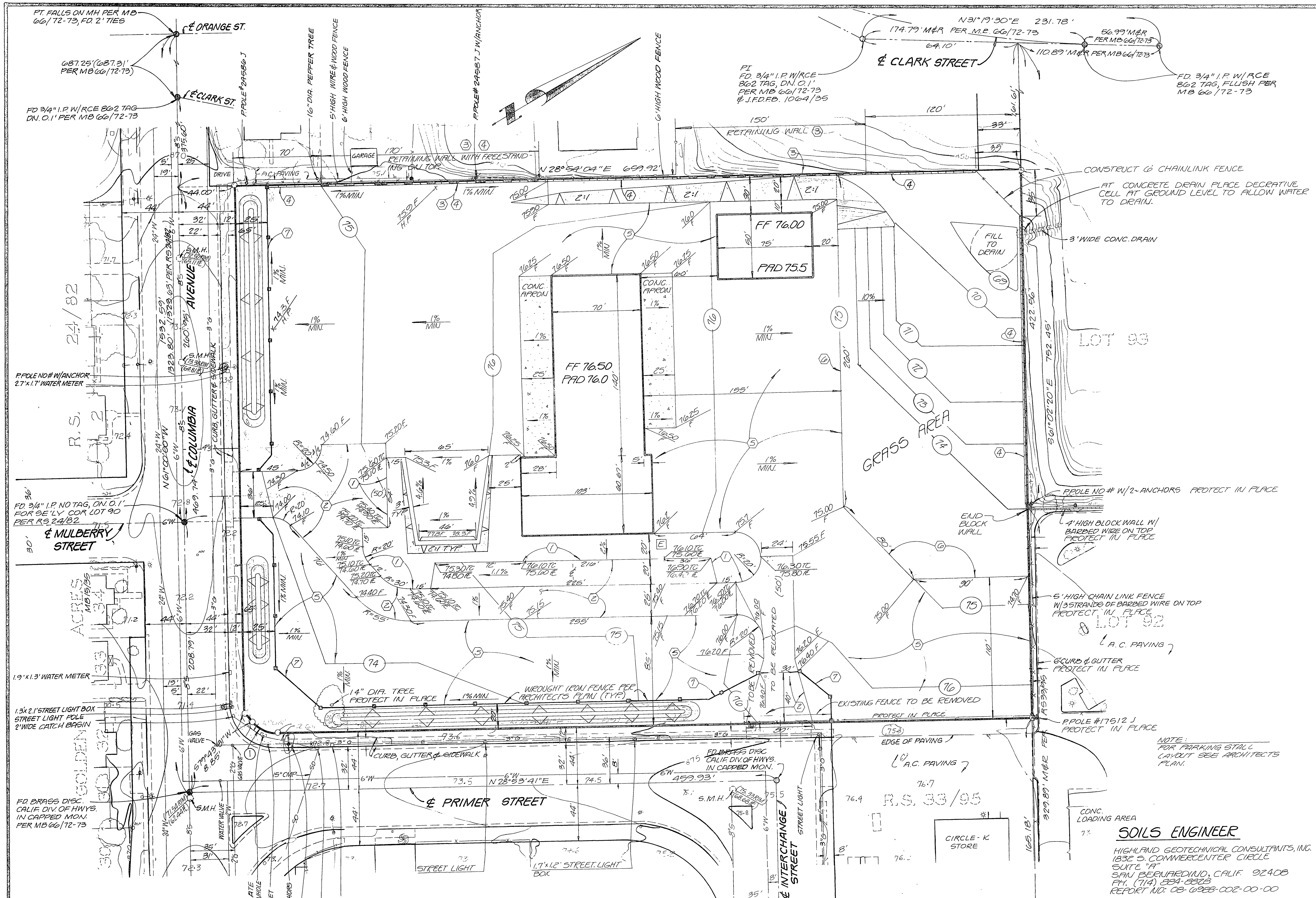

CURVE DATA

(1) R=25.00'
Δ=50°49'50"
T=11.88'
L=22.18'

UNDERGROUND UTILITY NOTES

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GENERAL NOTES

1. All grading shall conform to Chapter 70 of the current City adopted edition of the Uniform Building Code.
2. 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.
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4. Any improvements constructed in the public right-of-way will require a separate construction permit and inspection from the Public Works Department.
5. Any walls, fences, structures and or appurtences 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).
6. 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.
7. It is the soil engineer's responsibility to observe and perform compaction tests during the grading to evalute the preparation of the natural ground surface to receive the fill and the compaction attained in the fill, including fill areas outside the bldg. pads and on all fill slopes.
8. It shall be the responsibility of the contractor to clear the right-of-way in accordance with the provisions of law as it affects each utility including storm drains and appurtenances and at no cost to the City.
9. Construction shall be in accordance with the City of Riverside Department of Public Works, Standard Drawings, Standard Drawing No. 10 and the Standard Specifications for Public Works Construction, current edition.
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11. Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
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13. Construct driveway approaches per Standard Drawing 302. Exact size and location to be determined at the time of construction as approved by the Traffic Engineer.
14. The developer is to give the City Water Division five (5) working days written notice prior to the start of construction and to allow City ten (10) working days for completion of work. (351-6150)
15. This plan is for grading purposes only. Issuance of a permit based on this plan does not constitute approval of driveway location or sizes, parking lot structural sections or layout, building locations, off-site drainage facilities or other items not related directly to the basic grading operations.

CONSTRUCTION NOTES

(1) CONSTRUCT 6" CURB (TYPE II) PER CITY OF RIVERSIDE STD. DWG. NO. 200
(2) PLACE P.C. CONCRETE OVER NATIVE PER SOILS ENGINEERS RECOMMENDATION.
(3) CONSTRUCT 6' RETAINING WALL PER CITY OF RIVERSIDE STD. DWG. NO. 707
(4) CONSTRUCT 6' BLOCK WALL PER CITY OF RIVERSIDE STD. DWG. NO. 704. EVERY 48" PLACE DECRATIVE TYPE BLOCK TO ALLOW WATER TO PASS, AT COURSE ON GRADE.
(5) PLACE __" BLAST FURANCE SLAG OVER NATIVE PER SOILS ENGINEERS RECOMMENDATION
(6) PLACE 2"x4" REDWOOD HEADER PER LANDSCAPE ARCHITECTS PLAN.
(7) PLACE 6" CONCRETE MOW CURB PER LANDSCAPE ARCHITECTS PLAN.

SOILS ENGINEER

HIGHLAND GEOTECHNICAL CONSULTANTS, INC.
1832 S. COMMERCENTER CIRCLE
SUITE "A"
SAN BERNARDINO, CALIF. 92408
PH. (714) 884-8828
REPORT NO: 08-6988-002-00-00

EARTHWORK QUANTITIES

EXCAVATION------------ 266 CY
EMBANKMENT------------ 9523 CY
IMPORT IN PLACE---------- 8851 CY
SUBSIDENCE------------ 0.2 FT

LEGEND

8"S	EXISTING SEWER LINE
3"G	EXISTING GAS LINE
6"W	EXISTING WATER LINE
SD	EXISTING STORM DRAIN
E	EXISTING UNDERGROUND ELECTRIC
875	EXISTING CONTOUR
—x—x—x—	EXISTING FENCE AS NOTED
—o—o—o—	EXISTING WOOD FENCE
	EDGE OF PAVING
S.M.H.	SEWER MANHOLE
M.H.	MANHOLE
	STREET LIGHT
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TC	TOP OF CURB
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FF	FINISH FLOOR
(70)	PROPOSED CONTOUR
	BLOCK WALL (FREESTANDING)
—X—X—X—	CHAINLINK FENCE
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	RETAINING WALL
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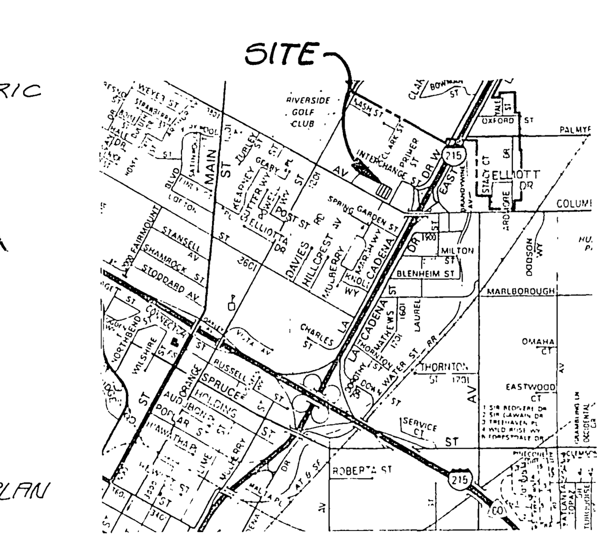
R2319

GRAPHIC SCALE
1" = 40'
0 20 40 80 120 FEET



VICINITY MAP
NOT TO SCALE

VARIANCE CASE V-35-878

OCT 26 1987

CITY OF RIVERSIDE PLANNING DEPARTMENT — APPROVED / DATE	CITY OF RIVERSIDE ELECTRICAL DEPARTMENT — APPROVED / DATE
SOUTHERN CALIFORNIA GAS COMPANY — APPROVED / DATE	CITY OF RIVERSIDE WATER DEPARTMENT — APPROVED / DATE

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF P. W. ENGR.		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE

MARK | REVISIONS | APPR | DATE
DESIGNED BY W.M.A. DRAWN BY M.P.M.A.,S.C. CHECKED BY R.L.S.,W.M.A.

APPROVED BY: [signature]
REGISTERED CIVIL ENGINEER NO 26008
DATE 10-26-87

J. F. DAVIDSON ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
P.O. BOX 493, RIVERSIDE, CA 92502, (714) 636-0844
11200 SO. MT. VERNON AVE., #D, COLTON, CA 92324, (714) 825-1082
73-080 EL PASEO, #103, PALM DESERT, CA 92260, (619) 346-5691

SCALE 1" = 40'
DATE SEPT. 1987

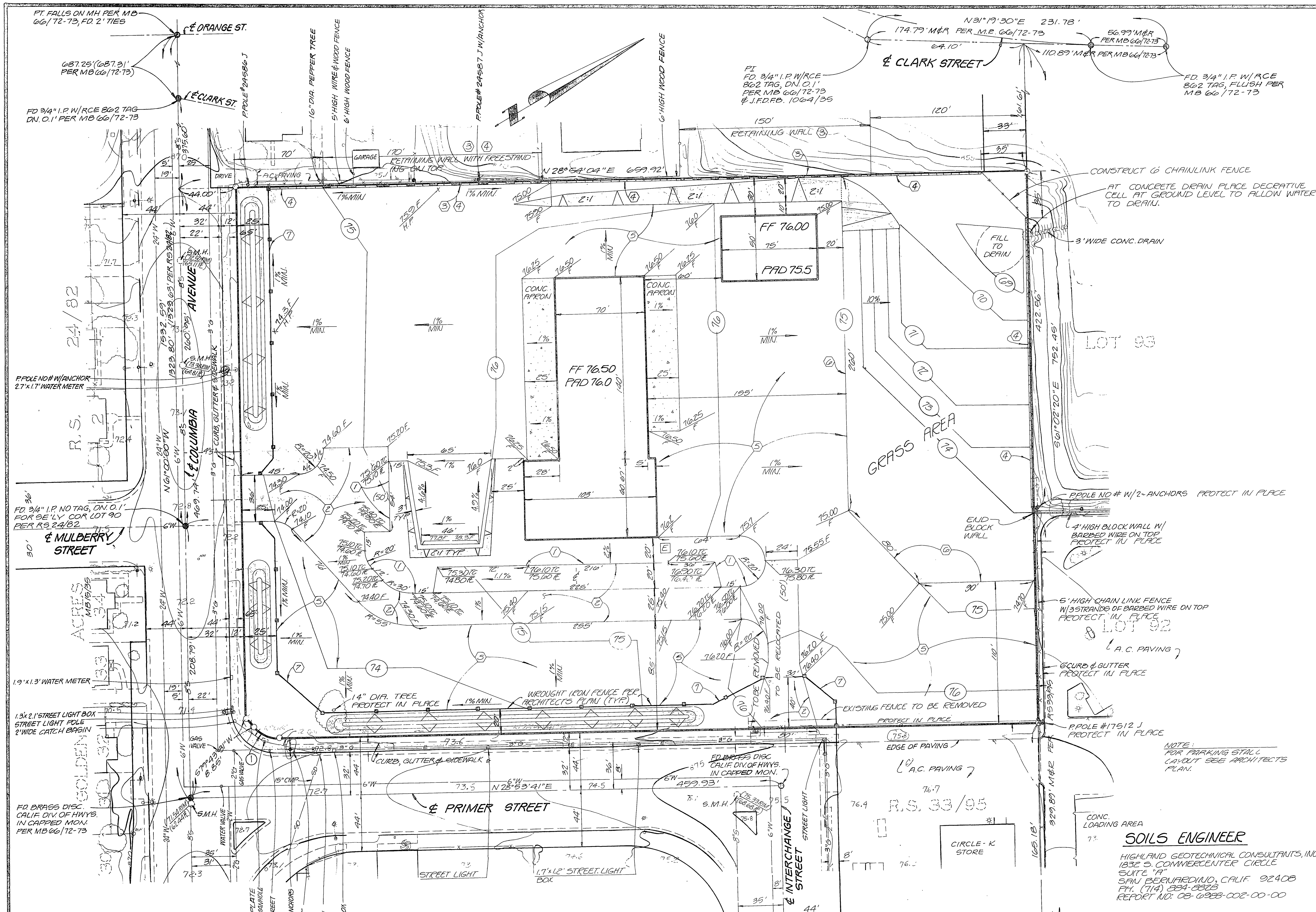
BENCH MARK:
CITY OF RIVERSIDE B.M. # J7-G
FD. C.S.D.H. BRASS DISC IN WELL AT THE INTERSECTION OF ℄ COLUMBIA AVE & ℄ PRIMER ST.
ELEV. 870.475

IN THE CITY OF RIVERSIDE, CALIFORNIA
GRADING AND PLOT PLAN
OF A PORTION OF LOT 8 OF THE MC COLLOUGH TRACT, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 56 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF LOT 90 OF THE S.C.C. ASSOCIATION AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

FOR BRANT CONSTRUCTION MANAGEMENT
W.O. F.B. FILE NO 87-9854(M)

1 OF 1 SHEETS

R90-778



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R2319

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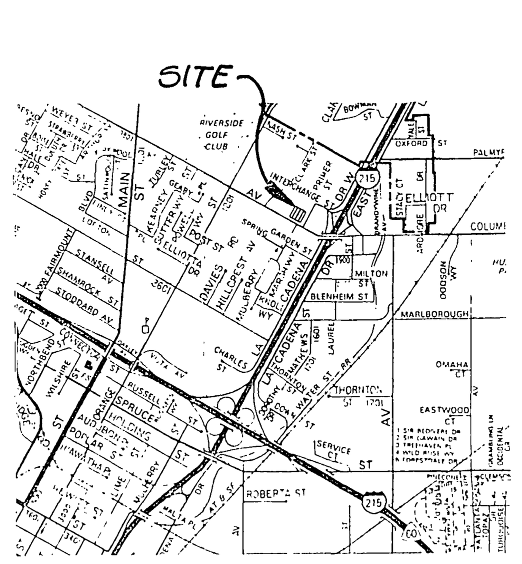

VICINITY MAP
NOT TO SCALE

VARIANCE CASE V-35-878

OCT 26 1987

FD. 3/4" I.P. NO TAG, PER RS 33/95 & RS 34/32, SET L.S. 3018 PLASTIC PLUG, FLUSH

REGISTERED PROFESSIONAL ENGINEER WILLIAM H ADDINGTON No. 26008 Exp. 3/31/90 CIVIL STATE OF CALIFORNIA

CITY OF RIVERSIDE PLANNING DEPARTMENT
APPROVED ____ DATE

CITY OF RIVERSIDE ELECTRICAL DEPARTMENT
APPROVED ____ DATE

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED ____ DATE

CITY OF RIVERSIDE WATER DEPARTMENT
APPROVED ____ DATE

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF P. W. ENGR.		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE ____

MARK | REVISIONS | APPR | DATE
DESIGNED BY W.M.A. DRAWN BY M.P.M.A., S.C. CHECKED BY R.L.S., W.M.A.

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