - 6763

CIVIL ENGINEER: POINT ENGINEERING, INC. 10201 RESEDA BLVD. NORTHRIDGE, CA 91324 213 - 258 - 8451

# LEGAL DESCRIPTION

#### BENCH MARK

BENCH MARK: F4-G1

At Magnolia Avenue and Roosevelt Street at the Arlington Branch of the Riverside Public Library, of the east side of the main entrance and about 1 foot above the ground. A standard disk stamped  $0.38\,1924^+$ 

EL: 790.820'(NAVD 1988)

# EARTHWORKS SUMMARY

RAW FILL - AREA=50,330 S.F. , DEPTH= 0 TO 1.0'

50,330 X 1.0 / 2 = 932 CUBIC YARDS

AREA=1,800 S.F. , DEPTH= 4.0' 2.345 X 4 = 267 CUBIC YARDS

> 665 CUBIC YARDS IMPORT/EXPORT ESTIMATES IMPORT \_\_\_



POINT 10201 NOR



CA 92503 BUREN BLVD., RIVERSIDE, 3729,



DATE FEB. 08, 2021

SHEET

