

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 #: BGR__A
DATE: 1/20/2022

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- G01** [Informational] All required conditions of approval shall be cleared before the permit can be issued
- G02** Grading plan shall include ALL of the following elements:
- Proposed building outline, pad elevation and finish floor elevation
 - Arrows indicating direction of flow and slope for all graded areas
 - Drainage swales, direction of flow, flowline elevations
 - Distance from proposed building to property lines
 - Proposed driveways - material type, width, spot elevations, slope, grade breaks
 - Work in Right-of-Way, including grading, swales, driveways, storm drains
 - Fire Department turnaround and/or pullouts for driveways over 150' in length
- Grading plan shall include ALL of the following elements:
- Pad elevations and lot numbers match Rough Grading Plan
 - Street IP, associated BGR number provided on the plan
 - Recording data - permit cannot be issued until map records
 - Proposed building outline, pad elevation and finish floor elevation
 - Arrows indicating direction of flow and slope for all graded areas
 - Drainage swales, slopes, direction of flow, flowline elevations
 - Drain pipes, slopes, direction of flow, Top of Catch Basin, flowline elevations
- G03** The plans shall include a note indicating a separate permit is required for retaining walls over four (4) feet in height (measured from the bottom of the footing) shown on this grading plan, or where supporting a surcharge.
- G04** For retaining walls that require a separate permit, indicate on the plans the linear wall lengths between each wall height transition including elevations of Top of Wall (TW) and Top of Footing (TF); or provide a wall profile, which indicates the wall height, lengths, elevations & where transitions occur. Additionally, show on the plans the location and invert elevation of the retaining wall drain. [CBC 107.2]
- G05** Complex walls shall include wall profiles, which indicate wall height, lengths, elevations & where transitions occur. [CBC 107.2]

- G06** 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% and 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.
- G07** Slope away from the exterior foundation wall shall not exceed 2:1. Provide deepened footing where required. [CBC Appendix J106.1 and J107.6]
- G08** Common sideyard swales along property lines are not allowed unless justified by reduced property line setback (less than 5') and appropriate drainage easement.
- G09** Swales within 10 feet of the building foundation may be sloped at a minimum of 1 percent if all the following conditions are met:
- 1) The surface soil is classified as having "very low" to "medium" expansion potential per County approved Project 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]
- G10** 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.

G11

[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.