EXISTING EASEMENT TO SOUTHERN CALIF. EDISON CO. REC. FEB. 18, 1960 INST. NO. 15204 O.R.

TREE TO REMAIN

EXIST. WATER VAULT & CHECK VALVES TO REMAIN

EXIST. CURB & GUTTER

EXIST. PARKING TO REMAIN

P.I.

632.65

RP W. 31241 J TO REMAIN

703

702

701

700

699

POWER POLES TO REMAIN

EXIST. FENCE, ELECT., PLUMBING IN THIS AREA TO BE REMOVED.

SECURE EXIST. FENCES @ PROPOSED WALL WITH POST

6' BLOCK WALL

140.00

SCALE: 1" = 30'

COLLETT AVE.

SEE DETAIL OF HEADWALL W/ TRASH RACK SEE SHEET NO. 4

PARK SITE

TORREY PINE DRIVE

ARROWOOD DRIVE

STORM DRAIN

PRIVATE

EXIST. FENCE IN THIS AREA TO BE REMOVED

63 PAD 06.0

62 PAD 05.9

61 PAD 05.6

60 PAD 05.8

59 PAD 05.1

58 PAD 04.8

57 PAD 04.7

578.46

N 34° 18' 15" W 684.55

N 59° 41' 45" E 268.00

N 59° 41' 45" E 283.00

SEE SHEET NO. 1

REGISTERED PROFESSIONAL ENGINEER ARTHUR HUBERT WEBB No. 11842 Exp. 12-31-92 CIVIL STATE OF CALIFORNIA

AUG 29 1989

BENCH MARK :

CITY OF RIVERSIDE BENCH MARK NUMBER F - 2 - J. P.K. NAIL AND CITY ENGINEER TAG IN CATCH BASIN WING IN THE NORTHERLY CURB OF COLLETT AVENUE, 475 ± LINEAL FEET WESTERLY OF NEWBY DRIVE. (VIC. OF RESIDENCE NUMBER 10907 COLLETT AVENUE)

ELEVATION : 702.865

CITY OF RIVERSIDE WATER SYSTEM	CITY OF RIVERSIDE PARKS DEPARTMENT	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND ELECTRIC
Richard J. Dublick APPROVED	APPROVED	APPROVED
DATE	DATE	DATE

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY Arthur H. Webb DATE 21 JUNE 89
R.E. No. 11842

W.O. 86-32 FOR CONCORDIA DEV. CORP. F.B.1018

MARK	REVISIONS	APPR.	DATE

DESIGNED BY JVP. DRAWN BY JVP. CHECKED BY R.L.T.

CITY OF RIVERSIDE, CALIFORNIA
PLANNING DEPARTMENT

Edith Olivas
DATE 8-21-89

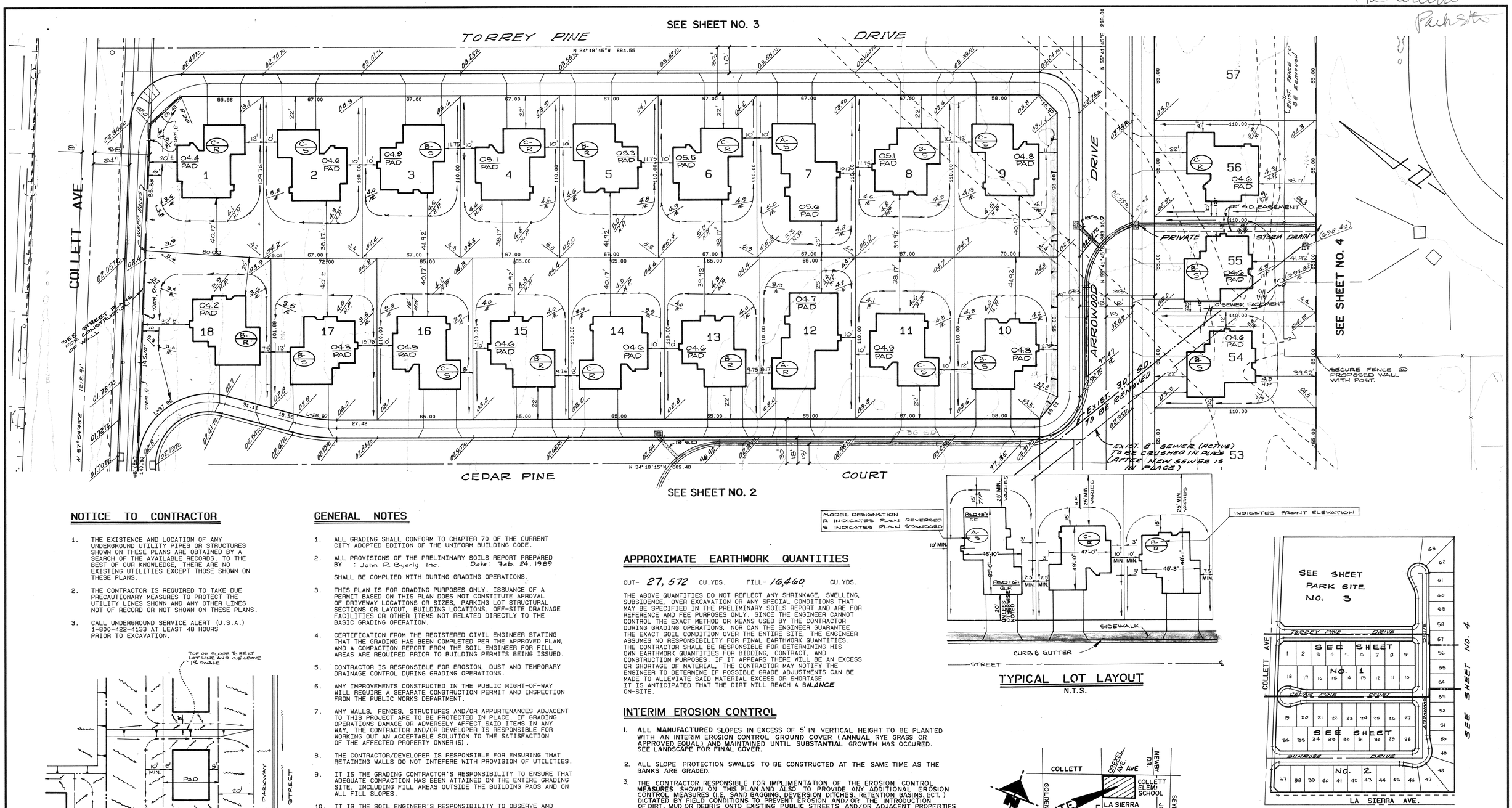
GRADING PLAN
TRACT NO. 23407

SCALE: 1" = 30'

ACCOUNT No.
DRAWING NUMBER
SHEET 3 OF 4
86-32.C

8632 879 14-Jun-89 08:46 AM / 86-32-1

File Collett Park Site



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.

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 : John R. Byerly Inc. Date: Feb. 24, 1989 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 APROVAL 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. ANY IMPROVEMENTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A SEPARATE CONSTRUCTION PERMIT AND INSPECTION FROM THE PUBLIC WORKS DEPARTMENT.
7. 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).
8. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTEFERE WITH PROVISION OF UTILITIES.
9. 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.
10. 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.
11. 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 DIVISION, PLANNING 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.
12. EARTHWORK QUANTITIES ARE SHOWN FOR GRADING PERMIT PURPOSES ONLY, AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.

TYPICAL LOT GRADING

NOT TO SCALE

BENCH MARK :

CITY OF RIVERSIDE BENCH MARK NUMBER F - 2 - J, P.K. NAIL AND CITY ENGINEER TAG IN CATCH BASIN WING IN THE NORTHERLY CURB OF COLLETT AVENUE, 475 + LINEAL FEET WESTERLY OF NEWBY DRIVE. (VIC. OF RESIDENCE NUMBER 10907 COLLETT AVENUE)

ELEVATION : 702.865

MODEL DESIGNATION
R INDICATES PLAN REVERSED
S INDICATES PLAN STANDARD

TYPICAL LOT LAYOUT

N.T.S.

APPROXIMATE EARTHWORK QUANTITIES

CUT- 27,572 CU.YDS. FILL- 16,460 CU.YDS.

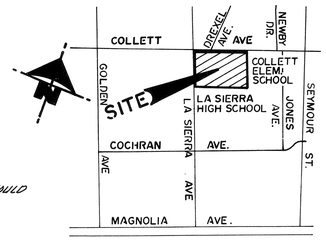
THE ABOVE QUANTITIES DO NOT REFLECT ANY SHRINKAGE, SWELLING, SUBSIDENCE, OVER EXCAVATION OR ANY SPECIAL CONDITIONS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT AND ARE FOR REFERENCE AND FEE PURPOSES ONLY. SINCE THE ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES. 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 IT IS ANTICIPATED THAT THE DIRT WILL REACH A BALANCE ON-SITE.

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 FOR FINAL COVER.
2. ALL SLOPE PROTECTION SWALES TO BE CONSTRUCTED AT THE SAME TIME AS THE BANKS ARE GRADED.
3. THE CONTRACTOR RESPONSIBLE FOR IMPLIMENTATION OF THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN AND ALSO TO PROVIDE ANY ADDITIONAL EROSION CONTROL MEASURES (I.E. SAND BAGGING, DEVERSION DITCHES, RETENTION BASINS, ECT.) 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.

REGISTERED PROFESSIONAL ENGINEER
ARTHUR HUBERT WEBB
No. 11842
Exp. 12-31-92
CIVIL
STATE OF CALIFORNIA

NOTE:
THE PARK SITE WILL BE USED TO BALANCE EARTHWORK. THIS AREA SHOULD BE FINISHED GRADED LAST.



VICINITY MAP
N. T. S.

INDEX MAP

1" = 200'

AUG 29 1989

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY A. Hubert Webb DATE 21 JUNE 89
R.E. No. 11842

W.O. 86-32 FOR: CONCORDIA DEV. CORP. F.B.1018

MARK	REVISIONS	APPR.	DATE

DESIGNED BY JKP DRAWN BY JKP CHECKED BY R.L.T.

CITY OF RIVERSIDE, CALIFORNIA
PLANNING DEPARTMENT

DATE 8-21-89

GRADING PLAN
TRACT NO. 23407

SCALE: 1" = 30'

ACCOUNT No.

SHEET 1 OF 4

86-32 C

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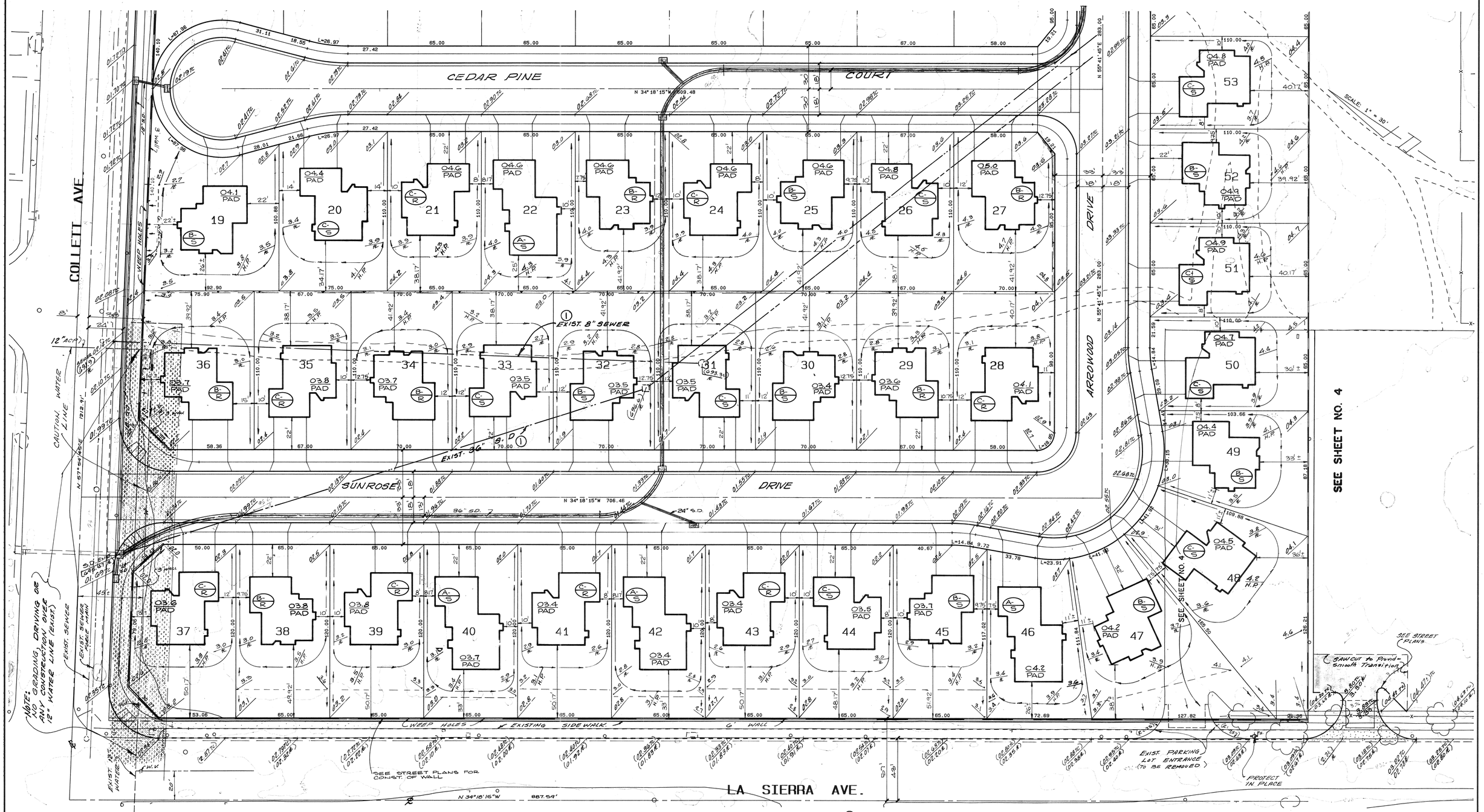
SEE SHEET NO. 1



① EXIST. STORM DRAIN PIPE TO BE REMOVED
EXIST. 8" SEWER TO BE CRUSHED IN PLACE
AFTER NEW SEWER IS IN PLACE.

AUG 29 1989

BENCH MARK :

CITY OF RIVERSIDE BENCH MARK NUMBER F - 2 - J, P.K. NAIL AND CITY ENGINEER TAG IN CATCH BASIN WING IN THE NORTHERLY CURB OF COLLETT AVENUE, 475 + LINEAL FEET WESTERLY OF NEWBY DRIVE. (VIC. OF RESIDENCE NUMBER 10907 COLLETT AVENUE)

ELEVATION : 702.865

CITY OF RIVERSIDE WATER SYSTEM

Richard J. Drobek
APPROVED
8-29-89
DATE

REGISTERED PROFESSIONAL ENGINEER
ARTHUR HUBERT WEBB
No. 11842
Exp. 12-31-92
CIVIL
STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY A. Hubert Webb DATE 21 JUNE 89
R.E. No. 11842

W.O. 86-32 FOR: CONCORDIA DEV. CORP. F.B.1018

MARK	REVISIONS	APPR.	DATE

DESIGNED BY J.V.P. DRAWN BY J.V.P. CHECKED BY R.L.T.

CITY OF RIVERSIDE, CALIFORNIA
PLANNING DEPARTMENT

Natalie Olivo Lynn
DATE 8-21-89

GRADING PLAN
TRACT NO. 23407

SCALE: 1" = 30'

ACCOUNT No.

SHEET 2 OF 4

86-32.C

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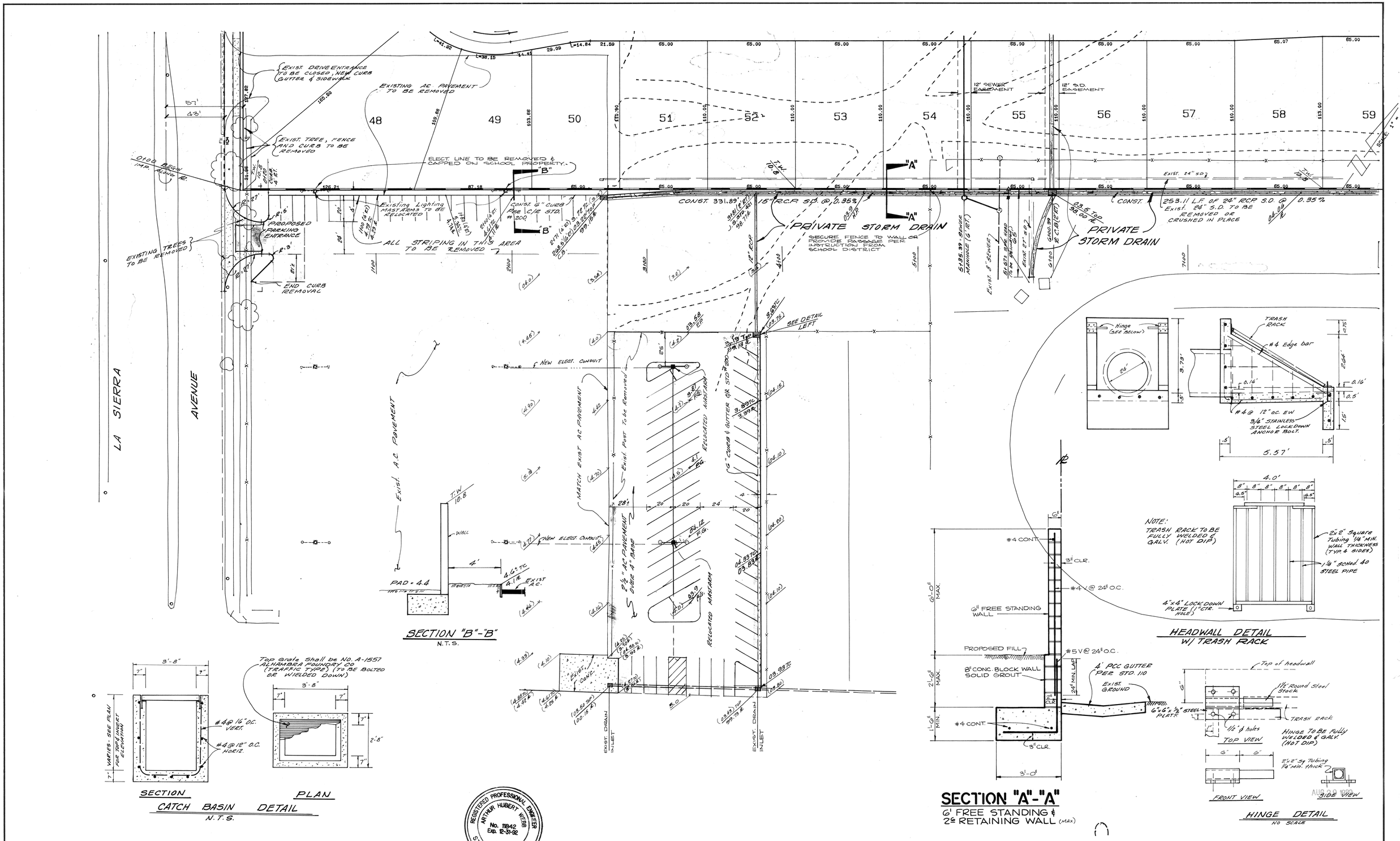

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ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY A. Hubert Webb DATE 21 JUNE 89 R.E. No. 11842 W.O. 86-32 FOR: CONCORDIA DEV. CORP. F.B.1018	MARK / REVISIONS / APPR. / DATE DESIGNED BY JVP DRAWN BY JVP CHECKED BY R.L.T.	CITY OF RIVERSIDE, CALIFORNIA Edalia Olivo Gray DATE 8-21-89	GRADING PLAN TRACT NO. 23407 SCALE: 1" = 30'	ACCOUNT No. DRAWING NUMBER SHEET 4 OF 4 86-32. C