



TO THE APPLICANT:

All resubmittals are required to be consistent with the version Green Stamped by Land Use and the version approved by Fire. Please ensure that Grading Plan Check has a copy of the Land Use and Fire approved version of the grading plan (e.g. in PLUS under the BGR#). With each resubmittal, please submit correction responses **SHOWING** where the corrections are made and clearly distinguish all revisions (using clouds & revision triangles, etc.) so the plan check can be accomplished in a timely manner. If the submittal is ready for approval, provide **THREE** engineer signed sets if done by hard copy, or a **SINGLE** signed electronic copy for Grading Plan Check red stamp approval.

COUNTY OF RIVERSIDE, DEPARTMENT OF BUILDING AND SAFETY

>> PLAN CHECK CORRECTIONS <<

**SITE:
BY:**

**PHONE:
EMAIL:**

**P/C Log #:
DATE:**

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- G01** [Informational] All required conditions of approval shall be cleared before the permit can be issued
- G02** Submit a WQMP Applicability, and/or Other Development Checklist (<https://rctlma.org/trans/Land-Development/WQMP>). If a WQMP is required, submit a PDF copy Transportation for review/approval. The Grading plan shall be consistent with the approved WQMP.
- G03**
- Final plans, calculations and drawings/notes must be stamped and signed by a registered civil engineer or architect. [Professional Engineers Act 6735];
 - Grading Plan on 22-inch x 34-inch sheets with all elements drawn to scale;
 - Project Name in the title block; • Grading permit number; • Previous rough grade permit number(s), as applicable;
 - Property owner's name, address, email address, and phone number;
 - Engineer's name, address, email address, and phone number;
 - The name, address, phone number, and email address of owner, engineer, soils engineer & soils report reference [CBC 107.2];
 - A short and complete legal description; • Assessor Parcel Number; • Site Address; • Tract and Phase or Parcel Number; • Source of topography (Company Name & Date of field survey); • Benchmark description and location; • Township, Range & Section; • Thomas Bros. Map page & Grid;
 - All property lines bolded and labeled with dimensions and bearings;
 - Lot Size, and overall disturbed and impervious areas calculations;
 - Earthwork calculations (cut and fill) in cubic yard;

- G03**
- Vicinity Map with sufficient detail including property, adjacent streets and major roads;
 - Drawing legend, drawing scale, and north arrow;
 - Sufficient existing topography, including ground contours, daylight of cuts and fills, trees, driveways, and impervious surfaces. Show original or existing contours on adjacent lots as well. [CBC 107.2];
 - Show all easements that encumber the property, purpose (e.g. drainage, utility), and include the instrument number and recordation dates;
 - Boundary of disturbed and impervious areas along with square footage of both, with proposed daylight, and cut/fill lines;
 - Show proposed contours/spot elevations to indicate general site slope and drainage pattern for all graded areas with flow line directions, slopes, and flowline elevations; • Details and cross-sections for berms, swales and other drainage devices; • Proposed pad and pad elevation;
- G04** Show existing improvements, including EP, curb, pavement width, type, sidewalk, swales, driveways, impervious surfaces, storm drains, PP, WM, FH, street signs, etc., and underground utilities (show with type, size, & plan reference, as applicable).
- G05** Show ex. adjacent street showing Right-of-Way lines with reference, street name(s), name of agency (e.g., County, Owner, etc.) who will provide maintenance responsibilities, centerline, right-of-way width, cul-de-sac radius, direction of flow, grades, top of curb and flow line elevations.
- G06** Min. of 2 cross sections through the center of graded area (or as requested), including ALL the following, drawn to scale: Existing grade, Finish grade, Buildings/retaining walls, Property line locations, Street Cross Section (Right of way lines, AC width and location, curb or berm), Swales and other drainage devices, Key-bench lines (5:1 or steeper fill), and removal line for vegetation/unsuitable materials
- G07**
- The project requires import. Provide the approved County permit # of the import site. If outside of the County's jurisdiction, provide the exact location of the cleared source. Commercial sources require address, phone, & business lic. # [CBC 107.2]
 - This project requires export. Provide the precise location and permit # of the export site. If the export site is outside of Riv. County jurisdiction, provide documentation from the jurisdiction of the exact location of the export site. [CBC 107.2]
 - The stockpiling registration shall expire 12 months from the date of issuance. Upon expiration, the stockpile shall be removed pursuant to a grading permit authorizing such removal. [Ordinance 457, Section 3313.7]
- G08**
- Driveway Length, location and slopes (15% max.) for Tracts < 7% is preferred [Ordinance 457.J];
 - [Informational] Fire Department's has approved the PLUS workflow. Once the comments are addressed and consistent with Fire's approved version documented in PLUS, the grading plan checker will stamp 3 sets approved, followed by land use with a green stamp after all the conditions are satisfied (1 copy for Fire, 1 copy for inspection, 1 copy for the office)• Driveways that have a fire apparatus access road that extend over 150 feet to any portion of the facility and all portions of the exterior wall of the first story of the building shall be reviewed and approved by Fire Department (FD). See the Fire Department's Technical Policy for the given responsibility area for more specific information. Approval of the plans by the Fire Department will be required prior to permit issuance of the grading plans. [Ordinance 457]
 - Fire Department's review and PLUS workflow approval is required for all Single Family Residential projects to review water supply, setbacks, and access, prior to grading plan approval. Then the grading plan checker will restamp 3 sets approved once all the plan check comments are satisfied, followed by land use with a green stamp after all the conditions are satisfied (1 copy for Fire, 1 copy for inspection, 1 copy for the office)

- G09** • No work shall commence within the County Maintained right of way, without a separate Encroachment Permit (EP) by the Transportation Department [Ord. 499]. Apply for an EP, with plans for the work in the road right of way, and show EP# on the plans. In addition, provide the following note on plan:
 'The engineer who prepared the grading plan has verified the consistency between on-site grading information and the work within the R/W approved by the Transportation Department.'
 • No work shall commence within the County Maintained right of way, without a separate encroachment permit by the Transportation Department [Ord. 499]. Apply for a RCTD Encroachment permit, with the approved plans for the work in the road right of way, and provide the following note on plan:
 'The engineer who prepared the grading plan has verified the consistency between on-site grading information and the work within the R/W approved by the Transportation Department.'
 • For DRIVEWAY TIE-IN within Right-of-Way (R/W) maintained by County of Riverside (County), the approach/departure slopes shall be consistent with Ordinance 461 Standard 207. Portland Cement Concrete (PCC) is NOT allowed, unless there is existing curb and gutter, but Asphalt Concrete (AC) is acceptable. Stricter Fire Department requirements may apply. Any improvements within Public Maintained Road R/W requires a Transportation Encroachment Permit (EP).
 • Provide a copy of the acceptance document from the entity who maintains the existing road (e.g., Home Owner's Association (HOA), De Luz/La Cresta/Santa Rosa Community Services District (CSD), etc.) that all proposed improvements acceptable.
- G10** Private road(s) shown on grading plans shall be approved by Transportation Department. Provide a note on plan stating:
 'The engineer who prepared and signed these plans has verified that information shown on these plans is consistent with the road plan approved by the Transportation Department (IP number, approval date if applicable).'
- G11** [Informational] Rough grading work shall be completed before any building permit can be issued. For Rough Grading work approval, submit the grading certification and grading report and have rough grading inspection completed/approved.
- G12** For retaining walls indicate Wall Permit Number prior to approval, with the wall lengths between each wall height transition including elevations of Top of Wall (TW) and Top of Footing (TF); or provide a wall profile.
- G13** For retaining walls indicate Wall Permit Number prior to approval, with the wall lengths between each wall height transition including elevations of Top of Wall (TW) and Top of Footing (TF); or provide a wall profile. height, lengths, elevations & where transitions occur. Additionally, show on the plans the location and invert elevation of the retaining wall drain. [CBC 107.2]
- G14** Complex walls shall include wall profiles, which indicate wall height, lengths, elevations & where transitions occur. [CBC 107.2]
 • Show 2' flat area and walls or fencing on the property lines.
- G15** For tracts and grading > 5000 CY, provide a (separate) drawing showing the removal depth of all unsuitable soil including problematic collapsible soil within the soils report, as applicable. Please include lot lines, street lines and turn off other layers for clarity. [CBC 1803.6. Ordinance 457]
- G16** The soils report shall evaluate total and differential settlement with the building loads included, on the lots with the most fill depth variation, cut/fill transition, and includes any special foundation system to be considered. [CBC 1803.3]

- G17** [Informational] For tracts, parcel maps or other commercial grading projects, erosion control bond and plans are required prior to grading permit. Please contact Brigitte Hahn at (951) 955-6263 or bhahn@rivco.org. [Ordinance 457]
- G18** For tracts, no cross-lot drainage is allowed without a downstream drainage easement.
- G19** For tracts, provide the latest or approved maintenance exhibit, to Mark Hughes MARHUGHE@RIVCO.ORG and provide reference copy with Grading Plan submittal.
- G20** Slopes shall be graded no steeper than is safe for its intended use and shall be no steeper than 2 horizontal to 1 vertical. Show details of slopes. [CBC Appendix J106.1 and J107.6]
- G21** Submit a copy of a slope stability report for review and approval, with a Factor of Safety of at least 1.5 is required for cut/fill slopes constructed steeper than 2 horizontal to 1 vertical or over 30 feet in height. [Ordinance 457]
- G22** Show the detail of keying and benching for earthwork above slopes steeper than 5:1 (H:V) on plan, the bench under the toe must be 10 feet wide minimum. [CBC 107.2]
- G23** Minimum setback for top of cut slope to boundary line is H/5 but 2' minimum and 10' maximum. Minimum setback for toe of fill slope to boundary line is H/2 but 2' minimum and 20' maximum. [CBC Appendix J108.1]
a) SETBACKS FROM BUILDINGS/STRUCTURES TO SLOPES: Show ALL setbacks from building foundations to top and toe of ALL slopes.
b) SETBACKS FROM SLOPES TO PROPERTY LINES: Show setbacks from top and toe of slopes to ALL property lines.
- G24** Cut area under the building should be over excavated (2' below footing and 5' beyond the building line or as recommended in the soils report) and recompacted, when a building footprint crosses cut-fill transition. Show this provision on plan. [CBC 1808.2]
- G25** A single run of swale or ditch shall not collect runoff from a tributary area exceeding 13,500 square feet without discharging into a down drain. [CBC J109.2]
- G26** Paved interceptor drain (minimum 2 percent slope, depth of 12 inches, width of 36 inches, and 3-inch thick reinforced concrete) shall be installed along top of all cut slopes with a drainage path greater than 40 feet. [CBC J109.3]
- G27** Cut/fill slope terraces at least 6' in width with paved swales (minimum 5 percent slope, depth of 1 foot, width of 5 feet, and 3-inch thick reinforced concrete) shall be constructed at no more than 30' intervals except where only one terrace is required, it shall be at mid-height. Cut/fill slope greater than 60' and up to 120' shall have one 12' terrace at approximately mid height. Suitable access shall be provided for proper maintenance. [CBC J109.2]
- G28** Terraces in conformance with section J109.2 are required on all cut or fill slopes steeper than 3:1 and over 30 feet high to control surface drainage and debris. This requirement shall be considered as the minimum per CBC Section 101.3. When a modification or an alternative construction method is proposed, the design professional shall submit documents demonstrating how the proposed method will be equivalent of that prescribed in the referenced section (J109.2) in effectiveness (controlling surface drainage and debris) and safety per sections 104.10 & 104.11. [CBC J109.2]
- G29** No storm water shall flow over a manufactured slope (steeper than 3:1). Provide a 5' x 1' berm / swale at the top of slope. Show this provision on plan. [CBC J109.1]

- G30** Provide outlet velocity reducers/rip-rap with details including length, width, depth, rock size, filter material or fabric, all complying with an accepted standard based on velocities or pipe size. Discharge direction should be same as flow line. [J110.2]
- G31** Ensure that rough grading is modified such that at precise grading stage the following requirements are met:
- General grading at 1% minimum slope gradient
 - Subsurface drains shall have positive drainage to an approved drainage facility. The drain lines shall have a minimum 0.5% slope gradient and maintain a minimum 3-inch diameter.
 - Minimum 0.35% slope gradient at Portland Cement Concrete (PCC) surfaces.
 - For site drainage within 10'-0" of the building foundation; the pervious surfaces immediately adjacent to the foundation may be sloped away from the building at a slope of 2% & the impervious surfaces may be sloped away from the building at a slope of 1% for a minimum distance of up to 10'-0" of the building foundation.
- G32** Slope away from the exterior foundation wall shall not exceed 2:1. Provide deepened footing where required. [CBC Appendix J106.1 and J107.6]
- G33** Common sideyard swales along property lines are not allowed unless justified by reduced property line setback (less than 5') and appropriate drainage easement.
- G34** [Informational] Swales within 10' of the building foundation may be sloped at a min. of 1% if all the following are met for the Precise Grade:
- 1) The surface soil is classified with "very low" to "medium" expansion potential per the County approved Geotechnical report.
 - 2) Sufficient area sub surface drains shall be provided within 10' of the building foundation with a positive drainage to an approved drainage facility. The drain lines shall have a minimum 0.5% slope and maintain a minimum 3 inches diameter.
 - 3) All aspects of the precise grade drainage design shall be verified by the Civil Engineer of Record and submitted to Grading Inspector prior to precise grading permit final. [CBC 104.11 & CRC R104.11]
- G35** The drainage outlet must align with an existing flowline, in order to ensure that adjacent properties are not affected.
- G36** Drainage facilities are more than 10' horizontal or vertical from an accessible surface. The project must be redesigned in a manner that can be reasonably maintained.
- G37** Sufficient detail shall be provided to construct the drainage inlet/outlets. Please show following as they apply to the project: type, flowline elevations, top of headwall, rip-rap details, slopes, cutoff wall details, ponding depth and limits.
- G38** Ordinance 460 mandates that 100-year flows shall be safely contained within the road right of way and the 10-year is contained in the curb and gutter. If either of these criteria is exceed, storm drains or other facilities are required. Please provide calculations demonstrating that the project complies with Ordinance 460.
- G39** The project discharges to a road culvert. Please provide headwalls or other mitigation to protect the road from seepage around the pipe and undermining of the road.

- G40** Upstream properties can be adversely impacted if the proposed inlet is blocked. Please provide a 20' wide overflow area to adequate outlet, in the event that the inlet is blocked, so drainage can safely flow downstream.
- G41** [Informational] Drainage facilities in the publically maintained or accepted road R/W shall comply with Section IV.J and V of the Riverside County Transportation Dept. - Plan Check Policies and Guidelines (<https://rctlma.org/trans/Land-Development/Plan-Check/Plan-Check-Guidelines>)
- G42**
- Clean-washed all rock in BMPs.
 - BSM: 3-in sand & 3-in peagravel under media, Sch 40 subdrain, 0.5%+ slopes, BSM spec in SMR, no floatable mulch.
 - Comply with all the requirements of the LID handbook (<https://rctlma.org/trans/Land-Development/WQMP>)
- G43** For the grading plan review, a detailed hydrology study with existing and proposed hydrology maps/analysis; hydraulic analysis to demonstrate capacity; and sufficient detail to construct the facilities, is required for:
- Potential impacts to the site, adjacent property owners, or adjacent roads from the the 100-year storm event
 - Offsite runoff that exceed 1 acre or altering natural flow lines.
 - Offsite runoff flows do not appear to be safely intercepted to avoid impacts to slopes/structures, or allowed to safely pass thru the site.
 - Drainage from the project appear to flow in a different location than that existed in the natural location. Please redesign or demonstrate the project does not create an adverse condition to adjacent properties.
 - Drainage from the project appear increase the velocity or flowrate when compared to to existing condition. Please provide mitigation or demonstrate the project does not create an adverse condition to adjacent properties.
- G44** The project does not appear to fully mitigate adverse flood conditions onto adjacent properties. The plans must be modified to eliminate the following drainage conditions and/or record a drainage easement on all affected properties:
- The proposed grading diverts the existing drainage courses and will adversely affect downstream owners.
 - The proposed grading concentrates the existing drainage courses and will adversely affect downstream owners.
 - The downstream watercourse appears to be highly erosive and susceptible to the effects of increased runoff from the proposed project. Please provide Hydrology and Hydraulic calculations showing peak flowrates are less in the post-project condition
 - The proposed drainage improvement appear to cause additional impoundment of stormwater to upstream properties. Please provide Hydrology and Hydraulic calculations demonstrating that upstream property owners are not affected by the project.
 - Drainage easement(s) are required for the proposed offsite drainage facilities. In addition the grading plans shall call out the responsible party for maintenance.
- G45** [Informational] The project proposes potential impacts to a floodplain and requires Flood Control's approval. If you haven't done so already open an account and submit plans to Flood Control for their review.

G46

- Verify right of way width with County survey mapping. Add DED case # any roadway dedication, ABS# for vacations.
- This property has been entitled. The right of way width shall correspond to Circulation Element or Conditions of Approval.
- Improvements proposed within the ultimate Right of Way should not conflict with the General Plan improvements.
- The proposed project access does not match access restrictions on the underlying recorded map.
- Utility facilities appear to be in conflict with proposed improvements.
- Fences or walls shall not be proposed within Publically Accepted or Maintained Road Right of Way.
- Revise existing street improvement plans for new driveways or driveway closures on the existing road improvements.
- The elevations on the Grading Plan do not appear to agree with existing or proposed improvement plans.
- Transportation conditions of approval from an associated entitlement case (e.g. PM, TR, CUP, PP) shall be addressed.
- Project shall be consistent with the associated road improvement plan (IP) assigned to an underlying entitlement case. If necessary, obtain a copy of the IP from the Transportation Department
- The proposed Grading Plan onsite improvements would alter the drainage entering the Right of Way
- The proposed improvements in the Right of Way do not appear to accommodate the existing or proposed drainage

G47

Open a BMP permit account with the County and provide the following note: 'BMP Permit – Prior to the issuance of a grading permit, the applicant shall obtain a Best Management Practices (BMP) permit for County inspections to verify compliance with the construction general permit, stormwater ordinances, and regulations until completion of the construction activities, permanent stabilization of the site, and permit final.'

G48

• One signed copy of the soils and geology report is required, with following note on the plans:
SOILS ENGINEERS CERTIFICATION:

I, _____ (NAME OF ENGINEER) OF _____ (NAME OF COMPANY), A REGISTERED CIVIL ENGINEER, PRINCIPALLY DOING BUSINESS IN GEOTECHNICAL ENGINEERING AND/OR APPLIED SOIL MECHANICS, HEREBY CERTIFY THAT A SAMPLING AND STUDY OF THE SOIL CONDITIONS PREVALENT WITHIN THIS SITE WAS MADE BY ME OR UNDER MY DIRECTION. THESE GRADING PLANS HAVE BEEN REVIEWED BY ME OR UNDER MY DIRECTION AND CONFORM TO THE RECOMMENDATIONS MADE IN OUR GEOTECHNICAL ENGINEERING INVESTIGATION REPORT ENTITLED ' _____ (NAME OF SOILS REPORT)' DATED _____.

TO THE BEST OF MY KNOWLEDGE, THE REFERENCED REPORT REPRESENTS THE MOST CURRENT AND COMPLETE INFORMATION RELATIVE TO THE PROPOSED GRADING OF THE SITE. IT IS THE PROFESSIONAL OPINION OF _____ (NAME OF COMPANY) THAT THE CONCLUSIONS AND RECOMMENDATIONS RENDERED IN OUR REPORT ARE APPROPRIATE AND APPLICABLE TO THIS PROJECT AND THEY ARE IN SUBSTANTIAL CONFORMANCE WITH ALL APPLICABLE CODE, ORDINANCE, AND STANDARDS OF PRACTICE FOR THE PROJECT PROPOSED.

NAME & SIGNATURE OF THE SOILS ENGINEER

STAMP

DATE

G49

Provide standard grading notes to the plans, see County Handout 284-021.

G50 Provide a note: 'Preconstruction Meeting – The site developer shall arrange a pre-construction meeting prior to commencing grading or construction operations to discuss responsibilities and completion schedule. Those required in attendance include the developer, project superintendent, engineer of record, soils engineer, grading contractor, and underground utilities contractor. If Valley-wide is providing park or landscaping maintenance, their representative shall be in attendance as well. Arrange for a pre-construction meeting by calling County Dispatch at (951) 955-1800.'

G51 Provide a note: 'Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of non-erosive down drains or other devices.'

G52 Provide a note: 'The Engineer of Record has evaluated the drainage and has determined that the project perpetuates natural drainage patterns, and will not adversely affect adjacent properties.'

G53 Provide WDID#, and name, address, and 24-hour phone number for the Qualified SWPPP Practitioner and provide a note: 'NPDES – All projects shall ensure that temporary ground disturbances will not impact watercourses, adjacent properties, or road right of way. Ground disturbances greater than 1 acre shall obtain coverage under the Statewide Construction General Permit, or obtain an erosivity waiver from the State. A Notice of Intent may need to be filed with the Regional Water Quality Board for non-stormwater discharges from the project (e.g. dewatering, well water, flushing waterlines, washing activities, etc.).'

G54 Provide easements or dedications for access road and/or for areas outside of the property. This will require permission letters from the adjacent property owners. Provide a copy of the permission letters and/or show the instrument numbers on the grading plan. Add the following easement note to the plans and complete by the responsible party:

The engineer/owner is aware and fully understands that ALL new easements or dedications shall be recorded per final/approved tract map or prior to the final inspection of the project. Copies of the easement documents shall be provided to County's Department of Transportation for review and filing.

SIGNATURE & NAME

DATE

G55 If off-site grading is under separate ownership, provide a notarized letter of permission from owner that includes: a) Legal description of parcel involved, b) A statement that owner. The work is required to be covered under this or a separate permit.has reviewed the grading plan prepared by and dated, c) Who will provide maintenance responsibilities, and d) Permission for the contractor and his successor to have access to the premises and permission to do the work as shown on plans. Also, note on plan stating:

'Offsite permission letter provided, By_____, Dated_____.'

G56

The project site lies within a fault zone. The review sheet shall include a summary statement that enumerates the documents (geologic/ geotechnical reports, grading plans, etc.) that were utilized in the preparation of the review sheet and a statement that indicates that these documents represent the most current and complete information based on the knowledge and acceptance of the consultant of record. The review sheet shall be signed and stamped by the geotechnical consultant of record. This shall include RCE/GE and the PG/CEG responsible for the project. A sample statement is offered below:

'This review sheet was prepared for this grading permit, [BGR_____] by the geotechnical consultant of record, [Consulting Firm's name], and is based on the information contained in the following documents: Author/ Firm Name, date of report, title of report, etc. Consultant's Knowledge/ Acceptance note: To the best of [Consulting Firm's name] knowledge, the above referenced documents represent the most current and complete information relative to the proposed grading of the site. It is the professional opinion of [Consulting Firm's name] that the conclusions and recommendations rendered in these documents are appropriate and applicable to this project and they are in conformance with all applicable code, ordinance and standard of practice for the project proposed.'

G57

County records show that project site is prone to moderate liquefaction and susceptible to subsidence. Please provide either a document prepared, signed, and stamped by the Soils Engineer stating that liquefaction will not impact the proposed building structure or add the following note to plan. The note shall be filled, signed, and stamped by the Soils Engineer.

SOILS ENGINEERS CERTIFICATION:

I, _____ (NAME OF ENGINEER) OF _____ (NAME OF COMPANY), A REGISTERED CIVIL ENGINEER, PRINCIPALLY DOING BUSINESS IN GEOTECHNICAL ENGINEERING AND/OR APPLIED SOIL MECHANICS, HEREBY CERTIFY THAT A SAMPLING AND STUDY OF THE SOIL CONDITIONS PREVALENT WITHIN THIS SITE WAS MADE BY ME AND UNDER MY DIRECTION AND THE PROPOSED BUILDING STRUCTURE(S) WILL NOT BE ADVERSELY IMPACTED BY LIQUEFACTION (SEISMIC SETTLEMENTS & LATERAL SPREADING).

THESE GRADING PLANS HAVE BEEN REVIEWED BY ME OR UNDER MY DIRECTION AND CONFORM TO THE RECOMMENDATIONS MADE IN OUR GEOTECHNICAL ENGINEERING INVESTIGATION REPORT ENTITLED ' _____ (NAME OF SOILS REPORT)' DATED _____. TO THE BEST OF MY KNOWLEDGE, THE REFERENCED REPORT REPRESENTS THE MOST CURRENT AND COMPLETE INFORMATION RELATIVE TO THE PROPOSED GRADING OF THE SITE. IT IS THE PROFESSIONAL OPINION OF _____ (NAME OF COMPANY) THAT THE CONCLUSIONS AND RECOMMENDATIONS RENDERED IN OUR REPORT ARE APPROPRIATE AND APPLICABLE TO THIS PROJECT AND THEY ARE IN SUBSTANTIAL CONFORMANCE WITH ALL APPLICABLE CODE, ORDINANCE, AND STANDARDS OF PRACTICE FOR THE PROJECT PROPOSED.

NAME & SIGNATURE OF THE SOILS ENGINEER STAMP DATE

SOILS ENGINEER'S CERTIFICATE

We have reviewed this grading plan and found it to be in substantial conformance with the recommendations provided in the geotechnical investigation or grading report dated _____.

Name & Signature of the Soils Engineer Stamp Date

- G58** Provide a note: 'PAVING NOTES
Minimum parking lot grade shall be 1%. Minimum grade for ribbon drains shall be 0.35%.
- An approved soil sterilizer shall be used on all subgrade surfaces prior to placement of paving.
- Asphaltic emulsion (fog seal) shall be applied not less than fourteen (14) days following placement of the asphalt surfacing and shall be applied at a rate of 0.05 gallons per square yard. Asphalt emulsion shall conform to Sections 37, 39, and 94 of the standard specifications .
- All paving inspections will be performed by special inspectors hired by the owner. Two (2) inspections are required. Inspection No. 1: Inspection for the base course. Inspection No. 2: Inspection when the AC and concrete are placed.
- A compaction report by a geotechnical engineer shall certify the aggregate base (aggregate base) under asphalt concrete (AC) is compacted to 95% relative density or 90% relative density under concrete. This includes trenches for utilities under the paving area. Prior to the installation of the AC or concrete, the geotechnical engineer shall provide the contractor with written certification that the aggregate base is properly installed and adequate to support the AC, concrete, and intended loads.
- If the preliminary soils report does NOT specify a paving section; the structural section shall be three (3) inches of AC and four (4) inches of Class II aggregate base, or minimum section required by Ordinance 461.
- Prior to requesting a building final inspection, the contractor shall provide a copy of special inspection report no. 1 and the geotechnical engineer's certification to the Building and Safety grading counter for review and approval. The grading staff will clear the conditions allowing the building final inspection.
- G59** For projects in the desert less than 10 acres, the PM10 FUGITIVE MITIGATION PLAN NOTES shall be read, filled, dated, and signed by the Owner. Please complete these notes before the submission of the revised grading plans. Additionally, complete and provide a copy of Forms 'A', 'DCP', and 'CP' from the Coachella Valley Fugitive Dust Control Handbook.
- G60** For projects in the desert more than 10 acres, please provide a complete PM10 Fugitive Dust Mitigation Plan and Manual per AQMD Rule 403 and Coachella Valley Fugitive Dust Control Handbook.
- G61** Provide a note on the grading plan stating: 'The engineer/architect who prepared and signed these grading plans has verified that all information on the drawings is consistent with the WQMP, storm drain and street improvements plans approved or cleared to grade by the Riverside County Flood Control District and/or Transportation Department and approved Tentative Tract Map including conditions of approval.'
- G62** B&P Code 8771 & 6730.2, add to the plans:
- Total count of Survey Monuments/Benchmarks
 - Show on Monument locations on the plans to the extent feasible
 - File Survey Corner records w/ Co. Survey for any monuments that are disturbed.
- G63** [Informational] The grading plan shall comply with the latest California Building code and County Ordinance 457. Please provide written and detailed response to all comments and to redline comments on the plan check drawings. Return comments, redline plans and corrected drawings for recheck. In addition, return all site plans with Land Use green stamp as this stamp will be necessary for final approved plan sets.