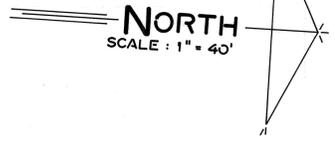
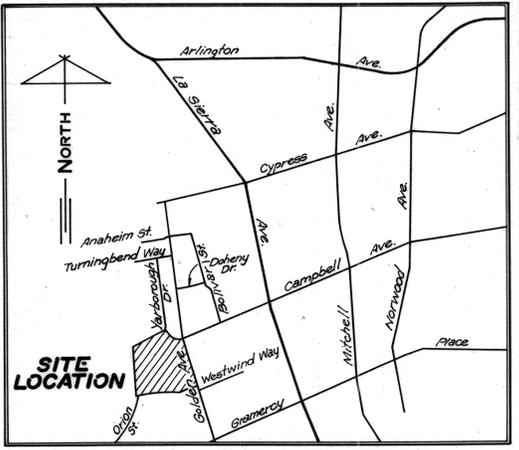


SEE SHEET 2



GRADING NOTES:

- ALL GRADING SHALL CONFORM TO CHAPTER 70 OF THE CURRENT CITY ADOPTED EDITION OF THE UNIFORM BUILDING CODE.
- ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT PREPARED BY C.H.J. INC., DATED 8/9/91, SHALL BE COMPLIED WITH DURING GRADING OPERATIONS. CITY BUSINESS TAX CERT. NO. 025452 EXPI. DATE 12/31/91.
- THIS PLAN IS FOR GRADING PURPOSES ONLY. ISSUANCE OF A PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL 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.
- 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.
- 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 GROUND COVER.
 - 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 ALSO TO PROVIDE ANY ADDITIONAL EROSION CONTROL MEASURES (E.G., HYDROSEEDING, MULCHING OF STRAW, SAND BAGGING, DIVERSION DITCHES, RETENTION BASINS, ETC.) DICTATED BY FIELD CONDITIONS TO PREVENT EROSION AND/OR THE INTRODUCTION OF DIRT, MUD OR DEBRIS TO 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 15 TO APRIL 15.
 - 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 THE SUBDIVISION THAT DRAINS ONTO CITY STREETS.
 - ALL ROAD BEDS SHALL BE PROTECTED PER THE ROAD BED EROSION CONTROL DIAGRAM.
- 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).
- 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.
- ESTIMATE OF EARTH QUANTITIES
 EXCAVATION: 31,000 C.Y. AREA OF SITE: 23.79 AC.
 EMBANKMENT: 19,000 C.Y. MIN. LOT SIZE: 0.73 AC.
 THE ABOVE ESTIMATE IS FOR PERMIT PURPOSES ONLY AND IS BASED ON THE DIFFERENCE IN ELEVATION BETWEEN THE EXISTING GROUND AND THE SUBGRADE PROPOSED, AND DOES NOT INCLUDE ANY SUB- OR PRE-EXCAVATION OR COMPACTION THAT MAY BE REQUIRED BY THE SOILS ENGINEER, NOR DOES IT INCLUDE FACTORS RELATIVE TO SOILS CHARACTERISTICS. THE GRADING CONTRACTOR SHALL VERIFY QUANTITIES FOR BID PURPOSES. EARTHWORK QUANTITIES SHOWN ARE FOR PERMIT PURPOSES ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
 NOTE TO CONTRACTOR: EXCESS MATERIAL IS TO BE TAKEN OUTSIDE OF CITY LIMITS TO BE GOVERNED BY CONTROLLING AGENCY. IF ANY EXCESS MATERIAL IS REQUIRED TO BE REMOVED FROM THE SITE TO A SITE WITHIN THE LIMITS OF THE CITY OF RIVERSIDE, A STOCKPILING/GRADING PLAN AND A PERMIT MUST BE ISSUED BY THE CITY OF RIVERSIDE, PUBLIC WORKS DEPARTMENT, PRIOR TO THE MOVING OF ANY DIRT FROM THE SITE.
- GRADING OPERATIONS SHALL BE RESTRICTED TO WEEKDAY HOURS BETWEEN 7:00 A.M. AND 6:00 P.M.



VICINITY MAP
NOT TO SCALE

CONSTRUCTION NOTES:

- CONSTRUCT CONCRETE DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302 A=15 B=22
- GRADE TO DRAIN AT 1% MINIMUM.
- ALL ROCK OUTCROPPING TO BE PROTECTED IN PLACE
- GRADE ALL TOP OF SLOPES PER CONTOUR GRADING DETAIL.



CITY OF RIVERSIDE
 PLANNING DEPARTMENT
 (E.P.C. REVIEW REQUIRED)
 E.P.C. 46-890
 BY: *Carlye Lubbo* DATE: 12/10/91

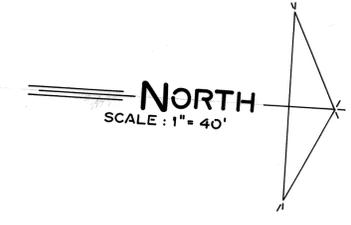
BENCH MARK: CITY OF RIVERSIDE B.M. NO. G2-B (RESET) PK. NAIL & CITY ENGR. TAG IN SW'LY CURB RETURN OF CAMPBELL AVENUE AND LA SIERRA AVENUE.
 ELEV. 770.448

JUN BEBLER and associates LAND SURVEYING AND MAPPING
 6104 RIVERSIDE AVENUE SUITE B
 RIVERSIDE, CA. 92506
 (714)862-2216
 PLANS PREPARED UNDER THE SUPERVISION OF:
John Jordan
 R.C.E. 27983 EXP. 3-31-94 DATE: 7-12-91

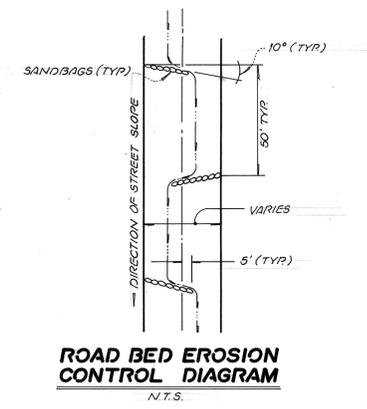
SCALE: 1" = 40'
 DATE: 6/20/91
 DESIGNED BY: E.B.
 DRAWN BY: K.S.M.
 CHECKED BY: E.B.

GRADING PLAN
 TRACT 25585
 SHEET 1 OF 2 SHEET(S)
 DRAWING NO. 88-279-23

TRACT NO. 9056
M.B. 130 / 6-9



SEE SHEET 10

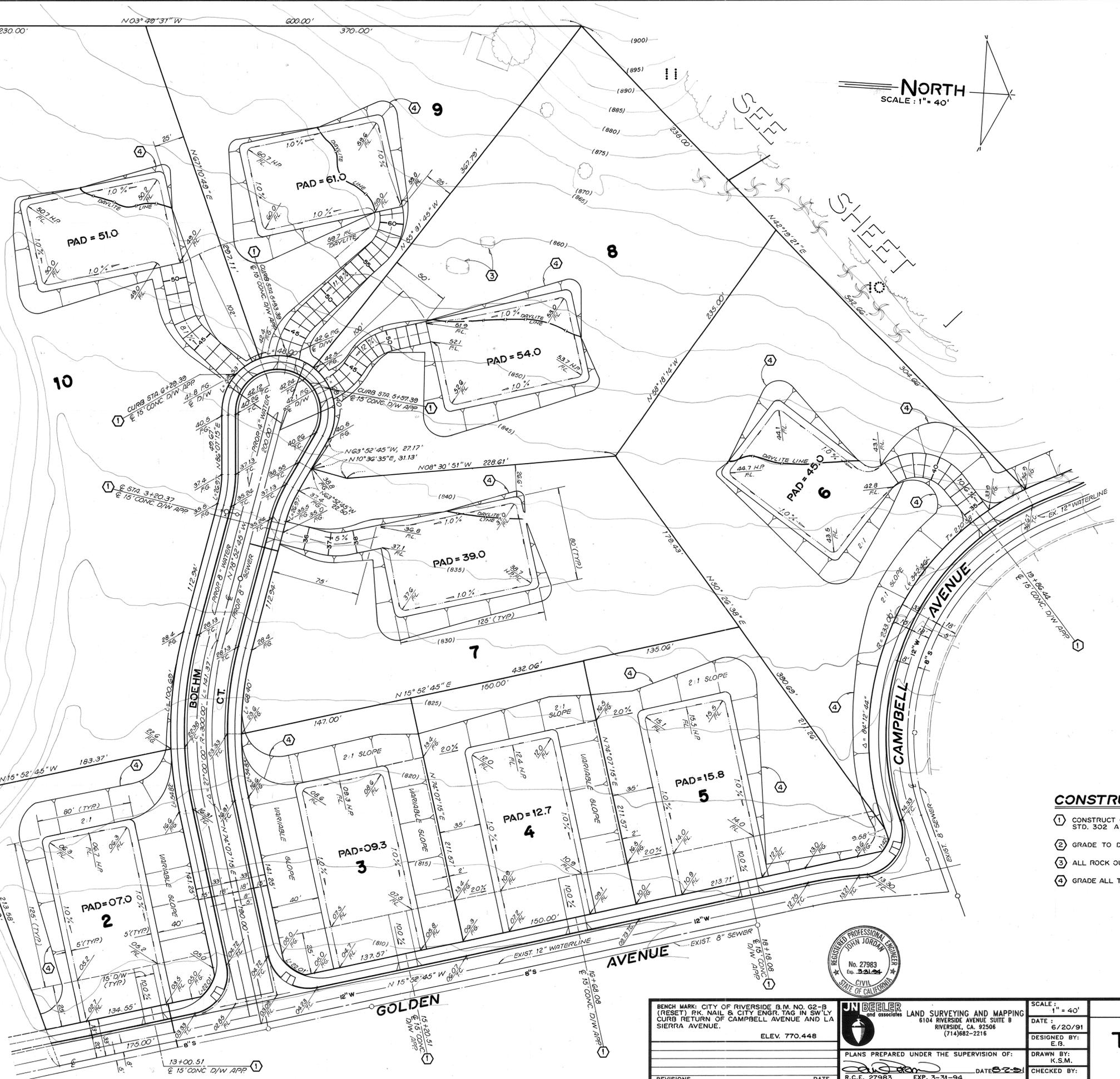


CONSTRUCTION NOTES:

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- ④ GRADE ALL TOP OF SLOPES PER CONTOUR GRADING DETAIL.



CITY OF RIVERSIDE PLANNING DEPARTMENT (E.R.C. REVIEW REQUIRED) E.P.C. 46-890 BY <i>Casey Lubert</i> DATE 12/10/91	BENCH MARK: CITY OF RIVERSIDE B.M. NO. G2-B (RESET) PK. NAIL & CITY ENGR. TAG IN SW'LY CURB RETURN OF CAMPBELL AVENUE AND LA SIERRA AVENUE. ELEV. 770.448	J. BEILER and associates LAND SURVEYING AND MAPPING 8104 RIVERSIDE AVENUE, SUITE B RIVERSIDE, CA. 92506 (714)882-2216	SCALE: 1" = 40' DATE: 6/20/91 DESIGNED BY: E.B. DRAWN BY: K.S.M. CHECKED BY:	SHEET 2 OF 2 SHEETS(S)
			PLANS PREPARED UNDER THE SUPERVISION OF: R.C.E. 27983 EXP. 3-31-94	DRAWING NO. 88-279-23



CITY OF RIVERSIDE
PLANNING DEPARTMENT
(E.R.C. REVIEW REQUIRED)
E.P.C. 46-890
BY *Casey Lubert* DATE 12/10/91

CITY BUSINESS TAX CERT. NO. 025540 EXPIRES 7/2/92