ENCROACHMENT PERMIT

General Permit

City of Riverside - Public Works Dept.
951-826-5341

Issuance of this permit shall not be construed as a waiver of any other applicable permit or requirement, and is only revocable permission to use the land for the purpose described.

Owner: CALIFORNIA BAPTIST UNIVERSITY
Location: 3532 MONROE ST RIVE
A.P.N.: 233-120-010
Encroachment: CONNECT A 4" VCP SEWER LATERAL TO EXISTING 12" VCP SEWER IN THE PUBLIC RIGHT-OF-WAY PER PRECISE GRADING PLAN PW16-0185

The above-described encroachment being shown on Exhibit A attached hereto.

Upon issuance of this permit, I agree to comply with the attached terms and conditions.

Date: 6/29/16 By: [signature]

Date: _____ By: _____

Applicant
RICK ENGINEERING COMPANY
1770 IOWA AVE
RIVERSIDE, CA. 92507
951/782-0707

Contractor/Developer
CALIFORNIA BAPTIST UNVERSITY
8432 MAGNOLIA AVENUE
RIVERSIDE, CA. 92504
951/343-4393

ENCROACHMENT PERMIT APPROVAL

This permit has been reviewed and approved by the Departments listed below, provided the attached terms and conditions are adhered to:

☑ P/W ENGINEERING

FINAL APPROVAL

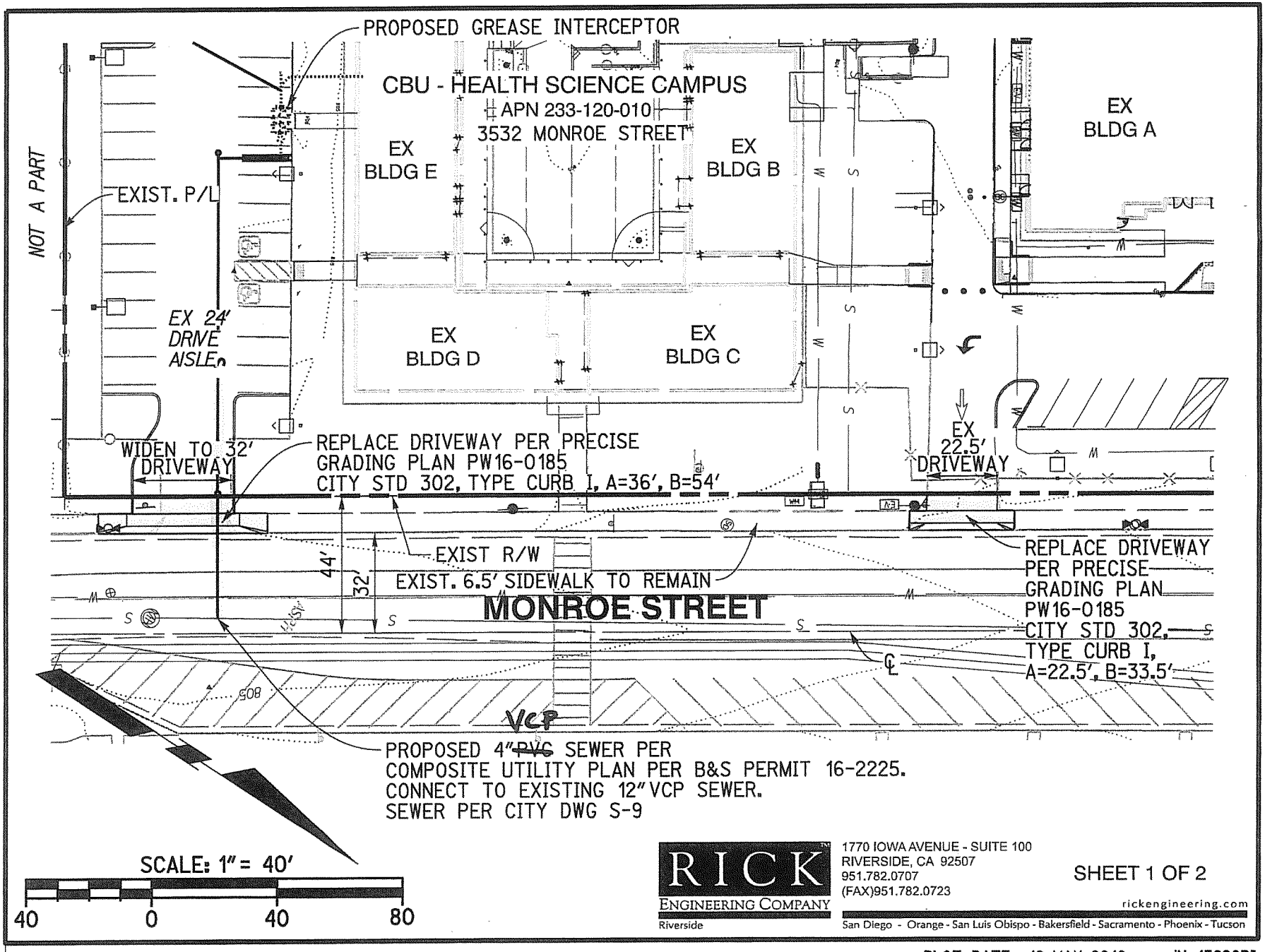
Date: 6/28/16 [signature]
City Engineer

THIS PERMIT IS NOT VALID UNTIL ISSUED AND POSTED IN CITY RECORDS

Issued By: _____ Dated: _____

ENCROACHMENT PERMIT NO. PW16-0396

E16-0396



RICK ENGINEERING COMPANY
Riverside
1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX)951.782.0723
rickengineering.com
San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

SHEET 1 OF 2

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E16-0396

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PLOT DATE: 12-MAY-2016 JN 15620DI

GENERAL NOTES

1. ALL GRADING SHALL CONFORM TO THE CITY OF 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 JOHN R. BYERLY, INC. AND DATED FEBRUARY 3, 2016, SHALL BE COMPLIED WITH DURING GRADING OPERATIONS. CITY BUSINESS TAX CERTIFICATE NUMBER BL00005463, EXPIRATION DATE 12/31/16
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 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.
   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, 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 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.
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 ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY CONTRACTOR AND/OR DEVELOPER IS RESPONSIBLE FOR WORKING OUT AN 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 SOILS 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 AREA 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).

IN THE CITY OF RIVERSIDE, CALIFORNIA

PRECISE GRADING PLAN

CBU - HEALTH SCIENCE CAMPUS PHASE 2

METROPOLITAN WATER DISTRICT'S REQUEST

1. NOTIFY JOHN OSORNIA OF OUR WATER SYSTEM OPERATION GROUP AT (951) 710-5570, AT LEAST TWO WORKING DAYS PRIOR TO STARTING ANY WORK IN THE VICINITY OF OUR FACILITIES

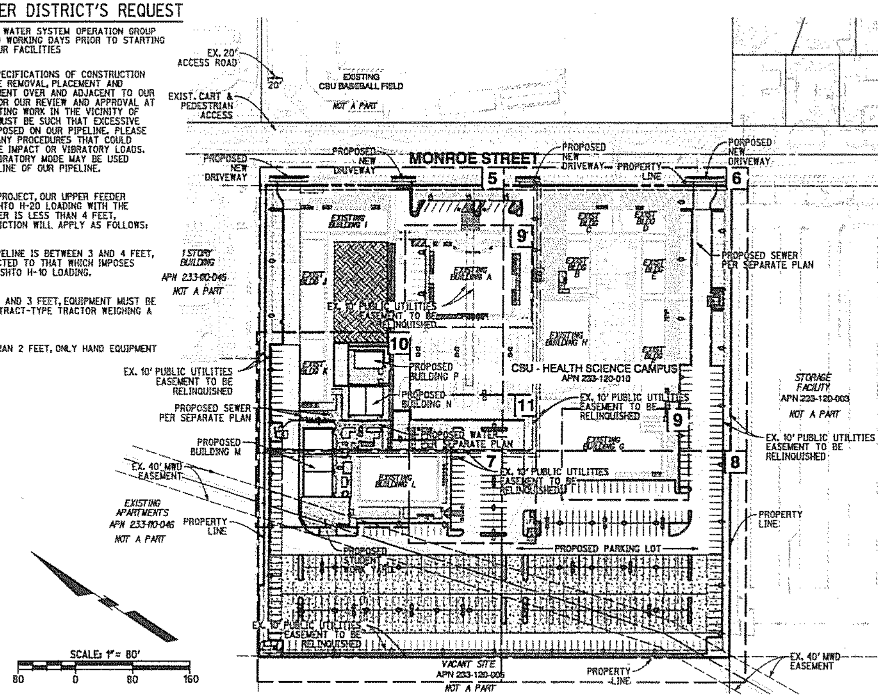
2. THE PROCEDURES AND THE SPECIFICATIONS OF CONSTRUCTION EQUIPMENT TO BE USED FOR THE REMOVAL, PLACEMENT AND COMPACTION OF SOIL AND PAVEMENT OVER AND ADJACENT TO OUR PIPELINE MUST BE SUBMITTED FOR OUR REVIEW AND APPROVAL AT LEAST 30 DAYS PRIOR TO STARTING WORK IN THE VICINITY OF OUR PIPELINE. THE PROCEDURE MUST BE SUCH THAT EXCESSIVE UNBALANCED LOADS ARE NOT IMPOSED ON OUR PIPELINE. PLEASE NOTE THAT WE CANNOT ALLOW ANY PROCEDURES THAT COULD SUBJECT THE PIPE TO EXCESSIVE IMPACT OR VIBRATORY LOADS. NO VIBRATORY EQUIPMENT IN VIBRATORY MODE MAY BE USED WITHIN 25 FEET OF THE CENTERLINE OF OUR PIPELINE.

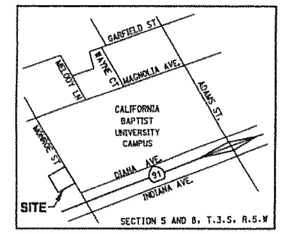
3. WITHIN THE LIMITS OF THIS PROJECT, OUR UPPER FEEDER PIPELINE IS ADEQUATE FOR AASHTO H-20 LOADING WITH THE EXISTING COVER. WHEN THE COVER IS LESS THAN 4 FEET, METROPOLITAN'S LOADING RESTRICTION WILL APPLY AS FOLLOWS:

IF THE COVER OVER OUR PIPELINE IS BETWEEN 3 AND 4 FEET, EQUIPMENT MUST BE RESTRICTED TO THAT WHICH IMPOSES LOADS NO GREATER THAN AASHTO H-10 LOADING.

IF THE COVER IS BETWEEN 2 AND 3 FEET, EQUIPMENT MUST BE RESTRICTED TO THAT OF A TRACT-TYPE TRACTOR WEIGHING A MAXIMUM OF 12,000 POUNDS.

WHEN THE COVER IS LESS THAN 2 FEET, ONLY HAND EQUIPMENT MUST BE USED.





VICINITY MAP

N.T.S.

WORK TO BE DONE

THESE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT CITY OF RIVERSIDE STANDARDS AND SPECIFICATIONS, AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION ("GREEN BOOK").

PRIVATE ENGINEER'S NOTE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTOR'S AND SUBCONTRACTOR'S COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTION FOR LIABILITY RISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR EXCAVATION TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HERE ON, AND FOR ANY DAMAGE OR PROTECTION TO THESE LINES.

OWNER/DEVELOPER

CALIFORNIA BAPTIST UNIVERSITY
8432 MAGNOLIA AVENUE
RIVERSIDE, CA. 92504
PHONE: (951) 343-4393
FAX: (951) 354-8502
ATTN: STEVE SMITH

CIVIL ENGINEER

RICK ENGINEERING COMPANY
1770 IOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507
ATTN: ROBERT A. STOCKTON, RCE 33591
(951) 782-0707

GEOTECHNICAL ENGINEER

JOHN R. BYERLY, INC
2257 SOUTH LILAC AVENUE
BLOOMINGTON, CA 92316
ATTN: JOHN R. BYERLY, GE
(909) 877-1324

STORM DRAIN CONSTRUCTION NOTES AND QUANTITIES

(40)	INSTALL 6"PERFORATED UNDERDRAIN	475 LF
(41)	INSTALL 6"HDPE STORM DRAIN	850 LF
(42)	INSTALL ADS STORM DRAIN CLEANOUT (PART NO. 0602AN), OR EQUAL	8 EA
(43)	INSTALL 12"X12"BROOKS BOX PER DETAIL ON SHEET 12	6 EA
(44)	STEP PERVIOUS CONCRETE WITH CHECK DAM PER DETAIL ON SHEET 12	2 EA
(45)	INSTALL JENSEN 360 SERIES PUMP STATION, OR EQUAL, PER DETAIL ON SHEET 12	1 EA
(46)	INSTALL 18"HDPE STORM DRAIN	140 LF
(47)	INSTALL ADS STORM DRAIN CLEANOUT (PART NO. 1803AN), OR EQUAL	2 EA

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

(1)	PLACE 3"AC OVER 8.5"CLASS II AB (DRIVE AISLES) TO REPLACE EXISTING ASPHALT PAVEMENT	11,483 SF
(2)	PLACE 3"AC OVER 8.5"CLASS II AB (DRIVE AISLES)	45,461 SF
(3)	PLACE 2.5"AC OVER 7"CLASS II AB (PARKING STALLS)	48,775 SF

CONSTRUCTION NOTES AND QUANTITY ESTIMATE (CONT.)

(4)	PLACE 4"CONCRETE SIDEWALK WITH THICKENED EDGE PER DETAIL ON SHEET 2 (FINISHED PER LANDSCAPE PLANS)	13,042 SF
(5)	CONSTRUCT 6"CURB TYPE II PER CITY OF RIVERSIDE STD. DWG. 200	4,011 LF
(6)	CONSTRUCT 6"CURB WITH 6"WIDE CONCRETE BAND PER DETAIL SHEET 3	615 LF
(7)	EXISTING CURB TO BE SAWCUT WITH 1' SLOTS PER DETAIL 23 SHEET 2	234 LF
(9)	INSTALL ACCESSIBLE RAMP PER CITY OF RIVERSIDE BUILDING & SAFETY DISABLED ACCESS DRAWING-DETECTABLE WARNING AT CURB RAMPS, SHEET RDA-8.0	1 EA
(10)	INSTALL ACCESSIBLE RAMP PER DETAIL SHEET 2	4 EA
(11)	APPLY ACCESSIBLE PARKING STRIPING PER DETAIL ON SHEET 2	1,121 LF
(12)	INSTALL ACCESSIBLE PARKING SIGNAGE PER DETAIL SHEET 2	4 EA
(13)	INSTALL VAN ACCESSIBLE PARKING SIGNAGE PER DETAIL SHEET 2	6 EA
(14)	TREE WELLS PER LANDSCAPE PLANS	*
(15)	CONSTRUCT TRASH ENCLOSURE PER MODIFIED CITY OF RIVERSIDE PLANNING DEPARTMENT TRASH ENCLOSURE STANDARDS DRAWING 2, PER LANDSCAPE PLAN AND DETAIL ON SHEET 11	3 EA
(16)	GRIND AND OVERLAY PER DETAIL ON SHEET 2	2,214 SF
(17)	SAWCUT LIMIT	1,107 LF
(18)	CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD DWG 302	4 EA
(19)	APPLY 4"WHITE PARKING STRIPING PER CALTRANS STANDARD PLANS, CA-MUTCD, AND DETAIL ON SHEET 2	10,015 LF
(20)	INSTALL 0"CURB PER DETAIL ON SHEET 2	35 LF
(21)	INSTALL PERVIOUS CONCRETE PER DETAIL ON SHEET 3	67,404 SF
(22)	INSTALL BIORETENTION SWALE PER DETAIL ON SHEET 3	1,506 SF
(23)	INSTALL SLOTTED CURB PER DETAIL ON SHEET 2	40 LF
(24)	INSTALL HANDRAILS PER DETAIL ON SHEET 2	121 LF
(25)	INSTALL ARTIFICIAL TURF PER LANDSCAPE PLAN	10,443 SF
(26)	INSTALL BOLLARDS PER DETAIL ON SHEET 2	15 EA
(27)	SLURRY EXISTING ASPHALT PARKING AREAS	36,337 SF
(28)	INSTALL FENCE PER ARCHITECT'S PLAN	*
(29)	INSTALL WHEELSTOP PER DETAIL ON SHEET 2	1 EA
(30)	INSTALL 6"CURB & GUTTER PER CITY FO RIVERSIDE STD DWG 200, TYPE I	466 LF
(31)	CONSTRUCT DRAINAGE CURB CHANNEL PER DETAIL ON SHEET 3	8 LF
(32)	SEAT WALL PER LANDSCAPE PLANS	*
(33)	CONSTRUCT RIBBON GUTTER PER SPPWC 122-2	8 LF
(34)	CONSTRUCT VEGETATED SWALE PER DETAIL ON SHEET 3	58 LF
(35)	INSTALL MOW CURB PER LANDSCAPE PLANS	138 LF
(36)	CONSTRUCT OUTLET STRUCTURE PER DETAIL ON SHEET 3	1 EA

LEGEND

- PROPOSED PROJECT BOUNDARY
- PROPOSED AC PAVEMENT
- PERVIOUS CONCRETE
- PROPOSED ARTIFICIAL TURF
- LANDSCAPE AREA
- PROPOSED CONCRETE
- PROPOSED AIR CONDITIONING UNIT

SHEET INDEX

SHT NO	DESCRIPTION
1	TITLE SHEET
2	DETAIL SHEET
3	SECTION SHEET
4	DEMOLITION PLAN
5-8	PRECISE GRADING SHEETS
9	BUILDING A AND G ENLARGEMENT
10	BLDG M, N, & P ENLARGEMENT
11	BUILDING L ENLARGEMENT
12	STORM DRAIN PLAN
13	EROSION AND SEDIMENT CONTROL PLAN

ESTIMATED GRADING QUANTITIES

TOTAL AREA:	10.0 AC
DISTURBED AREA:	3.7 AC
ESTIMATED EXCAVATION:	5,131 C.Y.
ESTIMATED EMBANKMENT:	724 C.Y.
ESTIMATED EXPORT:	4,407 C.Y.

NOTE: THE GRADING QUANTITIES SHOWN HEREON ARE RAW QUANTITIES FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED FOR FINAL PAY QUANTITIES.

GRADING TOLERANCE NOTE

GRADING SHALL BE DONE WITHIN A TOLERANCE OF 0.1' OF THE GRADES AND ELEVATIONS SHOWN ON THESE PLANS. ALL SLOPES SHALL BE CONSTRUCTED WITHIN 0.5' OF THE LOCATION SHOWN ON THESE PLANS. IN NO WAY DO THE ABOVE TOLERANCES RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF PROVIDING A FINISHED SURFACE THAT WILL NOT POND.

SOURCE OF TOPOGRAPHY

RICK ENGINEERING COMPANY FIELD SURVEY CONDUCTED ON JULY 10, 2013 and APRIL 23, 2015.

ASSESSOR PARCEL NUMBERS

231-070-007

CAUTION:
EXACT LOCATION OF EXISTING UNDERGROUND FACILITIES IS UNKNOWN. CONTRACTOR TO VERIFY IN FIELD.

811 Know what's below. Call before you dig.
Call at least 2 working days prior to excavating.

REGISTERED PROFESSIONAL ENGINEER ROBERT A. STOCKTON No. C033591 Exp. 6-30-16 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF
ROBERT A. STOCKTON
REGISTERED CIVIL ENGINEER NO. C033591
EXPIRATION DATE 6-30-16

RICK ENGINEERING COMPANY
1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507

CITY BUSINESS TAX CERTIFICATE NO. 35225 EXP. DATE 7/31/16

BENCH MARK:
CITY OF RIVERSIDE BENCHMARK G5-A2, ELEVATION=787.85', BRASS DISK STAMPED "G5-A"IN A MONUMENT WELL AT THE INTERSECTION OF ADAMS STREET AND MAGNOLIA AVENUE. DATUM NGVD 29

DESIGNED BY LMJ DRAWN BY LMJ CHECKED BY KW

CITY OF RIVERSIDE
PLANNING DIVISION

APPROVED BY DATE

WDID NO. 8 33W002547

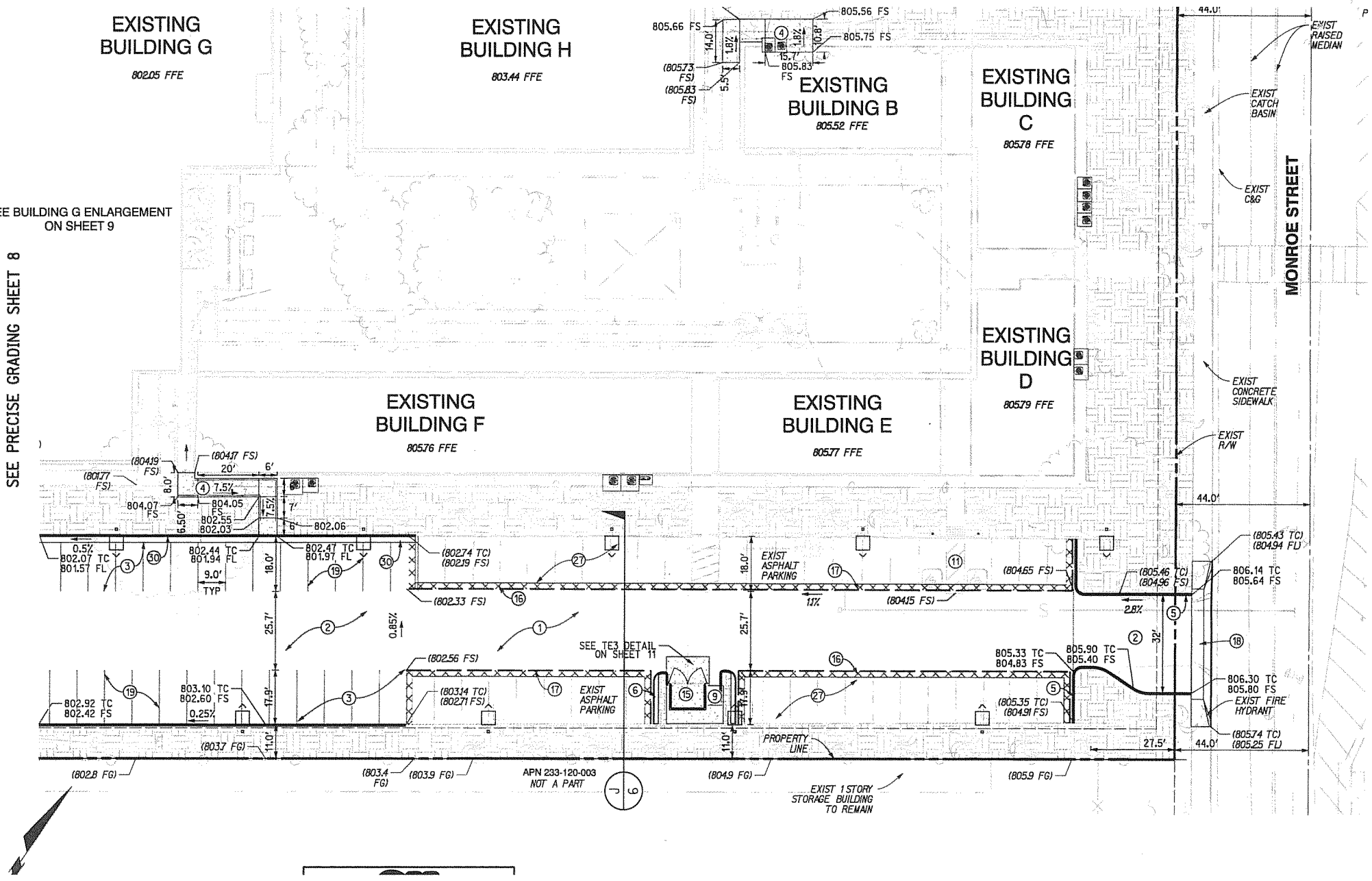
PRECISE GRADING PLAN
CALIFORNIA BAPTIST UNIVERSITY
HEALTH SCIENCE CAMPUS
PHASE 2
3532 MONROE STREET
TITLE SHEET

PW16-0185

SHEET 1 OF 13

PLOT DATE: 14-JUN-2016

E16-0396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EXISTING BUILDING H
803.44 FFE
EXISTING BUILDING B
805.52 FFE
EXISTING BUILDING C
805.78 FFE
EXISTING BUILDING D
805.79 FFE
EXISTING BUILDING E
805.77 FFE
EXISTING BUILDING F
805.76 FFE
SEE BUILDING G ENLARGEMENT ON SHEET 9
SEE PRECISE GRADING SHEET 8
MONROE STREET
EXIST RAISED MEDIAN
EXIST CATCH BASIN
EXIST C&G
EXIST CONCRETE SIDEWALK
EXIST R/W
EXIST ASPHALT PARKING
SEE TE3 DETAIL ON SHEET 11
PROPERTY LINE
EXIST 1 STORY STORAGE BUILDING TO REMAIN
APN 233-120-003 NOT A PART
EXIST FIRE HYDRANT
805.56 FS
805.66 FS
805.75 FS
805.83 FS
(805.73 FS)
(805.83 FS)
(804.17 FS)
(804.19 FS)
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(804.91 FS)
806.30 TC
805.80 FS
(805.74 TC)
(805.25 FL)
44.0'
27.5'
9.0' TYP
0.85%
0.25%
0.5%
1.1%
2.8%
32'
25.7'
18.0'
17.9'
11.0'
14.0'
15.7'
10.8'
5.5'
8.0'
6.50'
20'
6'
7.5%
7'
9'
1.8%

E16-0396