

GRADING GENERAL NOTES

1. ALL GRADING SHALL CONFORM TO THE RIVERSIDE MUNICIPAL CODE, TITLE 17 AND THE CURRENT CITY ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.
2. ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT PREPARED BY **AM/PAC AND ASSOCIATES**, DATED **DECEMBER 14, 2023** SHALL BE COMPLIED WITH DURING GRADING OPERATIONS. CITY BUSINESS TAX CERTIFIED. NO. _____ EXP. DATE _____
3. 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.
4. 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.
5. CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.
- a. 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 GROUND COVER. (SEE LANDSCAPE PLANS FOR FINAL GROUND COVER).
- b. 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 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.
- d. 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.
6. 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.)
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 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).
9. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTERFERE WITH PROVISION OF UTILITIES.
10. 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.
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 ALL 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 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.
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, 7.35.010, ORDINANCE NO. 6273)

ZONING DATA

EXISTING: R-1-1/2 ACRE, SINGLE FAMILY RESIDENTIAL ZONE
PROPOSED: R-1-1/2 ACRE, SINGLE FAMILY RESIDENTIAL ZONE

LAND USE

EXISTING: MDR, MEDIUM DENSITY RESIDENTIAL
PROPOSED: MDR, MEDIUM DENSITY RESIDENTIAL

EXISTING SURROUNDING LAND USE: MDR, MEDIUM DENSITY RESIDENTIAL, OPEN SPACE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 44, AS SHOWN ON THAT CERTAIN MAP ENTITLED TRACT NO. 22291, WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA IN BOOK 177 PAGES 51 TO 64 OF MAPS.

THE LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 17, 1998 AS INSTRUMENT NO. 1998-546351 OF OFFICIAL RECORDS.

LEGEND

CF	CURB FACE	FL	FLOWLINE	_____
FS	FINISH SURFACE	CL	CENTERLINE	_____
FG	FINISH GROUND	TB	TRACT BOUNDARY	_____
FF	FINISH FLOOR	ESMNT	EASEMENT	_____
GFF	GARAGE FINISH FLOOR	PE	PAD ELEVATION	_____
PL	PROPERTY LINE			_____
RW	RIGHT OF WAY			_____
BCR	BEGINNING OF CURB RETURN			_____
ECR	END OF CURB RETURN			_____
TG	TOP OF GRATE			_____
PROP.	PROPOSE			_____
EXIST.	EXISTING			_____
GB	GRADE BREAK			_____
SW	SEWER			_____
WTR	WATER			_____
SD	STORM DRAIN			_____
HP	HIGH POINT			_____
LP	LOW POINT			_____
INV	INVERT ELEVATION			_____
LOT#	BACKFLOW PREVENTION DEVICE			_____

PLANS PREPARED UNDER THE SUPERVISION OF

MICHAEL R. BRENDENCKE
PRINT NAME: 83363
RCE#.

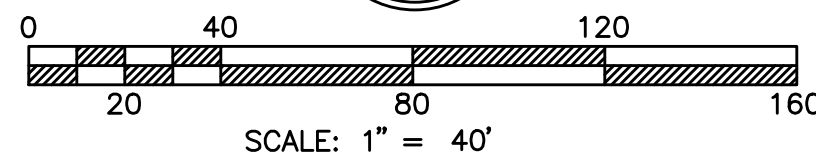
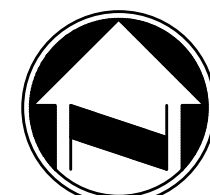
BENCHMARK:
POINT ID:



CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE
NO. 0058633 EXP. JAN 31, 2025

PLANS PREPARED BY
adkan ENGINEERS
Civil Engineering, Surveying, Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 Fax: (951) 688-0599

MARK	REVISIONS	APPR.	DATE
DESIGNED BY: MRR	DRAWN BY: SAF	CHECKED BY: MRR	



APPROVED BY: _____ DATE: _____

PLANNING DIVISION
ENVIRONMENTAL REVIEW REQUIRED

WDID: _____

CONCEPTUAL GRADING PLANS	
2954 EVERWOOD DRIVE	(PERMIT NO.)
HORIZ. SCALE: 1"=40'	SHEET 1 OF 1
VERT. SCALE: 1"=40'	

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
CONCEPTUAL GRADING PLAN
2954 EVERWOOD DR

OWNER/APPLICANT
JUSTIN HEILEMAN

SITE INFORMATION
2954 EVERWOOD DR
APN: 132-150-017
TR 22291, LOT 44
SITE ACREAGE: 1.44 AC

CIVIL ENGINEER
ADKAN ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
CONTACT: MICHAEL BRENDENCKE
OFFICE: (951)-688-0241
FAX: (951)-688-0631
EMAIL: MBRENDENCKE@ADKAN.COM

SOILS ENGINEER
AM/PAC AND ASSOCIATES
2900 ADAMS ST., SUITE C-35
RIVERSIDE, CA 92504
CONTACT: GEORGE E. HAWES
OFFICE: (951) 354-6500

UTILITIES

WATER: RIVERSIDE PUBLIC UTILITIES
(951) 826-5311

SEWER: RIVERSIDE PUBLIC UTILITIES
(951) 826-5311

ELECTRIC:
RIVERSIDE PUBLIC UTILITIES
(951) 826-5311

GAS: SOUTHERN CALIFORNIA GAS
(800) 427-2200

TELEPHONE:
AT&T
(800) 288-2020

TV:
CHARTER SPECTRUM
(833) 261-6041

AVERAGE NATURAL SLOPE

PARCEL 1..... 38.5%
PARCEL 2..... 39.9%
OVERALL 39.2%

EARTH WORK QUANTITIES

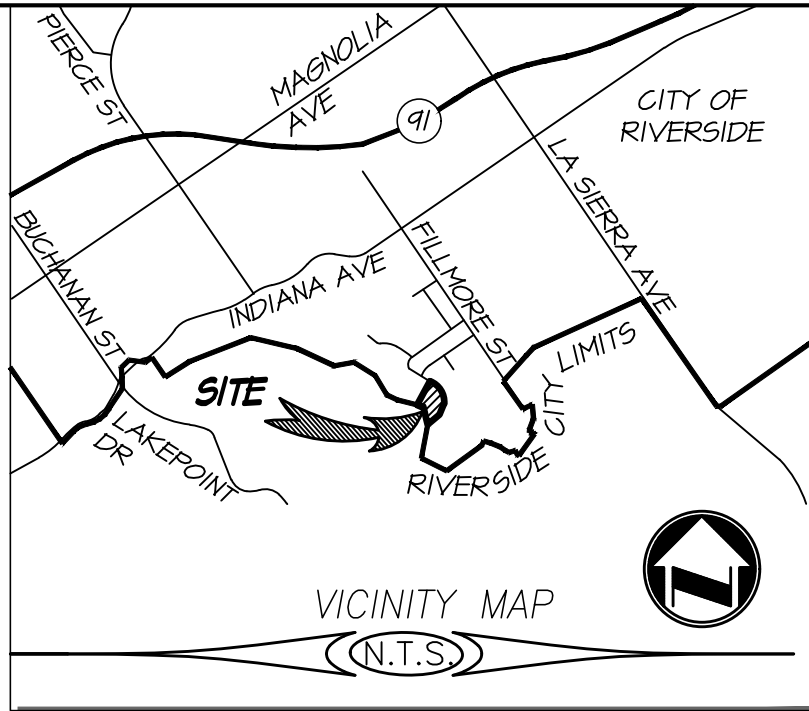
NOTE TO CONTRACTOR: QUANTITIES ARE FOR BONDING PURPOSES ONLY. CONTRACTOR TO PERFORM THEIR OWN QUANTITY TAKEOFF.

PARCEL 1(SOUTH)

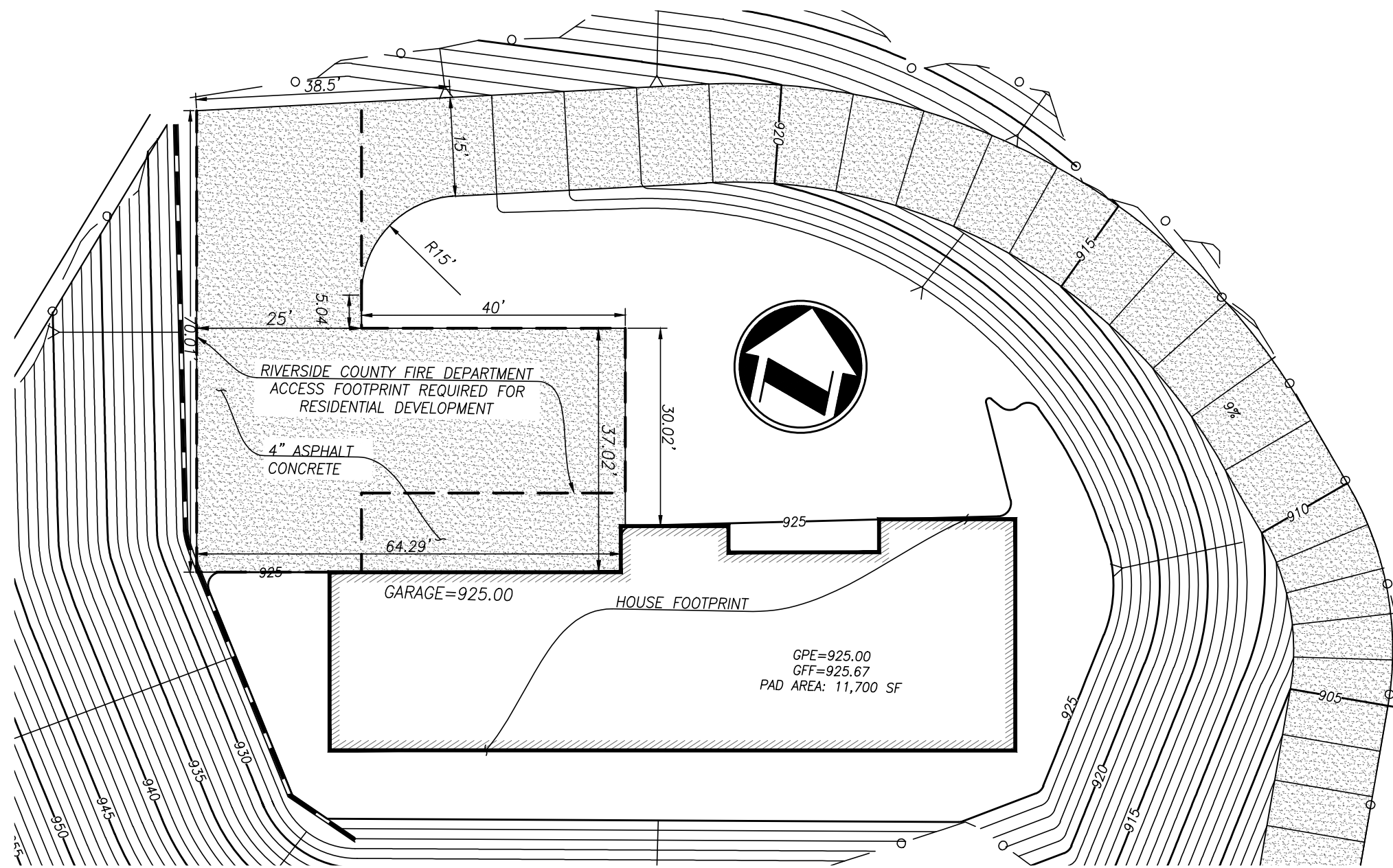
CUT (RAW).....9,430 CY
FILL (RAW).....163 CY
NET (CUT).....9,267 CY
DISTURBED AREA.....33,118 SF

PARCEL 2(NORTH)

CUT (RAW).....2,595 CY
FILL (RAW).....1,099 CY
NET (CUT).....1,496 CY
DISTURBED AREA.....22,211 SF



MAP BOOK 177/57



FIRE TURNAROUND DETAIL - PARCEL 1

SCALE: 1"=20'



Under Ground Service Alert
of Southern California
Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG