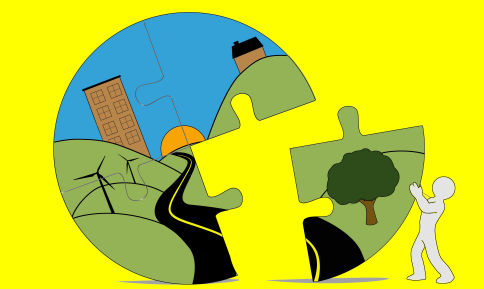


CAMP RONALD McDONALD FOR GOOD TIMES MOUNTAIN CENTER, CA CONDITIONAL USE PERMIT 3204, REVISION NO. 1

CASE: CUP03204R1
EXHIBIT: EXHIBIT A
DATE: 1/21/2022
PLANNER: BDawson



Meeting Comment Agenda Final

APPLICANT / OWNER

BRIAN CRATER FOR CAMP RONALD McDONALD for GOOD TIMES
PO BOX 35
56400 APPLE CANYON RD
MOUNTAIN CENTER, CA 92561
(951) 659-4609

LEGAL DESCRIPTION

PARCEL 1

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER: THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SAID PROPERTY IS ALSO SHOWN ON RECORD OF SURVEY, AS PER MAP ON FILE IN BOOK 8, PAGE 41, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

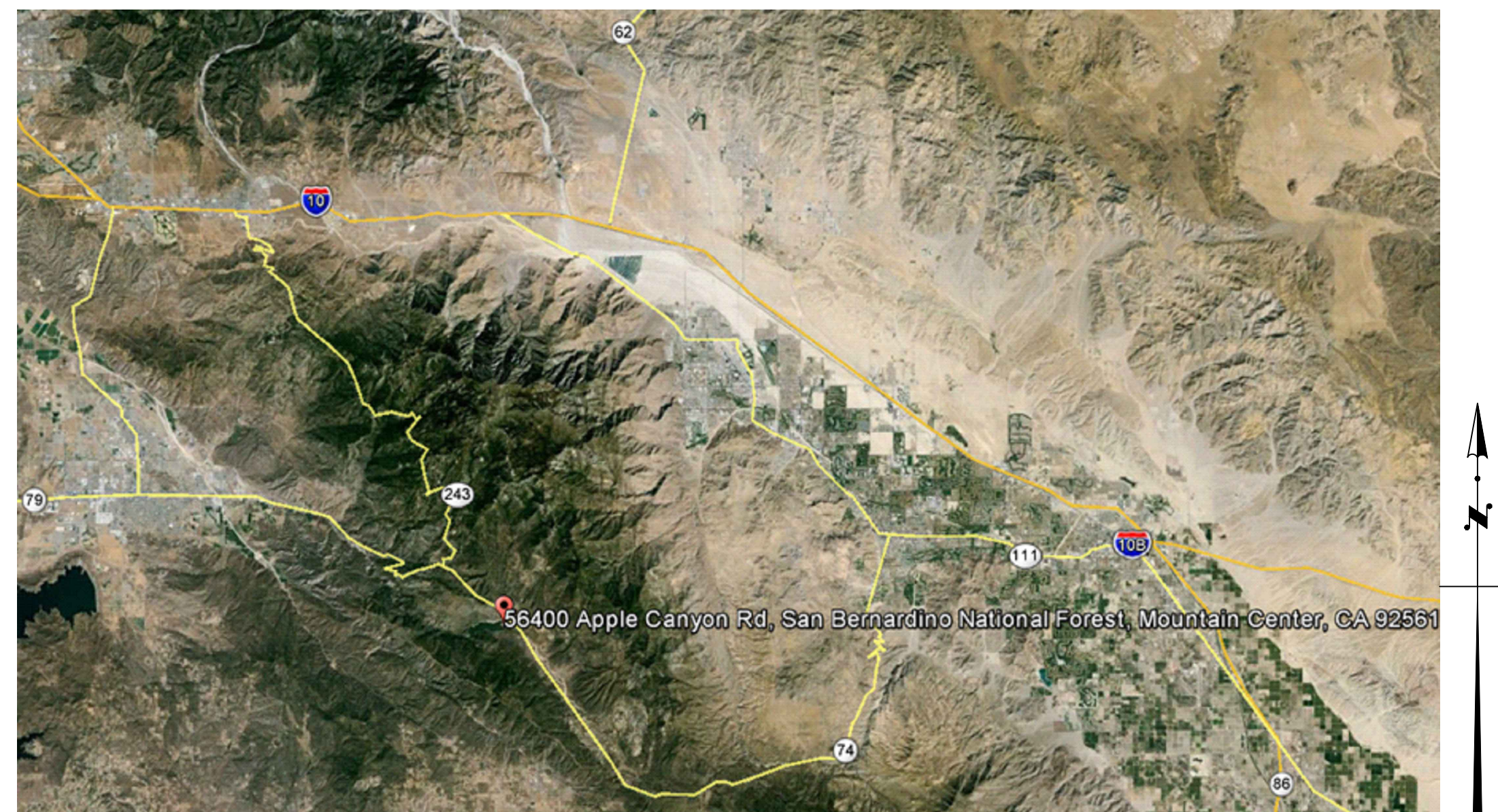
EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE FOR ROAD PURPOSES, BY DEED RECORDED AUGUST 21, 1968 AS INSTRUMENT NO. 81299, OFFICIAL RECORDS.

DRAWING LIST	
1	COVER
2	EXHIBIT CRM NO. 1 - SITE PLAN
3	AERIAL PHOTOGRAPH
4	PANORAMA PHOTOGRAPHS
5	GRADING PLAN
6	EXHIBIT B - BUILDING ELEVATIONS
7	EXHIBIT C - BUILDING FLOOR PLANS

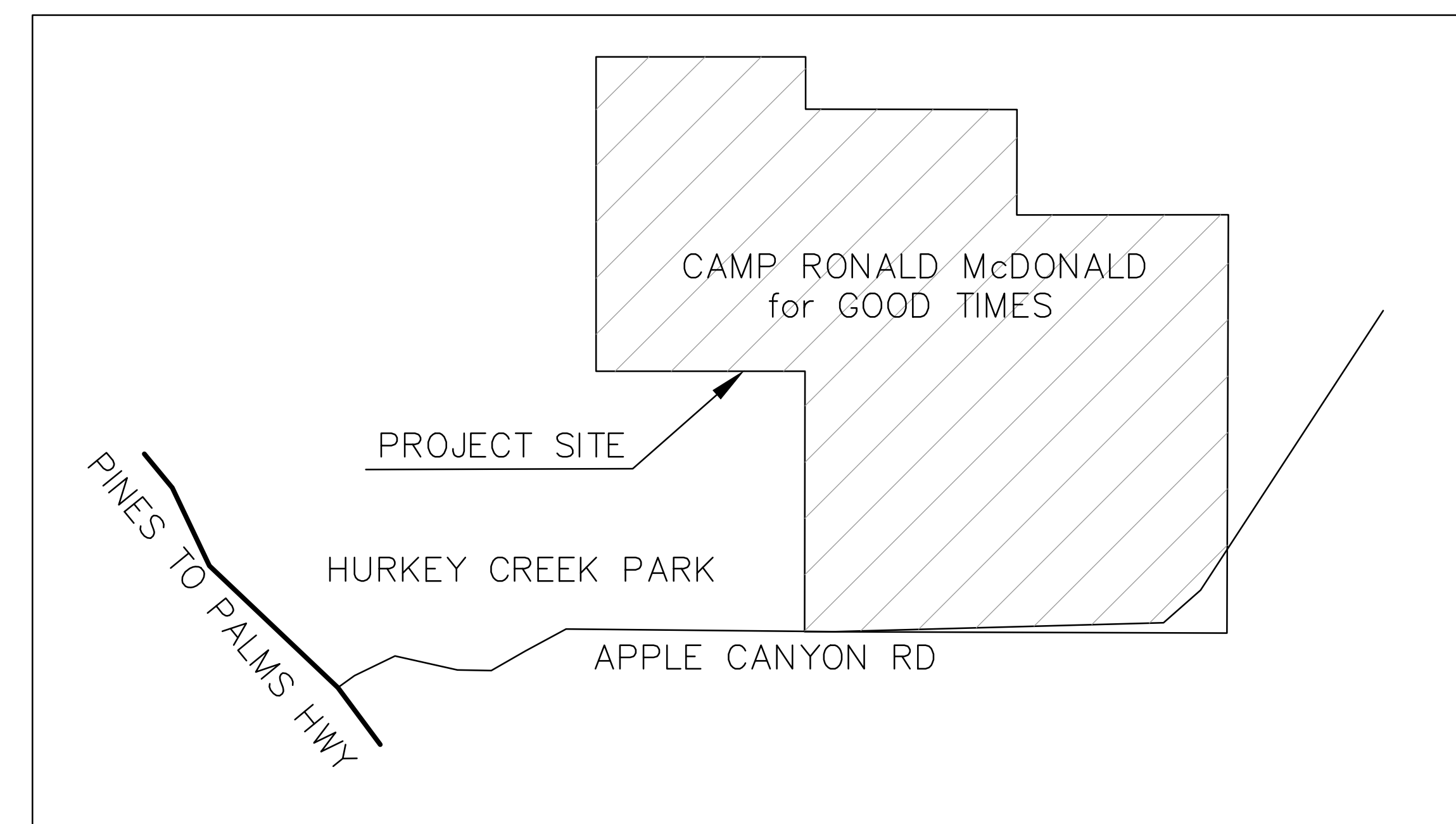
LOT AREA	59.14 ACRES
ASSESSOR ID	568-070-025
SECTION	4
TOWNSHIP	6 SOUTH
RANGE	3 EAST
THOMAS BROS	720, G-1
FEMA FIRM MAP	06065C2170G NOT MAPPED
EX/PROP LAND USE	CAMP
ADJOINING LAND USE	CAMP, USFS
CAPACITY	72 STAFF / 214 CAMPERS
PUBLIC USE PERMIT	PUP640
WATER	WELLS
SEWER	SEPTIC/LEACH FIELDS
GAS	PROPANE
ELECTRIC	ANZA
TELEPHONE	VERIZON
SCHOOL	HEMET UNIFIED SCHOOL DIST

LOT AREA	59.14 ACRES
BUILDING AREA - RES	24,400 SF
BUILDING AREA - OTHER	60,000 SF
PARKING - NOT PAVED	45 SPACES
TOTAL LANDSCAPE	25,000 SF
TOTAL RECREATION	4 ACRES
OPEN SPACE	53 ACRES

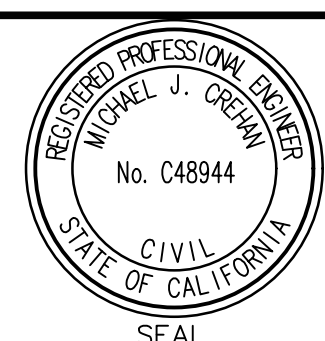
SITE MAP



SITE MAP
NTS



VICINITY MAP
NTS



DESIGNED	NK	DATE	DESCRIPTION	BY	APP'D
DRAFTED	NK				
CHECKED	AP				

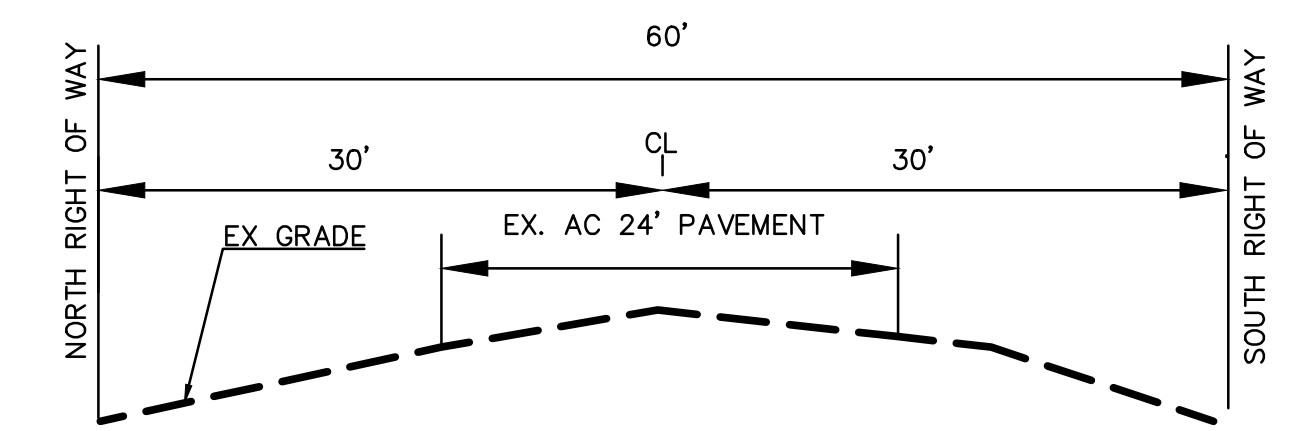
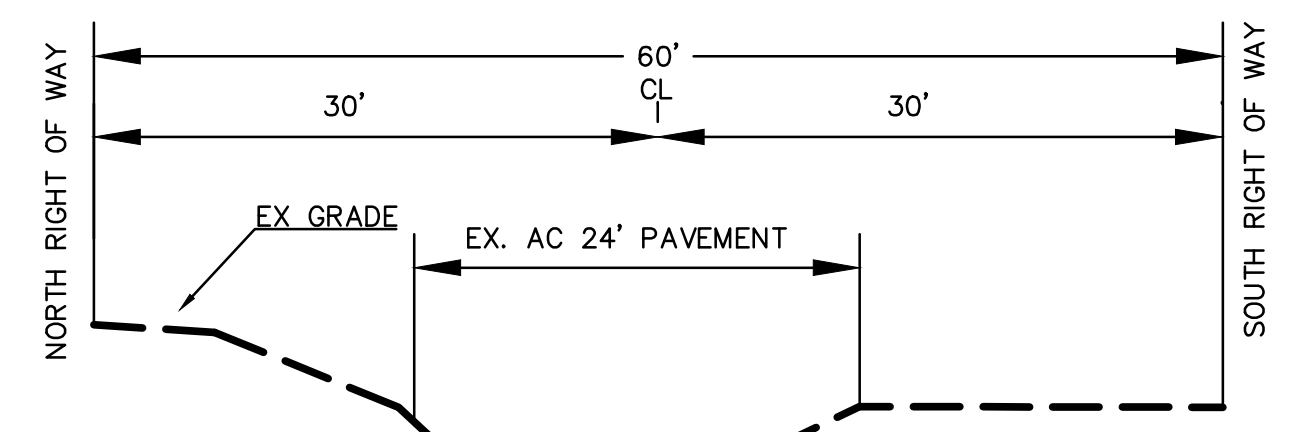
PSOMAS
555 South Flower Street, Suite 4400
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

CUP 3204, REVISED PERMIT NO.1
TITLE SHEET

DATE:	01/04/2021	SHEET	1
SCALE:			
PROJECT NUMBER:	P1RON02029	OF	7

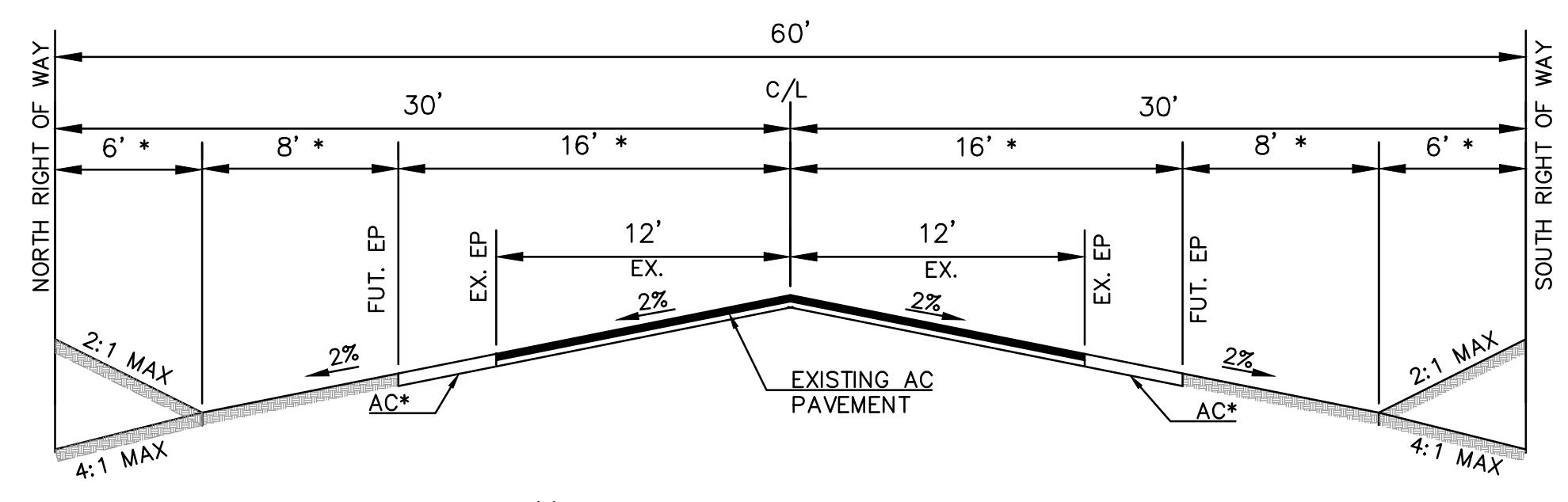
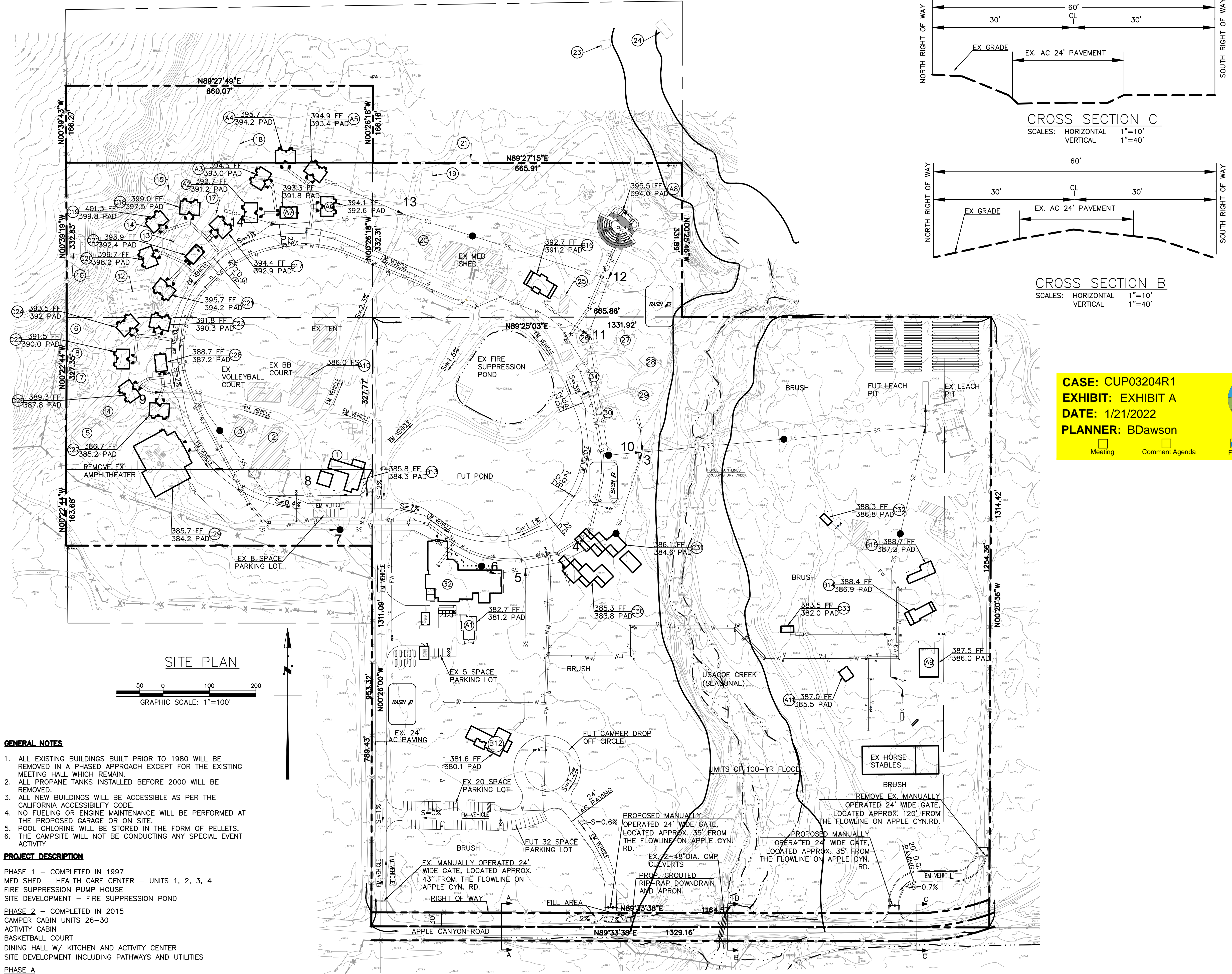
TABLE CRM NO.1

CAMP RONALD MCDONALD FOR GOOD TIMES						
#	Description & Occupancy	Yr Bilt	Sq Ft.	Building Permits	Remove Remain New	Description
EXISTING STRUCTURES						
1	Manager Residence	1950	1,125		Remove	Employee Housing (Single Family-2 bedrooms)
2	Meeting Hall	1950	5,500	608265	Remain	Activity space
3	Office & Housing Unit x 3 beds	1950	1,600		Remove	Administrative Office and Short-term Housing (3 beds)
4	Equipment Storage	1950	500	BRR100019	Remove	Program Supply Storage
5	Housing Unit x 4 beds	1950	1,500		Remove	Short-term Housing (14 beds)
6	Activity Room & Costume Storage	1950	1,000		Remove	Activity space and program supply storage
7	Meeting & Housing Unit x 8 beds	1950	1,800		Remove	Activity Space & Short-term Housing (8 beds)
8	Storage - Program Materials	1950	600		Remove	Program Supply Storage
10	Housing Unit x 12 beds	1950	625		Remove	Short-Term Housing (12 beds)
12	Pool & Pump House	1950	1,800		Remove	Swimming Pool & equipment
13	Housing Unit x 12 beds	1950	500		Remove	Short-term Housing (12 beds)
14	Housing Unit x 12 beds	1950	500		Remove	Short-term Housing (12 beds)
15	Housing Unit x 12 beds	1950	500		Remove	Short-term Housing (12 beds)
17	Toilet & shower Containers	1950	320		Remove	Bathroom/ Shower facility
18	Activity Room & Housing Unit x12 beds	1950	1,500		Remove	Activity Space & Short-Term Housing (12 beds)
19	Housing Unit x 24 beds	1950	1,100		Remove	Short-term Housing (24 beds)
20	Housing Unit x 24 beds	1950	1,750		Remove	Short-term Housing (24 beds)
21	Housing Unit x 12 beds	1950	500		Remove	Short-term Housing (12 beds)
23	Housing Unit x 12 beds	1950	625		Remove	Short-term Housing (12 beds)
24	Housing Unit x 24 beds	1950	1,400		Remove	Short-term Housing (24 beds)
25	Kids Kitchen	1950	400		Remove	Activity Space
MN	Maintenance Shop	1960	300		Remove	Maintenance Supplies and work space
R1	Caretaker Residence	1960	670		Remove	Employee Housing (Single Family-1 bedroom)
MS1	Med Shed Infirmiry Unit 1	1996	1,400	747262	Remain	Healthcare Sleeping space (7 beds)
MS2	Med Shed Infirmiry Unit 2	1996	1,100	747262	Remain	Healthcare Infirmiry
MS3	Med Shed Infirmiry Unit 3	1996	625	747264	Remain	Healthcare space (2 beds)
MSD	Med Shed Infirmiry Complex Deck	1997	3,130	801641	Remain	Covered Walkway
MSU	Med Shed Utility Building	1997	288	794427	Remain	Wheelchair Storage
PH	Fire Suppression Pump House	1997	326	784408	Remain	Fire suppression Pump House
26	Pondside Cabin #1 - 12 Beds	2012	1,219	BRS 100886	Remain	Short-term Housing (12 beds)
27	Pondside Cabin #2 - 12 Beds	2012	1,219	BRS 100887	Remain	Short-term Housing (12 beds)
28	Pondside Cabin #3 - 12 Beds	2012	1,219	BRS 100888	Remain	Short-term Housing (12 beds)
29	Pondside Cabin #4 - 12 Beds	2012	1,219	BRS 100889	Remain	Short-term Housing (12 beds)
30	Pondside Cabin #5 - 12 Beds	2012	1,219	BRS 100890	Remain	Short-term Housing (12 beds)
31	Pondside Activity Cabin	2012	900	BRS 100893	Remain	Activity Space
32	AS&F Dining Hall, Kitchen & Activity Center	2015	10,662	BNR 100094	Remain	Dining room, Meeting space and Kitchen
				TOTAL Square Footage	50,641	
				Square footage to Remove	26,115	
				Square footage to Remain	24,526	
#	Description & Occupancy	Yr Bilt	Sq Ft.	Building Permits	Remove Remain New	Description
PROPOSED STRUCTURES						
Phase A						
A1	Kitchen Staff Housing		1,530		New	Kitchen Staff - Short term Housing (5 beds)
A2	Meadow Cabin #1 - 12 Beds		1,219		New	Short-term Housing (12 beds)
A3	Meadow Cabin #2 - 12 Beds		1,219		New	Short-term Housing (12 beds)
A4	Meadow Cabin #3 - 12 Beds		1,219		New	Short-term Housing (12 beds)
A5	Meadow Cabin #4 - 12 Beds		1,219		New	Short-term Housing (12 beds)
A6	Meadow Cabin #5 - 12 Beds		1,219		New	Short-term Housing (12 beds)
A7	Activity Cabin		900		New	Activity Space
A8	Campfire / Amphitheater		648		New	Drama Performances
A9	Maintenance Building		2,400		New	Maintenance Supplies and work space
A10	Basketball Pavilion		5,600		New	Basketball Court Shade / activity & sport space
A11	Horseback Riding Pavilion		3,000		New	Equestrian training area shade
Phase B						
B12	Administrative Office / Director Residence		3,994		New	Administrative office space and single residence
B13	Program Office and housing		3,234		New	Program office space and short-term housing (9 beds)
B14	Caretaker Residence #1		1,400		New	Single residence
B15	Caretaker Residence #2		1,400		New	Single residence
B16	Medical Staff Housing		1,612		New	Short-term Housing (8 beds)
Phase C						
C17	Mountainside West Cabin #1 - 12 Beds		1,219		New	Short-term Housing (12 beds)
C18	Mountainside West Cabin #2 - 12 Beds		1,219		New	Short-term Housing (12 beds)
C19	Mountainside West Cabin #3 - 12 Beds		1,219		New	Short-term Housing (12 beds)
C20	Mountainside West Cabin #4 - 12 Beds		1,219		New	Short-term Housing (12 beds)
C21	Mountainside West Cabin #5 - 12 Beds		1,219		New	Short-term Housing (12 beds)
C22	Mountainside West Activity Cabin		900		New	Activity Space
C23	Mountainside South Cabin #1 - 12 Beds		1,219		New	Short-term Housing (12 beds)
C24	Mountainside South Cabin #2 - 12 Beds		1,219		New	Short-term Housing (12 beds)
C25	Mountainside South Cabin #3 - 12 Beds		1,219		New	Short-term Housing (12 beds)
C26	Mountainside South Cabin #4 - 12 Beds		1,219		New	Short-term Housing (12 beds)
C27	Mountainside South Cabin #5 - 12 Beds		1,219		New	Short-term Housing (12 beds)
C28	Mountainside South Activity Cabin		900		New	Activity Space
C29	Pool Facility		1,213		New	Pool and Pool Equipment
C30	Activity Pavilion #1		1,200		New	Activity Space
C31	Activity Pavilion #2		1,200		New	Activity Space
C32	Activity Pavilion #3		1,200		New	Activity Space
C33	Activity Pavilion #4		1,200		New	Activity Space



CASE: CUP03204R1
EXHIBIT: EXHIBIT A
DATE: 1/21/2022
PLANNER: BDawson

Meeting Comment Agenda Final



- GENERAL NOTES**
- ALL EXISTING BUILDINGS BUILT PRIOR TO 1980 WILL BE REMOVED IN A PHASED APPROACH EXCEPT FOR THE EXISTING MEETING HALL WHICH REMAIN.
 - ALL PROPANE TANKS INSTALLED BEFORE 2000 WILL BE REMOVED.
 - ALL NEW BUILDINGS WILL BE ACCESSIBLE AS PER THE CALIFORNIA ACCESSIBILITY CODE.
 - NO FUELING OR ENGINE MAINTENANCE WILL BE PERFORMED AT THE PROPOSED GARAGE OR ON SITE.
 - POOL CHLORINE WILL BE STORED IN THE FORM OF PELLETS.
 - THE CAMPSITE WILL NOT BE CONDUCTING ANY SPECIAL EVENT ACTIVITY.

- PROJECT DESCRIPTION**
- PHASE 1** - COMPLETED IN 1997
 MED SHED - HEALTH CARE CENTER - UNITS 1, 2, 3, 4
 FIRE SUPPRESSION PUMP HOUSE
 SITE DEVELOPMENT - FIRE SUPPRESSION POND
- PHASE 2** - COMPLETED IN 2015
 CAMPER CABIN UNITS 26-30
 ACTIVITY CABIN
 BASKETBALL COURT
 DINING HALL W/ KITCHEN AND ACTIVITY CENTER
 SITE DEVELOPMENT INCLUDING PATHWAYS AND UTILITIES
- PHASE A**
 KITCHEN STAFF HOUSING
 CAMPER CABIN UNITS 1-5
 ACTIVITY CABIN
 CAMPFIRE / AMPHITHEATER
 MAINTENANCE BUILDING
 BASKETBALL PAVILION
 HORSEBACK RIDING PAVILION
 DEMOLITION OF UNITS ON USFS PROPERTY
 DEMOLITION OF EXISTING STRUCTURES AS NEEDED
- PHASE B**
 ADMINISTRATIVE OFFICE / DIRECTOR RESIDENCE
 PROGRAM OFFICE & HOUSING
 CARETAKER RESIDENCE #1
 CARETAKER RESIDENCE #2
 MEDICAL STAFF HOUSING
 DEMOLITION OF EXISTING STRUCTURES AS NEEDED
- PHASE C**
 CAMPER CABIN UNITS 1-5
 ACTIVITY CABIN
 CAMPER CABIN UNITS 1-5
 ACTIVITY CABIN
 POOL FACILITY
 ACTIVITY PAVILIONS 1, 2, 3, 4
 DEMOLITION OF EXISTING STRUCTURES AS NEEDED

TYPICAL SECTION: APPLE CANYON ROAD
 NOT TO SCALE

DESIGNED	NK				
DRAFTED	NK				
CHECKED	AP				
REV	DATE	DESCRIPTION	BY	APP'D	

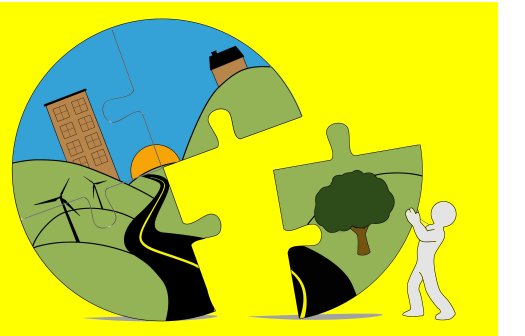
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 Los Angeles, CA 90071
 (213) 223-1400 (213) 223-1444 fax
 www.psomas.com

CUP 3204, REVISED PERMIT NO.1
 EXHIBIT CRM NO.1
 SITE PLAN

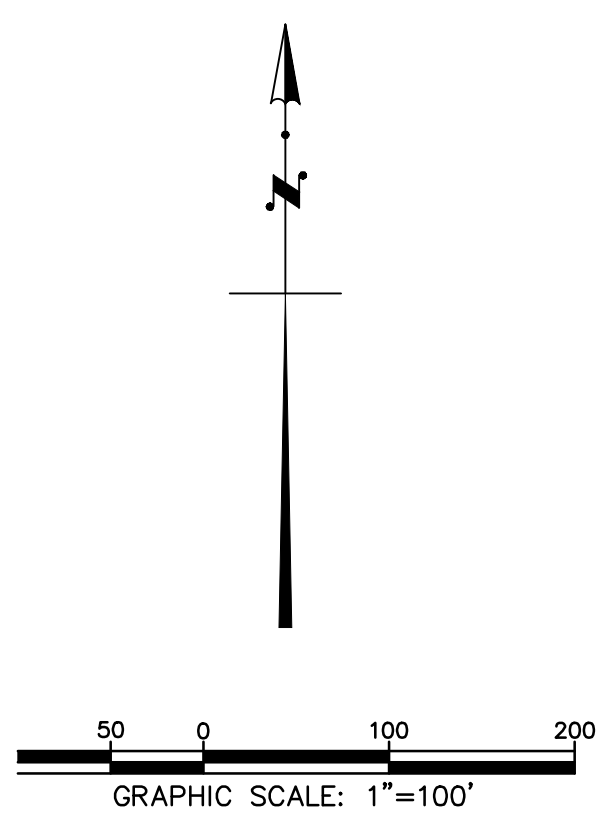
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SCALE:	1"=100'		2
PROJECT NUMBER:	P-IRON02029	OF	7

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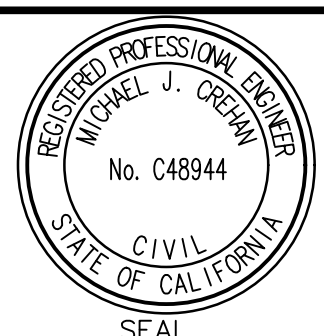
CASE: CUP03204R1
EXHIBIT: EXHIBIT A
DATE: 1/21/2022
PLANNER: BDawson



Meeting Comment Agenda Final



AERIAL IMAGE

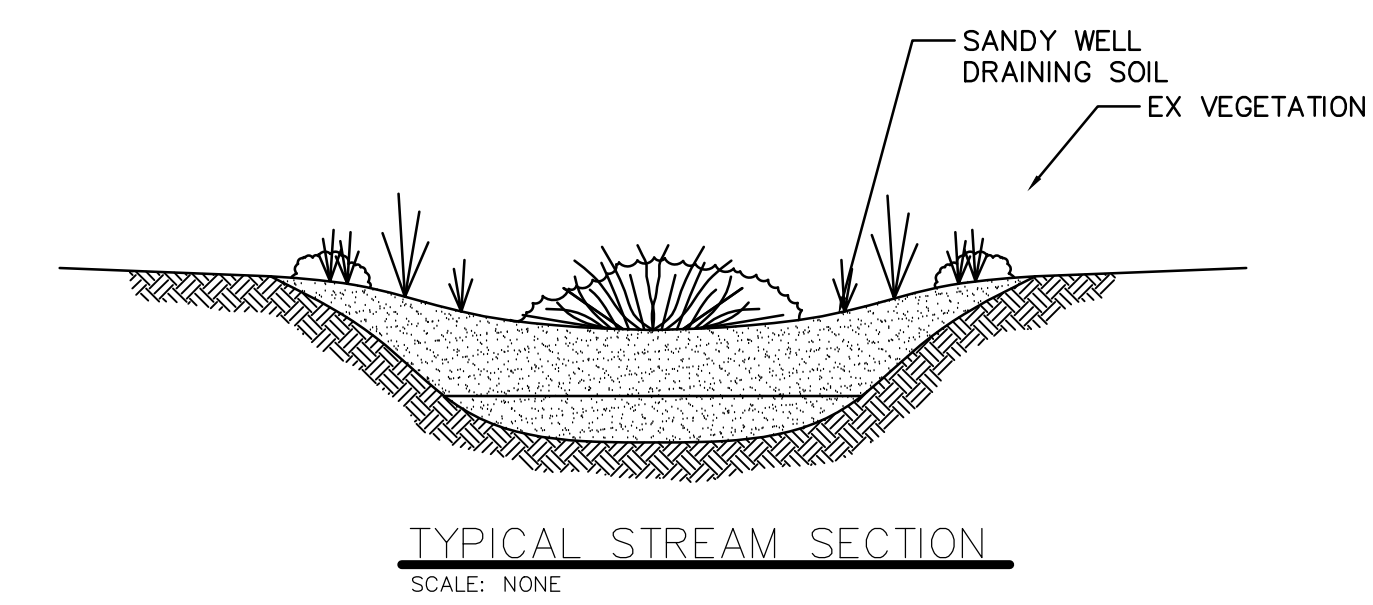
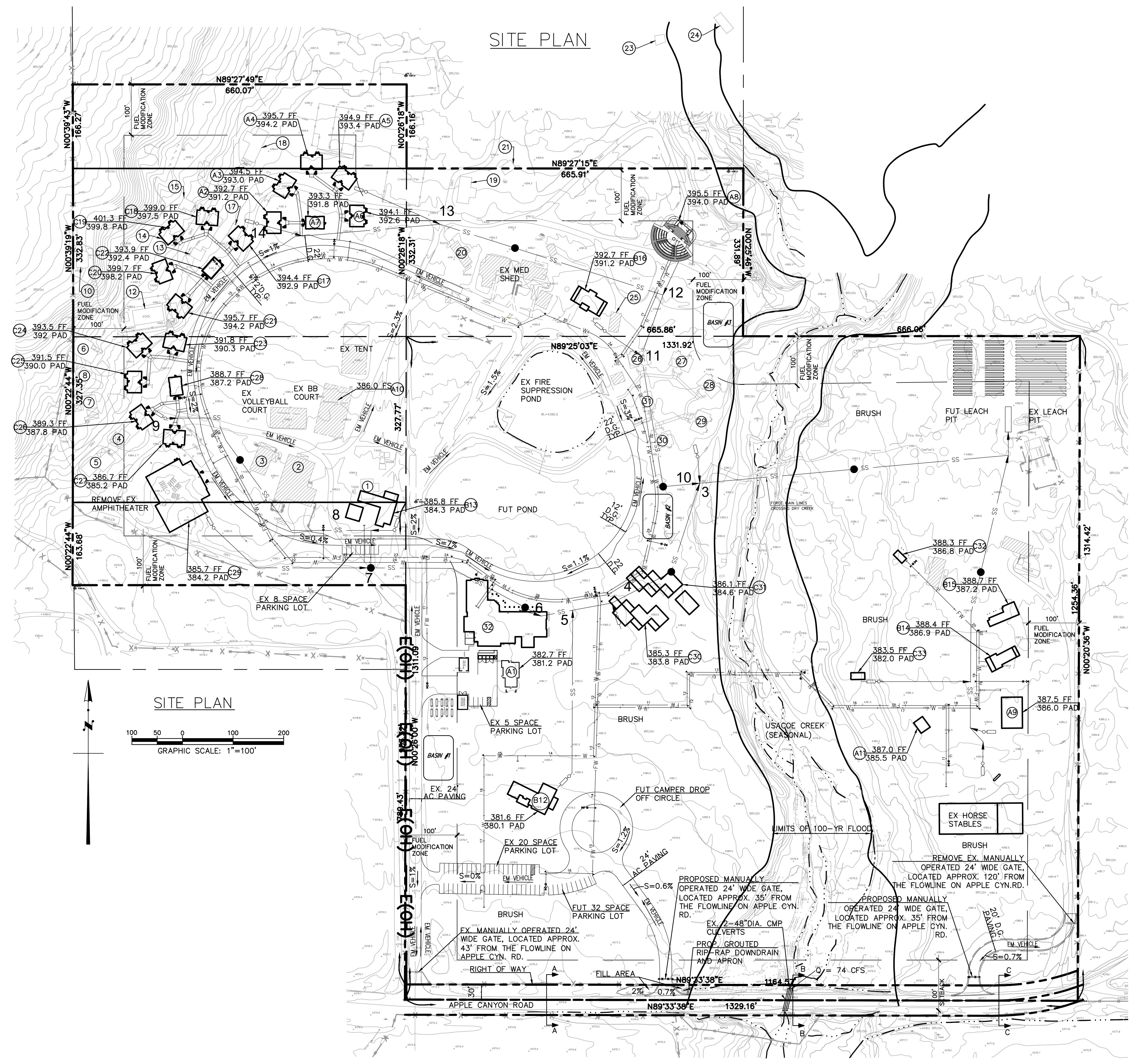
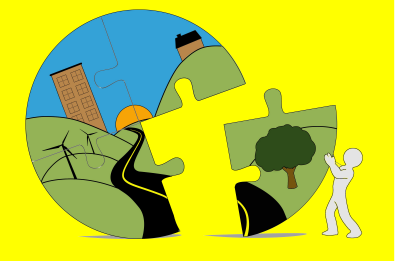


DESIGNED	NK				
DRAFTED	NK				
CHECKED	AP				
REV	DATE	DESCRIPTION	BY	APP'D	

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CUP 3204, REVISED PERMIT NO.1
 AERIAL PHOTOGRAPH

DATE:	01/04/2021	SHEET	3
SCALE:	1"=100'		
PROJECT NUMBER:	P1RON02029	OF	7

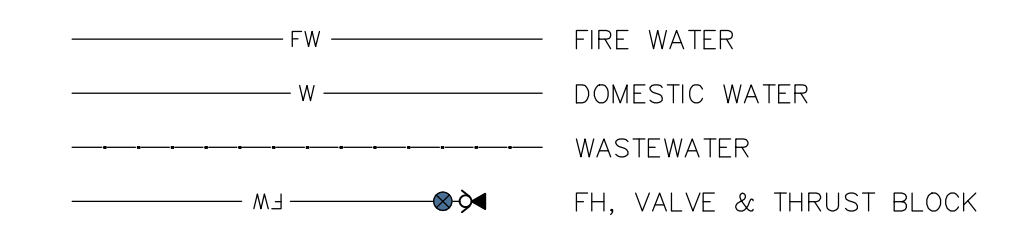


DRAINAGE NOTES

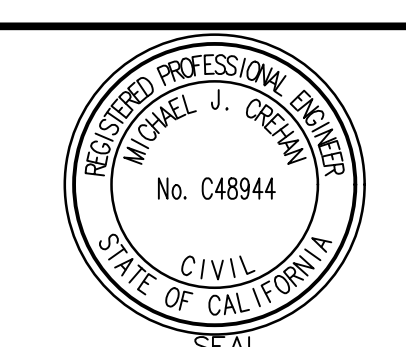
- EXISTING FLOW PATTERNS ARE NOT DISTURBED BY CONSTRUCTION OF THE PROPOSED FACILITIES.
- MAJORITY OF RUNOFF LEAVES SITE VIA THE SEASONAL CREEK.
- SOME RUNOFF IS RETAINED ONSITE IN DETENTION PONDS.
- SITE IS NOT WITHIN FEMA MAPPED FLOODPLAIN.

GEOTECHNICAL NOTES

- GROUND IS SUBJECT TO LIQUEFACTION. SEE REPORT C457-005 BY INLAND FOUNDATION ENGINEERING, INC. DATED APRIL 1, 2010.



LEGEND
 NOT TO SCALE



DESIGNED	NK				
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CHECKED	AP				
REV	DATE	DESCRIPTION	BY	APP'D	

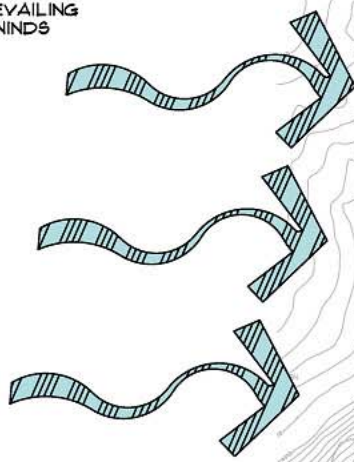
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CUP 3204, REVISED PERMIT NO.1
 GRADING PLAN

DATE: 01/04/2021	SHEET
SCALE: 1"=100'	5
PROJECT NUMBER: P17R02029	7

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PREVAILING WINDS



CASE: CUP03204R1
EXHIBIT: EXHIBIT L
DATE: 1/21/2022
PLANNER: BDawson

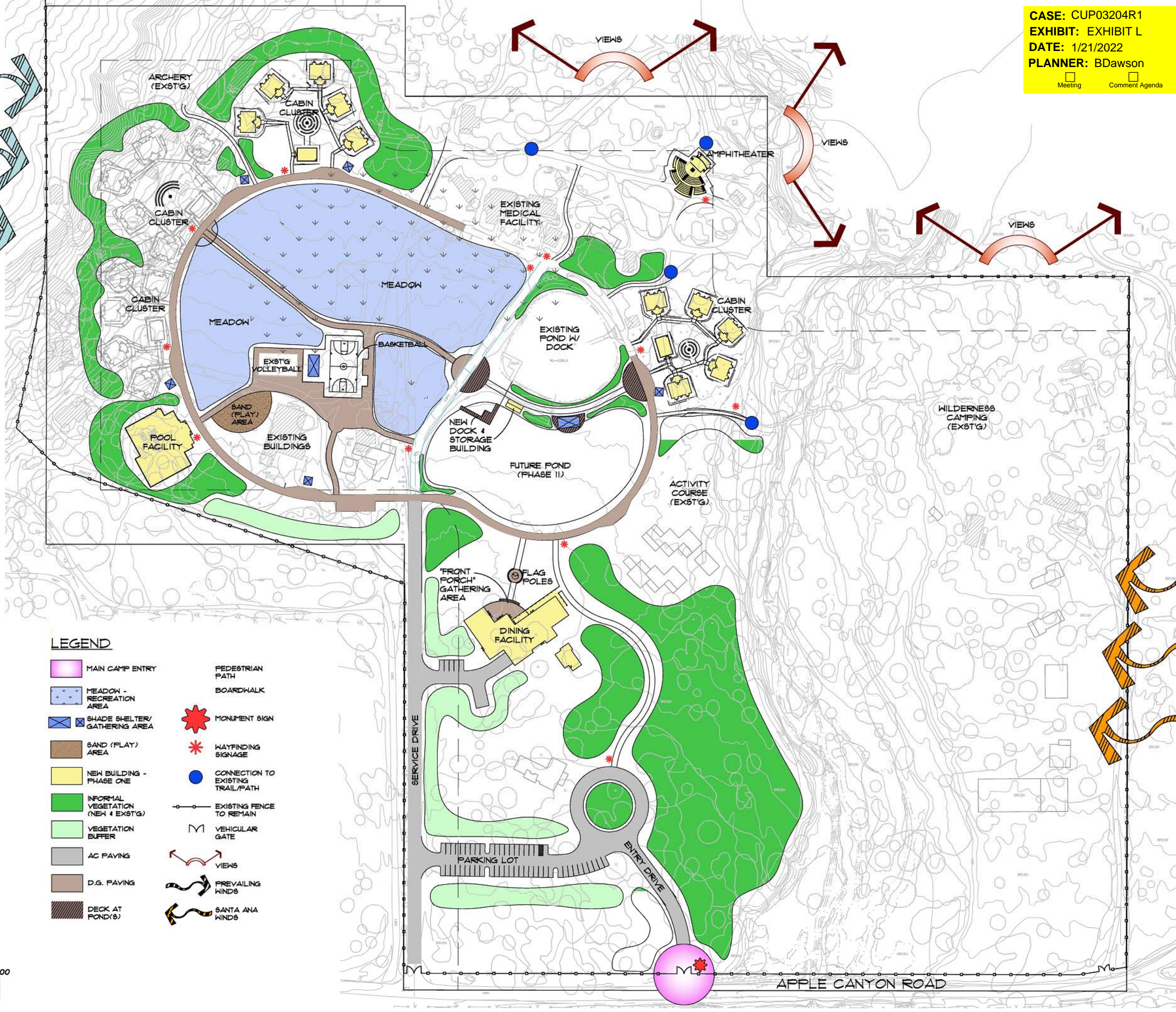
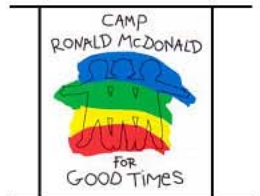
Meeting Comment Agenda Final



DAVY
ARCHITECTURE
811 TENTH AVENUE
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PHONE 619.238.3811
FAX 619.238.0442
www.davyarchitecture.com



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LEGEND

- MAIN CAMP ENTRY
- MEADOW - RECREATION AREA
- SHADE SHELTER/ GATHERING AREA
- SAND (PLAY) AREA
- NEW BUILDING - PHASE ONE
- INFORMAL VEGETATION (NEW & EXST'G)
- VEGETATION BUFFER
- AC PAVING
- D.G. PAVING
- DECK AT POND(S)
- MONUMENT SIGN
- WAYFINDING SIGNAGE
- CONNECTION TO EXISTING TRAIL/PATH
- EXISTING FENCE TO REMAIN
- VEHICULAR GATE
- VIEWS
- PREVAILING WINDS
- SANTA ANA WINDS
- PEDESTRIAN PATH
- BOARDWALK



0 500 1000 2000 3000
SCALE: 1" = 1000'-0"

CAMP RONALD McDONALD FOR GOOD TIMES

NEW STRUCTURES & SITE IMPROVEMENTS

APPLE CANYON CENTER
56400 APPLE CANYON RD
MOUNTAIN CENTER, CA 92561

ISSUE	DATE
100% DESIGN DEVELOPMENT	00 MTH '09
80% DESIGN DEVELOPMENT	11 JAN '10
60% DESIGN DEVELOPMENT	18 DEC '09
50% DESIGN DEVELOPMENT	10 NOV '09
DEVELOPMENT REVIEW PKG	08 SEPT '09
100% PERMIT DRAWINGS	00 MTH '09
PLAN CHECK REVISION 1	00 MTH '09



L-1
PHASE ONE
LANDSCAPE
CONCEPT
DIAGRAM

GRADING NOTES

GENERAL

- ALL GRADING SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE (CBC) CHAPTERS 17, 18, & APPENDIX-J AS AMENDED BY ORDINANCE 457.
- ALL PROPERTY CORNERS, GRADING BOUNDARIES AND ALL CONSERVATION AREAS/LEAST SENSITIVE AREA (LSA) DETERMINED BY THE ENVIRONMENTAL PROGRAMS DEPARTMENT (EPD) SHALL BE CLEARLY DELINEATED AND STAKED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
- ALL WORK UNDER THIS PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY WILL REQUIRE SEPARATE PLANS AND A SEPARATE REVIEW-APPROVAL (PERMIT) FROM THE TRANSPORTATION DEPARTMENT.
- ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A SOILS ENGINEER IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION PREPARED BY INLAND FOUNDATION ENGINEERING, INC. DATED NOVEMBER 13, 2020.
- COMPACTED FILL TO SUPPORT ANY STRUCTURES SHALL COMPLY WITH SECTION 1803.5.8. PROJECTS WITHOUT A PRELIMINARY SOILS REPORT SHALL INCLUDE DETAILED SPECIFICATIONS IN ACCORDANCE WITH SECTIONS 1803.2 AND 1803.5 PREPARED BY THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST 24 HOURS IN ADVANCE TO REQUEST FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING AT 1-800-422-4133.
- PRIOR TO GRADING, A MEETING SHALL BE SCHEDULED WITH A RIVERSIDE COUNTY ENVIRONMENTAL COMPLIANCE INSPECTOR PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.

CUT/FILL

- MAXIMUM CUT AND FILL SLOPE = 2:1 (HORIZONTAL TO VERTICAL).
- NO FILL SHALL BE PLACED ON EXISTING GROUND UNLESS THE GROUND HAS BEEN CLEARED OF WEEDS, TOPSOIL, AND OTHER DELETERIOUS MATERIAL. FILLS SHOULD BE PLACED IN THIN LIFTS (8-INCH MAX OR AS RECOMMENDED IN THE SOILS REPORT), COMPACTED AND TESTED THROUGHOUT THE GRADING PROCESS UNTIL FINAL GRADES ARE ATTAINED. ALL FILLS ON SLOPES STEEPER THAN 5 TO 1 (HORIZONTAL TO VERTICAL) AND A HEIGHT GREATER THAN 5 FEET SHALL BE KEPT AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. THE BENCH UNDER THE TOE MUST BE 10 FEET WIDE MINIMUM.
- THE SLOPE STABILITY FOR CUT AND FILL SLOPES OVER 30 FEET IN VERTICAL HEIGHT, OR CUT SLOPES STEEPER THAN 2:1 HAVE BEEN VERIFIED WITH A FACTOR OF SAFETY OF AT LEAST 1.5.
- NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS CLOSER THAN 10 FEET TO THE FINISHED GRADE.

DRAINAGE EROSION / DUST CONTROL

- 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.
- PROVIDE A PAVED SLOPE INTERCEPTOR DRAIN ALONG THE TOP OF CUT SLOPES WHERE THE DRAINAGE PATH IS GREATER THAN 40 FEET TOWARDS THE CUT SLOPE.
- PROVIDE 5' WIDE BY 1' HIGH BERM ALONG THE TOP OF ALL FILL SLOPES STEEPER THAN 3:1 (HORIZONTAL TO VERTICAL).
- THE GROUND SURFACE IMMEDIATELY ADJACENT TO THE BUILDING FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE FOUNDATION.
- NO OBSTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED.
- DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMPs) SHALL BE PROVIDED TO PREVENT PONDING WATER AND DRAINAGE TO ADJACENT PROPERTIES.
- DUST CONTROL SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
- FUGITIVE DUST CONTROL:** CONSTRUCTION SITES SUBJECT TO PM10 FUGITIVE DUST MITIGATION SHALL COMPLY WITH AOMD RULE 4031.
- ALL EXISTING DRAINAGE COURSES AND STORM DRAIN FACILITIES SHALL CONTINUE TO FUNCTION. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
- FOR ALL SLOPES STEEPER THAN 4 TO 1 (H/V), ALL SLOPES EQUAL TO OR GREATER THAN 3:1 IN VERTICAL HEIGHT ARE REQUIRED TO BE PLANTED WITH AN APPROVED DROUGHT-TOLERANT GROUND COVER AT A MINIMUM SPACING OF 12" ON CENTER OR AS APPROVED BY THE ENGINEER OF RECORD OR THE REGISTERED LANDSCAPE ARCHITECT AND DROUGHT-TOLERANT SHRUBS SPACED AT NO MORE THAN 10' ON CENTER. SLOPES EXCEEDING 15' IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED SHRUBS NOT TO EXCEED 10' ON CENTER, OR TREES SPACED NOT TO EXCEED 20' ON CENTER, OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 15' IN ADDITION TO THE GRASS OR GROUND COVER. SLOPES THAT REQUIRE PLANTING SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM EQUIPPED WITH AN APPROPRIATE BACKFLOW DEVICE PER C.P.C. CHAPTER 6. THE SLOPE PLANTING AND IRRIGATION SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE UPON COMPLETION OF ROUGH GRADING. ALL PERMANENT SLOPE PLANTING SHALL BE ESTABLISHED AND IN GOOD CONDITION PRIOR TO SCHEDULING PRECISE GRADE INSPECTION.

ENVIRONMENTAL NOTE

THE ISSUANCE OF THIS PERMIT BY THE CITY OR COUNTY DOES NOT IMPLY OR PROVIDE ANY AGENCY CLEARANCES FROM STATE OR FEDERAL WILDLIFE AGENCIES REGULATING THE PROVISIONS OF THE CALIFORNIA OR NATIONAL ENDANGERED SPECIES ACTS.
YOU ARE RESPONSIBLE FOR OBTAINING THE APPROPRIATE CLEARANCES FROM THESE AGENCIES PRIOR TO ANY SITE DISTURBANCE OR GRADING.

GRADING NOTES (CONTINUED)

COMPLETION OF WORK

- A REGISTERED CIVIL ENGINEER SHALL PREPARE FINAL COMPACTION REPORT/GRADING REPORT AND IT SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY FOR REVIEW AND APPROVAL. THE REPORT SHALL INCLUDE BUILDING FOUNDATION DESIGN PARAMETERS (ALLOWABLE SOIL PRESSURES, ETC.), EXPANSION INDEX (AND DESIGN ALTERNATIVES IF $e_i > 20$), WATER SOLUBLE SULFATE CONTENT, CORROSIVITY AND REMEDIAL MEASURES IF NECESSARY.
- EXCEPT FOR NON-TRACT SINGLE RESIDENTIAL LOT GRADING, THE COMPACTION REPORT SHALL INCLUDE THE SPECIAL INSPECTION VERIFICATIONS LISTED ON TABLE 1705.6 OF 2016 CBC.
- THE COUNTY OF RIVERSIDE REQUIRES A LICENSED PROFESSIONAL ENGINEER TO SUBMIT A MET SIGNED AND STAMPED ROUGH GRADING CERTIFICATION WHICH INCLUDES PAD ELEVATIONS PRIOR TO REQUESTING INSPECTION AND ISSUANCE OF THE BUILDING PERMIT.
- ROUGH GRADE ONLY PERMITS:** IN ADDITION TO OBTAINING ALL REQUIRED INSPECTIONS AND APPROVAL OF ALL FINAL REPORTS, ALL SITES PERMITTED FOR ROUGH GRADE ONLY SHALL PROVIDE VEGETATIVE COVERAGE (100 PERCENT) OR OTHER MEANS OF SITE STABILIZATION APPROVED BY ENVIRONMENTAL COMPLIANCE DIVISION, PRIOR TO RECEIVING A ROUGH GRADE PERMIT FINAL.
- PRECISE GRADE:**
- A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN FINAL CERTIFICATION OF COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO THE REQUEST OF PRECISE GRADING INSPECTION.

PRE-GRADING / CONSTRUCTION NOTE:

A PRE-GRADING / PRE-CONSTRUCTION MEETING AND SITE INSPECTION SHALL BE ARRANGED FOR BY THE SITE DEVELOPER PRIOR TO COMMENCING GRADING OPERATIONS. THOSE PARTIES REQUIRED TO ATTEND THE PRE-CONSTRUCTION MEETING SHALL INCLUDE, BUT ARE NOT LIMITED TO: THE DEVELOPER, PROJECT SUPERINTENDENT, ENGINEER OF RECORD, SOILS ENGINEER, GRADING CONTRACTOR, AND UNDERGROUND UTILITIES CONTRACTOR. REPRESENTING THE DEPARTMENT OF BUILDING AND SAFETY SHALL BE THE GRADING PLAN-CHECKER AND/OR GRADING INSPECTOR. THE FOCUS OF THE PRE-CONSTRUCTION MEETING SHALL BE TO DISCUSS THE VARIOUS ASPECTS AND RESPONSIBILITIES OF THE GRADING PROJECT AND TO PROVIDE AN APPROXIMATE TIMETABLE FOR THE COMPLETION OF ROUGH GRADING. ARRANGE FOR A PRE-GRADING/PRE-CONSTRUCTION MEETING BY CALLING THE DISTRICT OFFICE RESPONSIBLE FOR PROVIDING YOUR GRADING AND BUILDING INSPECTIONS. CALL COUNTY DISPATCH AT (951)955-1800.

NO WORK SHALL COMMENCE WITHIN ROAD RIGHT-OF-WAY (R/W) PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT BY THE TRANSPORTATION DEPARTMENT. THE ENGINEER OF RECORD HAS EVALUATED THE DRAINAGE AND HAS DETERMINED THAT THE DRAINAGE ACROSS THE PROPERTY LINE DOES NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. THE ENGINEER OF RECORD WHO PREPARED AND SIGNED THE GRADING PLAN HAS VERIFIED THAT THE PROPOSED DRAINAGE SYSTEM IS CONSISTENT WITH THE NATURAL DRAINAGE PATTERN OF THE SITE AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

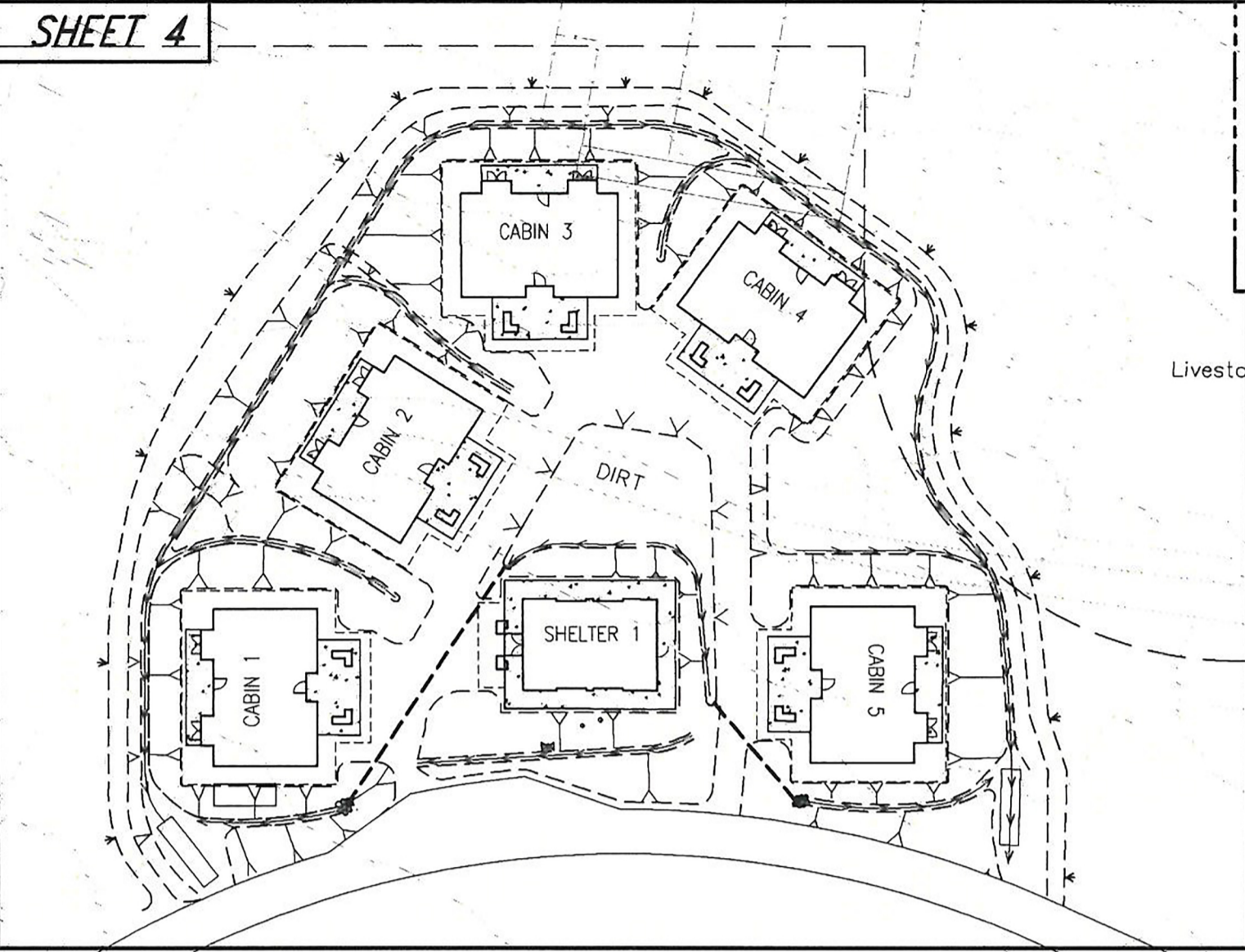
EXCEPT FOR THE RETAINING WALL IN CONJUNCTION WITH THIS GRADING ALL INFORMATION ASSOCIATED WITH BUILDINGS (INCLUDING SETBACKS AND FINISH FLOOR ELEVATIONS) IS FOR REFERENCE ONLY AND THE APPROVAL OF THIS GRADING PLAN DOES NOT INCLUDE ANY PROVISIONS ASSOCIATED WITH BUILDINGS. CUT AREA UNDER BUILDING SHOULD BE OVER EXCAVATED (2 FEET BELOW FOOTING AND 5 FEET BEYOND THE BUILDING LINE OR PER RECOMMENDATIONS PROVIDED IN THE SOILS REPORT) AND RECOMPACTED WHEN A BUILDING FOOTPRINT CROSSES CUT-FILL TRANSITION.

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 1: THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
PARCEL 2: THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
PARCEL 3: THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
PARCEL 4: THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

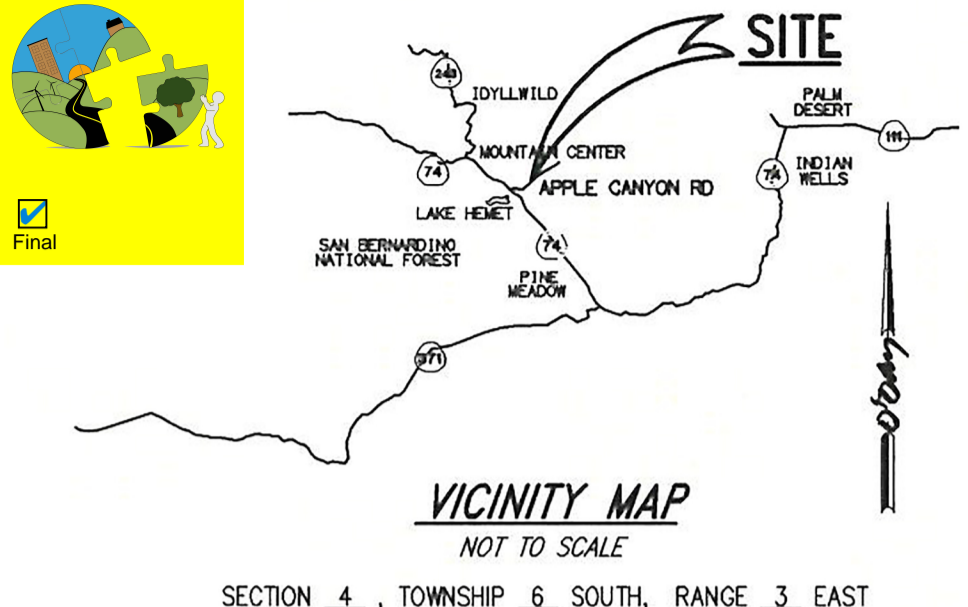
ENGINEER'S NOTE

THE ENGINEER WHO PREPARED AND SIGNED THESE GRADING PLANS HAS VERIFIED THAT ALL INFORMATION ON THE DRAWINGS IS CONSISTENT WITH THE STORM DRAIN AND STREET IMPROVEMENT PLANS APPROVED OR CLEARED TO GRADE BY THE RIVERSIDE COUNTY FLOOD CONTROL DISTRICT AND/OR TRANSPORTATION DEPARTMENT AND APPROVED CONDITIONAL USE PERMIT INCLUDING CONDITION OF APPROVAL.



CASE: CUP03204R1
EXHIBIT: EXHIBIT G
DATE: 1/21/2022
PLANNER: BDawson

Meeting Comment Agenda Final



AMERICANS WITH DISABILITIES NOTES

- ALL SLOPES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY THE AMERICANS WITH DISABILITY ACT ACCESS GUIDE (A.D.A.A.G.) IN ORDER TO ALLOW FOR CONSTRUCTION TOLERANCES. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH A.D.A.A.G. AND IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD CONDITION PRESENT ITSELF THAT IS DIFFERENT THAT SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE ENGINEER BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
- THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL PHASES OF WORK RELATING TO A.D.A.A.G. ACCESS FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR A CONSTRUCTION TOLERANCE, ANY CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS CALLED OUT BY A.D.A.A.G. ARE SUBJECT TO REJECTION BY THE COUNTY AND MAY BE REQUIRED TO BE REMOVED AND REPLACED.
- SINCE THE CIVIL ENGINEER OR SURVEYOR CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUB-CONTRACTOR DURING GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER OR SURVEYOR ASSUMES NO RESPONSIBILITY FOR FINAL ACCEPTANCE OF A.D.A.A.G. RELATED ITEMS OF THIS PROJECT BY THE COUNTY, ANY OTHER AUTHORITY OR OTHER AFFECTED PARTIES.

COMPLIANCE WITH A.D.A.A.G. CONSTRUCTION REQUIREMENTS WILL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUB-CONTRACTORS.



SOILS ENGINEER'S CERTIFICATE:

WE HAVE REVIEWED THIS GRADING PLAN AND FOUND IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE RECOMMENDATION PROVIDED IN THE GEOTECHNICAL INVESTIGATION OR GRADING REPORT DATE NOVEMBER 13, 2020.
Allen D. Evans DATE: 6/22/21

TOPOGRAPHY SOURCE:

TWR ASSOCIATES
155 W. HOSPITALITY LANE, SUITE 122
LOS ANGELES, CA 90025
DATED 12-15-2000 JOB NO. 0063-16

OWNER / DEVELOPER

RONALD McDONALD HOUSE CHARITIES OF SOUTHERN CALIFORNIA
1954 CORNER AVENUE
LOS ANGELES, CA 90025
(310) 288-8488
BGRATER@RMHSC.ORG

SOILS ENGINEER

INLAND FOUNDATIONS, INC.
23075 SANTA FE AVE.
SAN JACINTO, CA
(951) 654-1555
AEVANS@INLANDFOUNDATION.COM

EARTHWORK QUANTITIES

ESTIMATED	CUT:	50 CY
	FOUNDATION SPOILS:	1450 CY
	FILL:	1,500 CY
	TOTAL:	0 BALANCED SITE

THESE EARTHWORK QUANTITIES ARE FOR REFERENCE ONLY. SINCE THE CIVIL ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE CIVIL ENGINEER GUARANTEE THE EXACT SOIL CONDITIONS OVER THE ENTIRE SITE, THE CIVIL ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES.
THE CONTRACTOR IS ADVISED TO PREPARE HIS OWN ESTIMATES OF EARTHWORK FOR THE PURPOSES OF BIDDING, CONTRACT, AND CONSTRUCTION.

NOTE!
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RIVERSIDE COUNTY FLOOD CONTROL AND TRANSPORTATION DEPARTMENT

THE ENGINEER WHO PREPARED AND SIGNED THIS GRADING PLAN HAS VERIFIED THAT ALL INFORMATION ON THE DRAWINGS IS CONSISTENT WITH THE STORM DRAIN PLANS APPROVED OR CLEARED TO GRADE BY THE RIVERSIDE COUNTY FLOOD CONTROL DISTRICT (PROJECT#, APPROVAL DATE); THE STREET PLANS APPROVED OR CLEARED TO GRADE BY THE TRANSPORTATION DEPARTMENT (P#, APPROVAL DATE) AND APPROVED TENTATIVE TRACT MAP INCLUDING CONDITIONS OF APPROVAL.

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MARK	BY	DATE	REVISIONS	APPR.	DATE	COUNTY

"AS-BUILT"

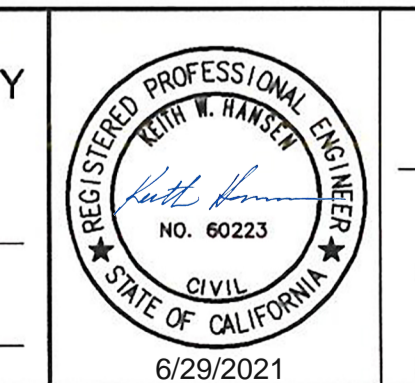
P.E. _____ EXP. _____ DATE _____

REVIEWED BY: _____

INSPECTOR _____ DATE _____

SEAL-COUNTY _____

COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING & SAFETY
APPROVED BY _____
DATE: _____



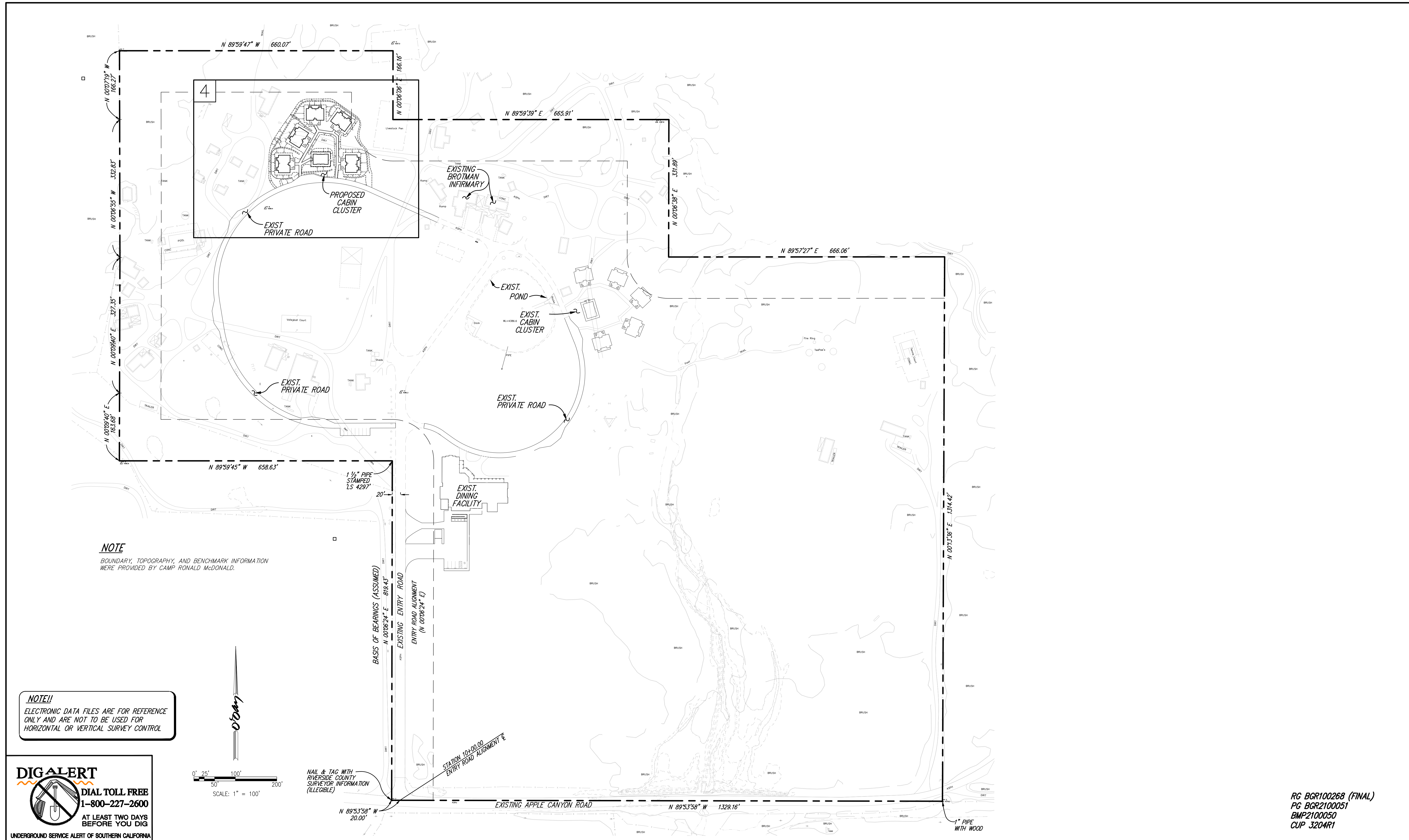
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BENCHMARK ELEV: 4424
MOUNTAIN CENTER POST OFFICE, 3.5 MI. SE. OF, ALONG STATE HWY. 74; 9.1 MI. NW. ALONG STATE HWY. 74 FROM JCT. WITH STATE HWY. 271; AT ENTRANCE TO HURNEY GREEN COUNTY PARK 70 FT. E. OF INTERSECTION, 66 FT. NE. OF CENTERLINE OF HWY. 74; 42 FT. SE. OF CENTERLINE OF RD.; 3 FT. NW. OF SOUTH END OF SIGN 'CAMP ROOSEVELT'; 'PINE SPRINGS RANCH' 3 FT. N. OF 10-INCH DIAMETER PINE TREE, 1 FT. SW. OF RIGHT-OF-WAY FENCE; SET ON COPPER-PLATED ROD ENCASED IN WHITE PLASTIC PIPE; STANDARD BRASS TABLET STAMPED '32 WBC 1976 4424'.

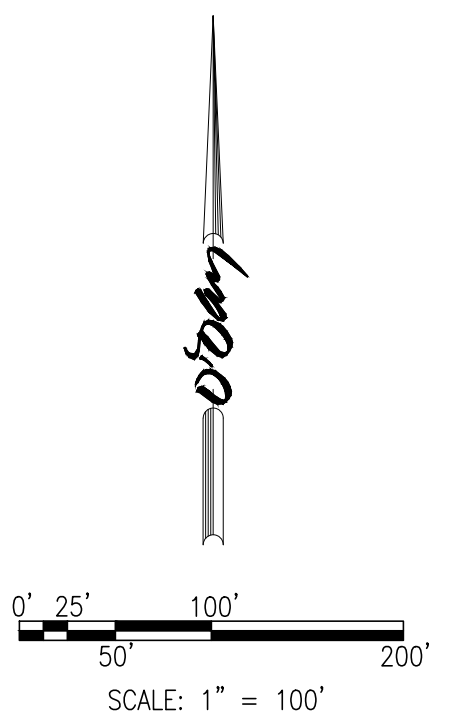
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DESIGNED	xxx
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SCALE	AS SHOWN
JOB NO.	091274
DATE	12/1/2020

TRACT MAP NO. 568-070-001 & 002 I.P. XXXXX
COUNTY OF RIVERSIDE
SCHEDULE "A"
GRADING PLANS - PHASE I
TITLE SHEET
FOR: **CAMP RONALD McDONALD** W.O. COUNTY FILE NO. _____
SHEET NO. **1**
OF 5 SHEETS
FILE NO. _____



NOTE
BOUNDARY, TOPOGRAPHY, AND BENCHMARK INFORMATION WERE PROVIDED BY CAMP RONALD McDONALD.

NOTE!!
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NAIL & TAG WITH RIVERSIDE COUNTY SURVEYOR INFORMATION (ILLEGIBLE)

STATION 10+00.00
ENTRY ROAD ALIGNMENT E

RG BGR100268 (FINAL)
PG BGR2100051
BMP2100050
CUP 3204R1

NOTE:
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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				COUNTY	

SEAL-COUNTY

COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING & SAFETY
APPROVED BY _____ DATE: _____

RECOMMENDED _____ DATE: _____



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Carlsbad, California 92010
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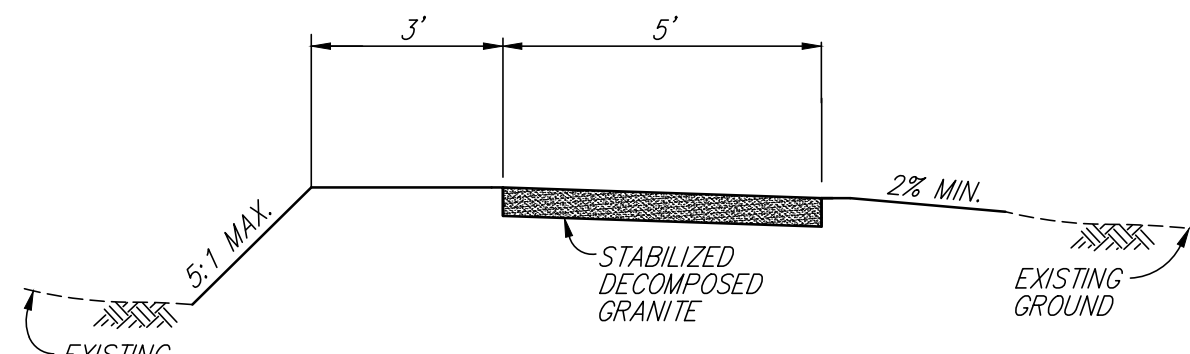
Civil Engineering
Planning
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Surveying

BENCHMARK ELEV: 4424
MOUNTAIN CENTER POST OFFICE, 3.5 MI. SE. OF ALONG STATE HWY. 74; 9.1 MI. NW. ALONG STATE HWY. 74 FROM JCT. WITH STATE HWY. 271; AT ENTRANCE TO HURKEY CREEK COUNTY PARK; 70 FT. E. OF INTERSECTION, 86 FT. NE. OF CENTERLINE OF HWY., 42 FT. SE. OF CENTERLINE OF RD., 3 FT. NW. OF SOUTH END OF SIGN 'CAMP ROOSEVELT' 'PINE SPRINGS RANCH'; 3 FT. N. OF 10-INCH DIAMETER PINE TREE, 1 FT. SW. OF RIGHT-OF-WAY FENCE; SET ON COPPER-COATED ROD ENCASED IN WHITE PLASTIC PIPE; STANDARD BRASS TABLET STAMPED '32 WBC 1976 4424'.

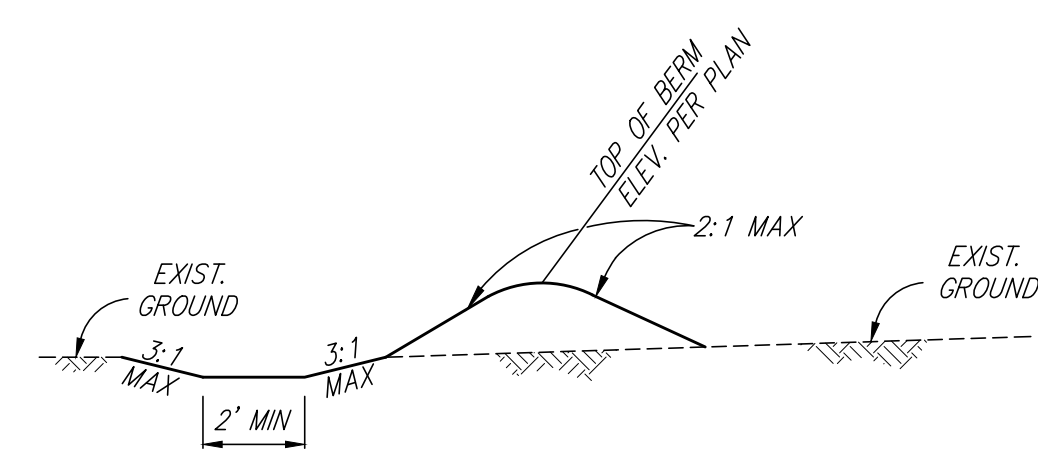
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DESIGNED	xxx
CHECKED	xxx
SCALE	AS SHOWN
JOB NO.	091274
DATE	12/1/2020

TRACT MAP NO. 568-070-001 & 002 I.P. XXXXX
COUNTY OF RIVERSIDE
SCHEDULE " A "
GRADING PLANS - PHASE I
HORIZONTAL CONTROL
FOR: **CAMP RONALD McDONALD** W.O. COUNTY FILE NO.

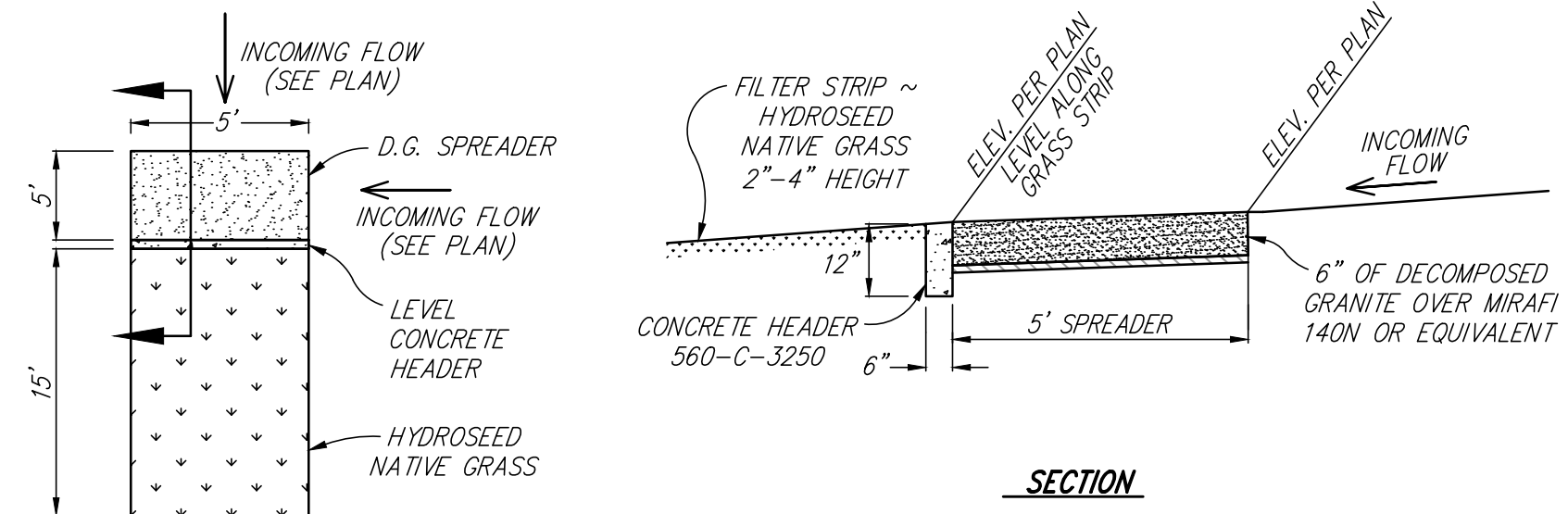
SHEET NO. **2**
OF 5 SHEETS
FILE NO.



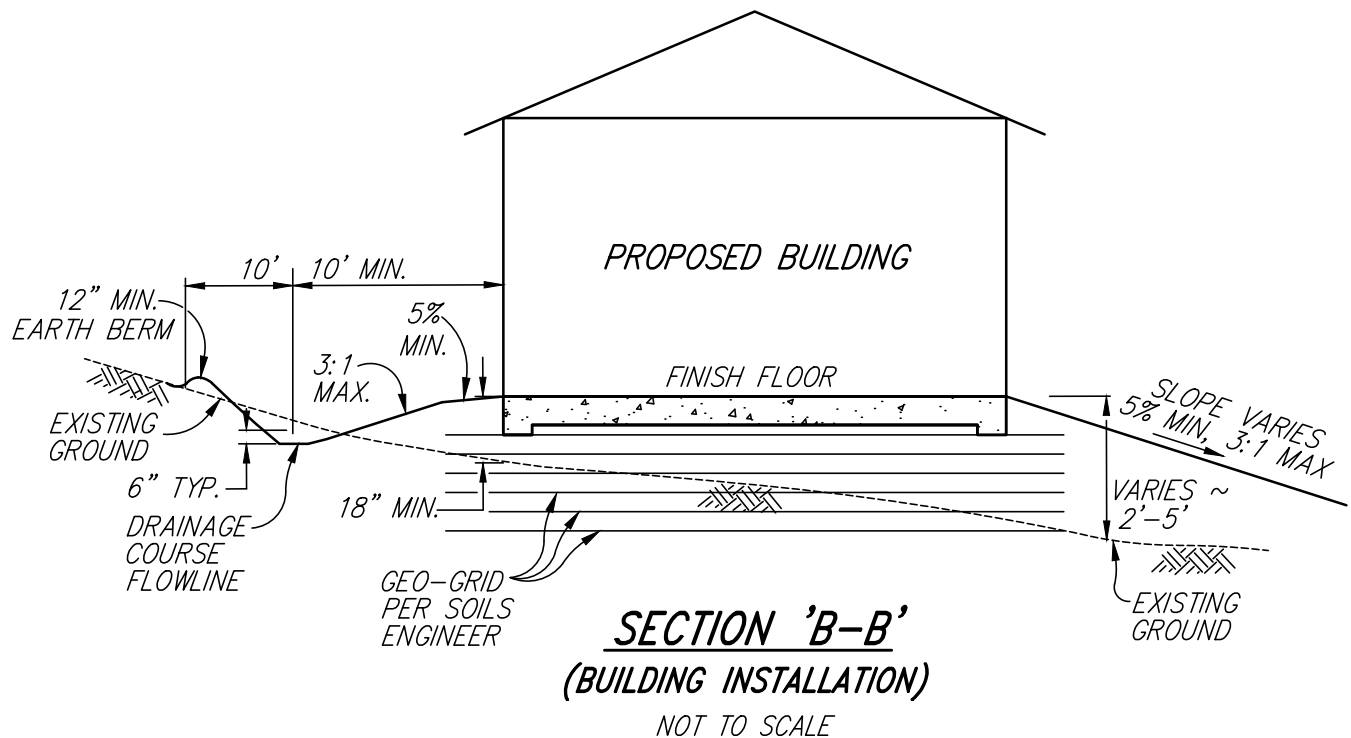
SECTION 'A-A'
(WALKWAY)
NOT TO SCALE



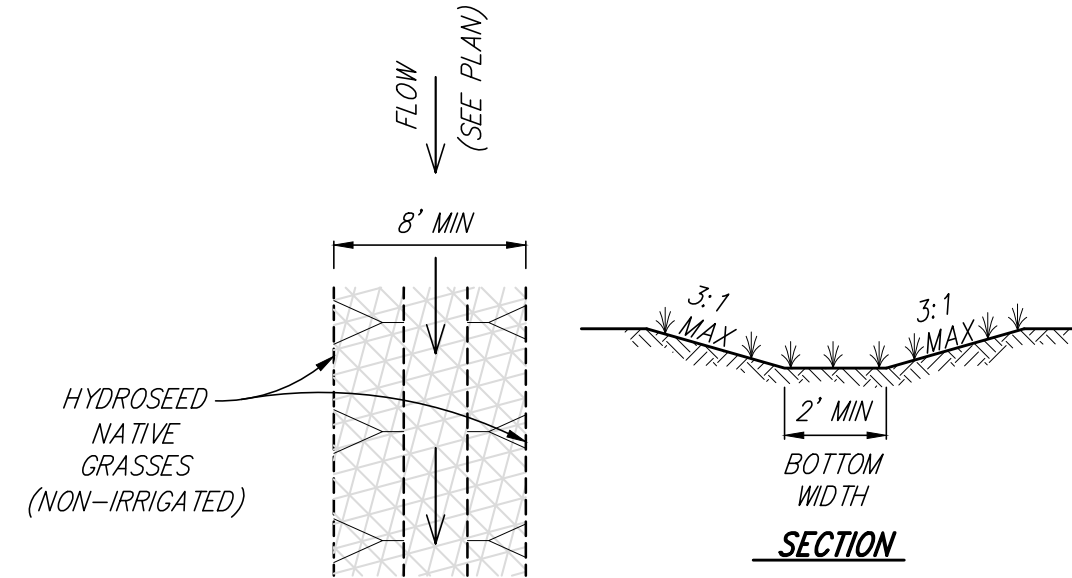
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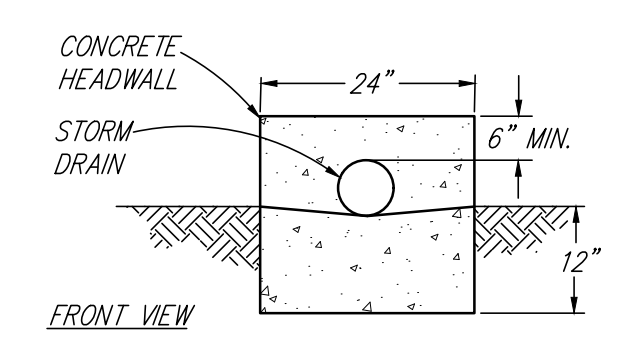
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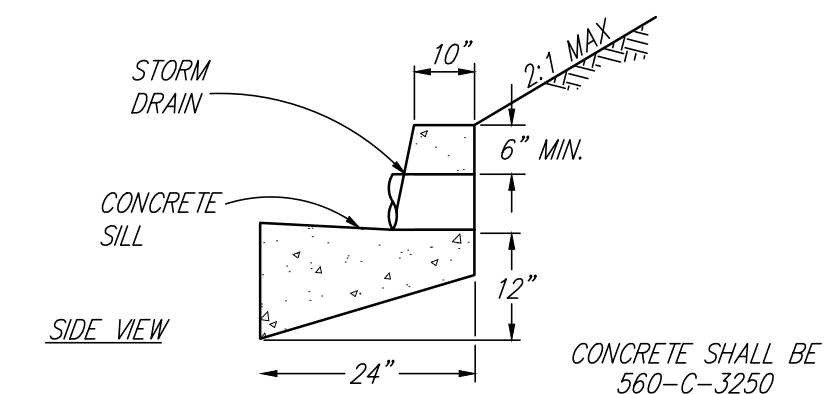
SECTION 'B-B'
(BUILDING INSTALLATION)
NOT TO SCALE



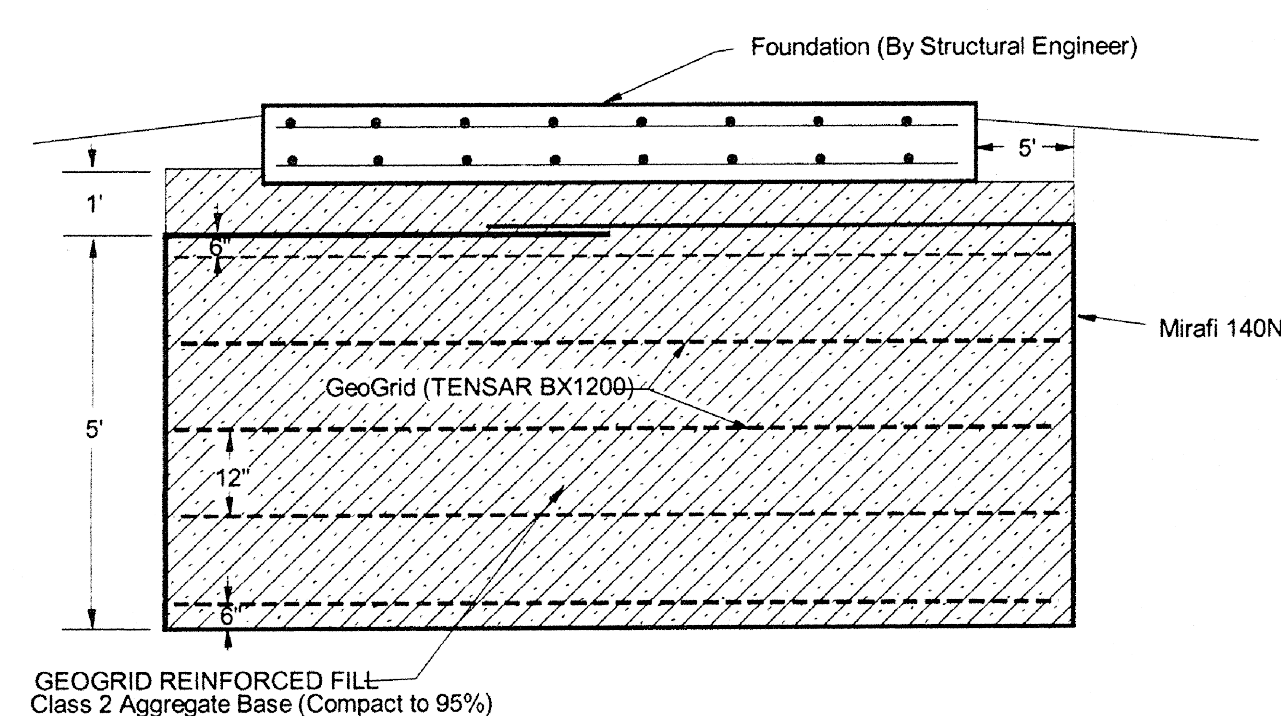
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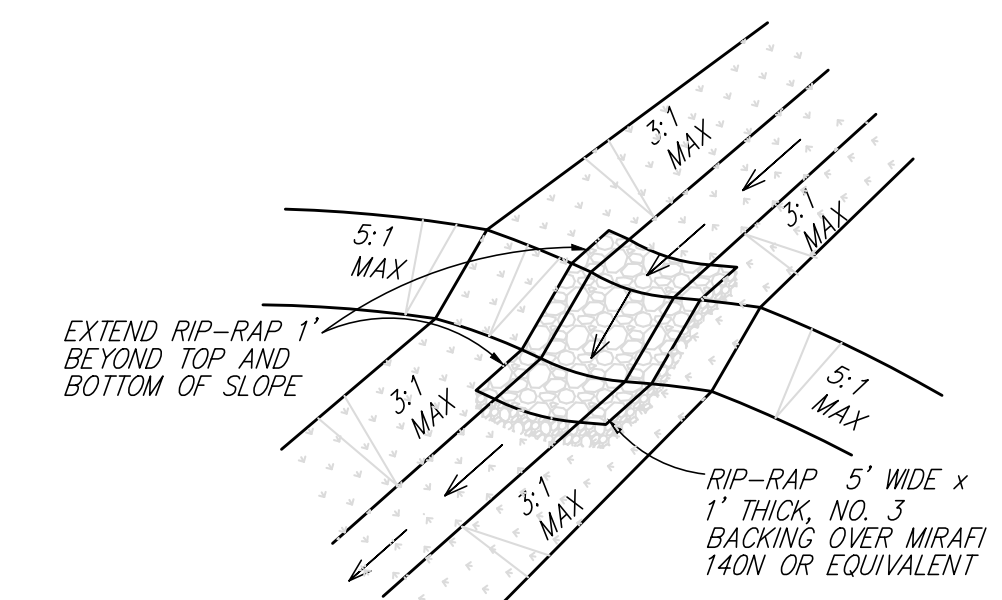
PRIVATE DRAIN HEADWALL DETAIL
NOT TO SCALE



RIP-RAP DETAIL
NOT TO SCALE



TYPICAL CROSS-SECTION GEOGRID-REINFORCED FILL UNDER BUILDINGS
(SEE SOILS REPORT FOR FURTHER DETAILS)
NOT TO SCALE



VEGETATED SWALE GRADE BREAK DETAIL
NOT TO SCALE

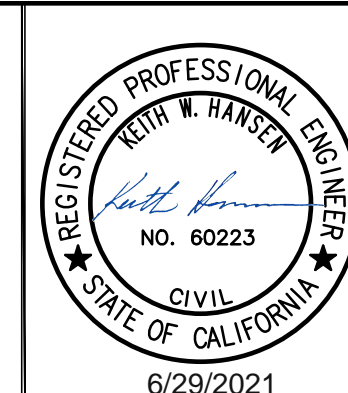
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MARK	BY	DATE	REVISIONS	APPR. DATE	COUNTY

SEAL-COUNTY
COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING & SAFETY
APPROVED BY
DATE:
RECOMMENDED
DATE:



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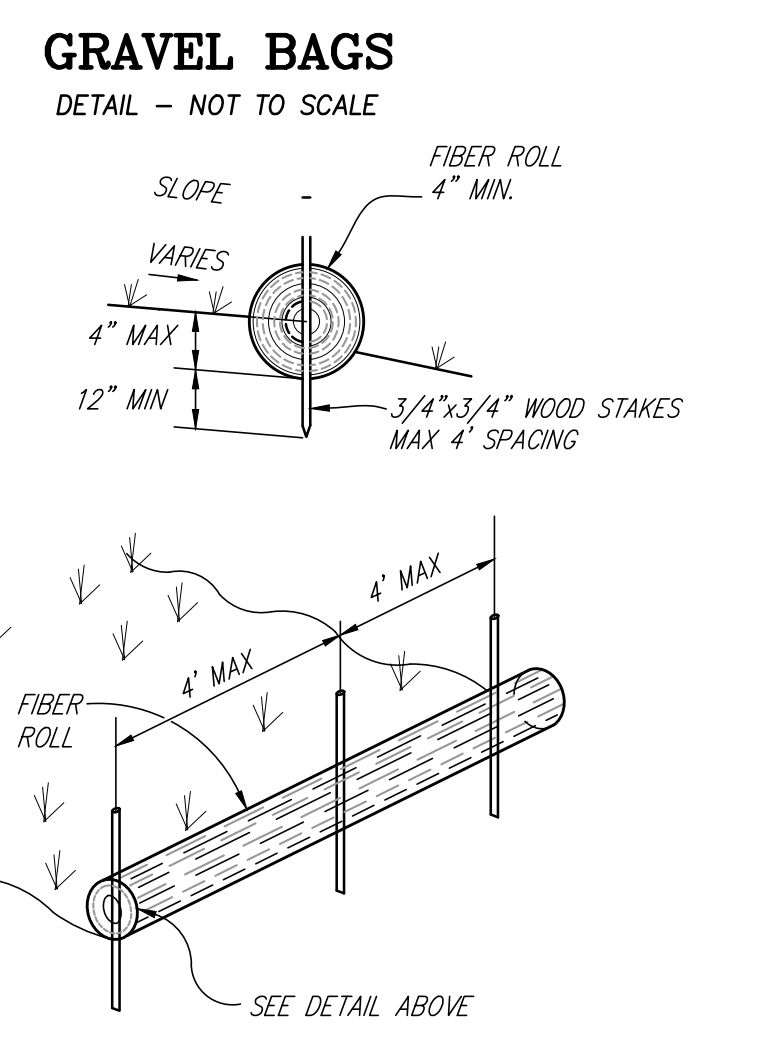
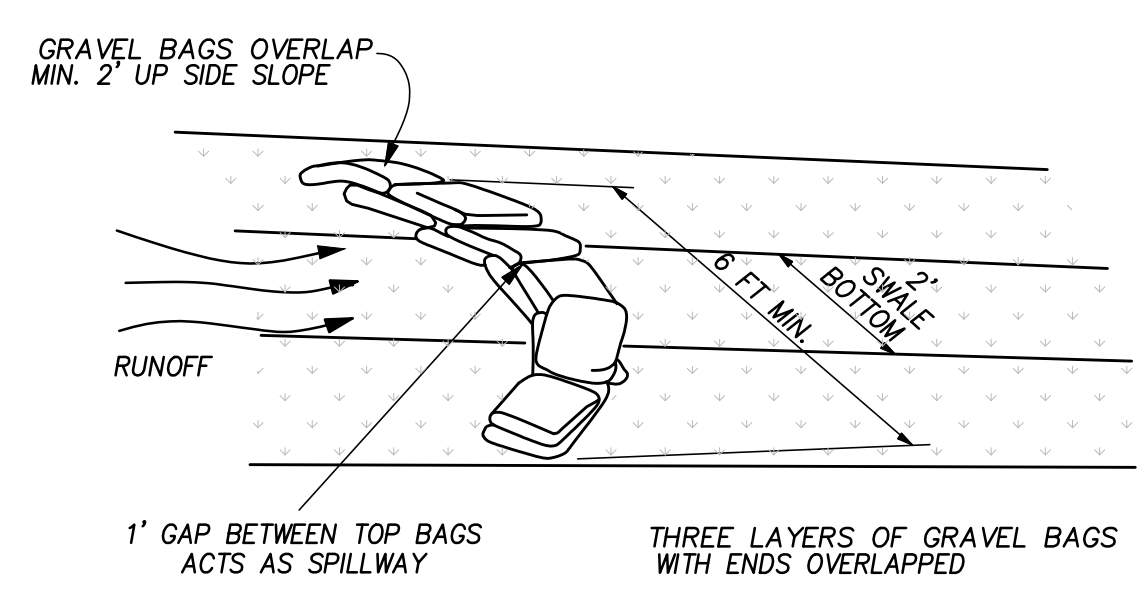
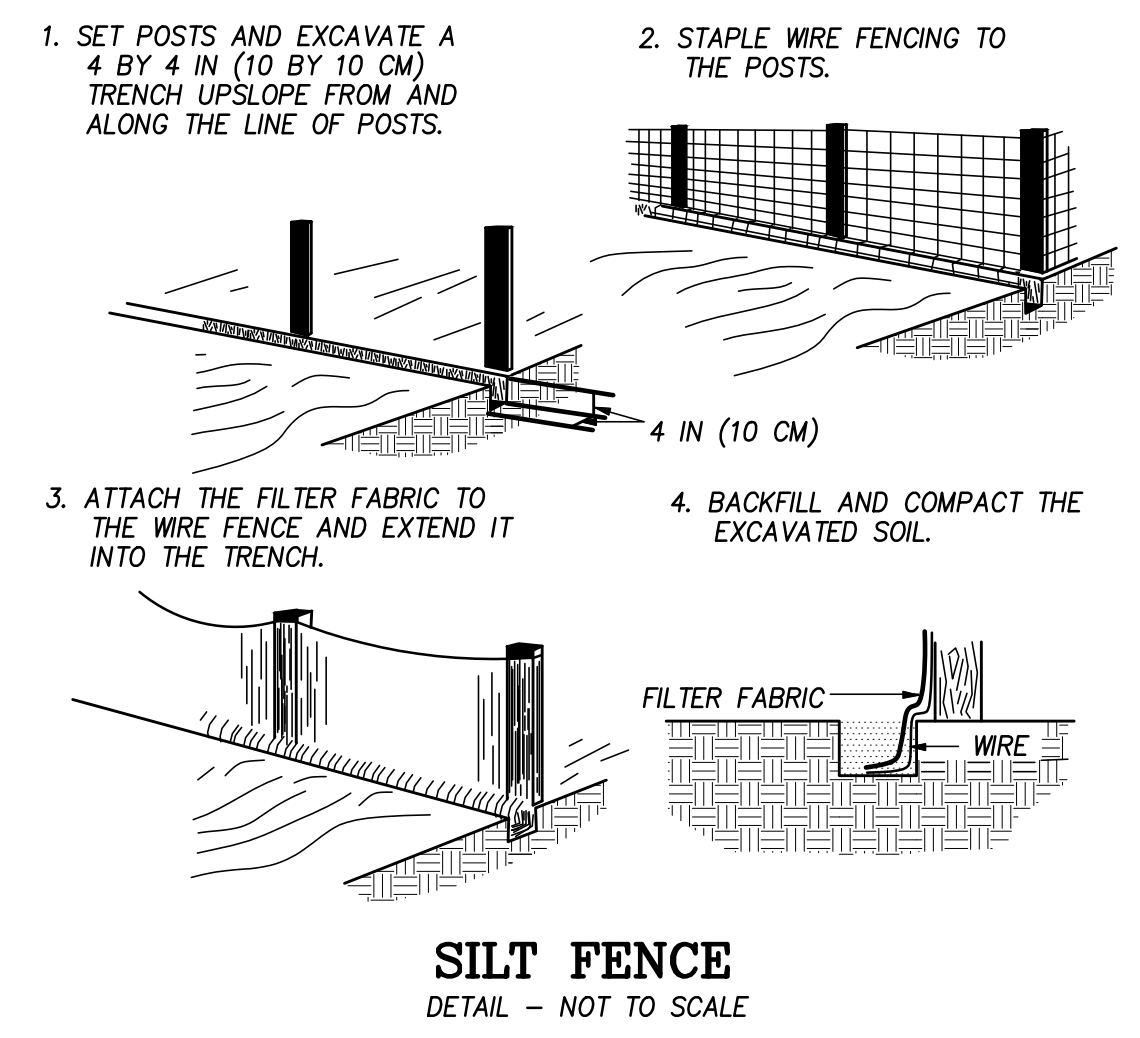
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DRAWN xxx
DESIGNED xxx
CHECKED xxx
SCALE AS SHOWN
JOB NO. 091274
DATE 12/1/2020

TRACT MAP NO. 568-070-001 & 002 I.P. XXXXX
COUNTY OF RIVERSIDE
SCHEDULE "A"
GRADING PLANS - PHASE I
SECTION & DETAIL SHEET
FOR: **CAMP RONALD McDONALD** W.O. COUNTY FILE NO.

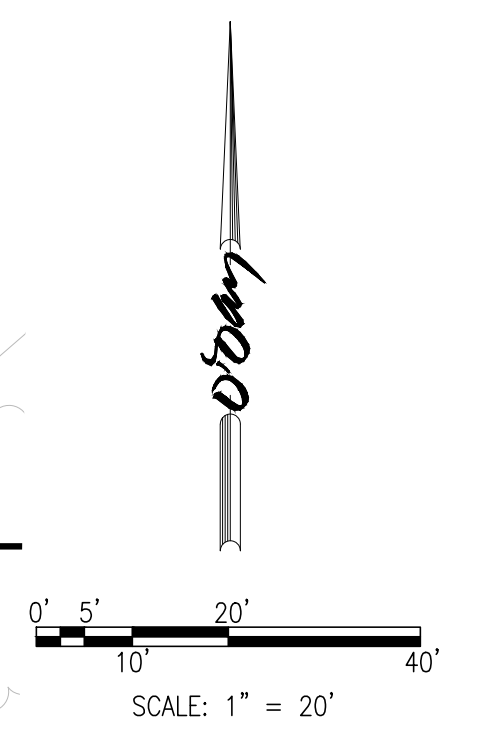
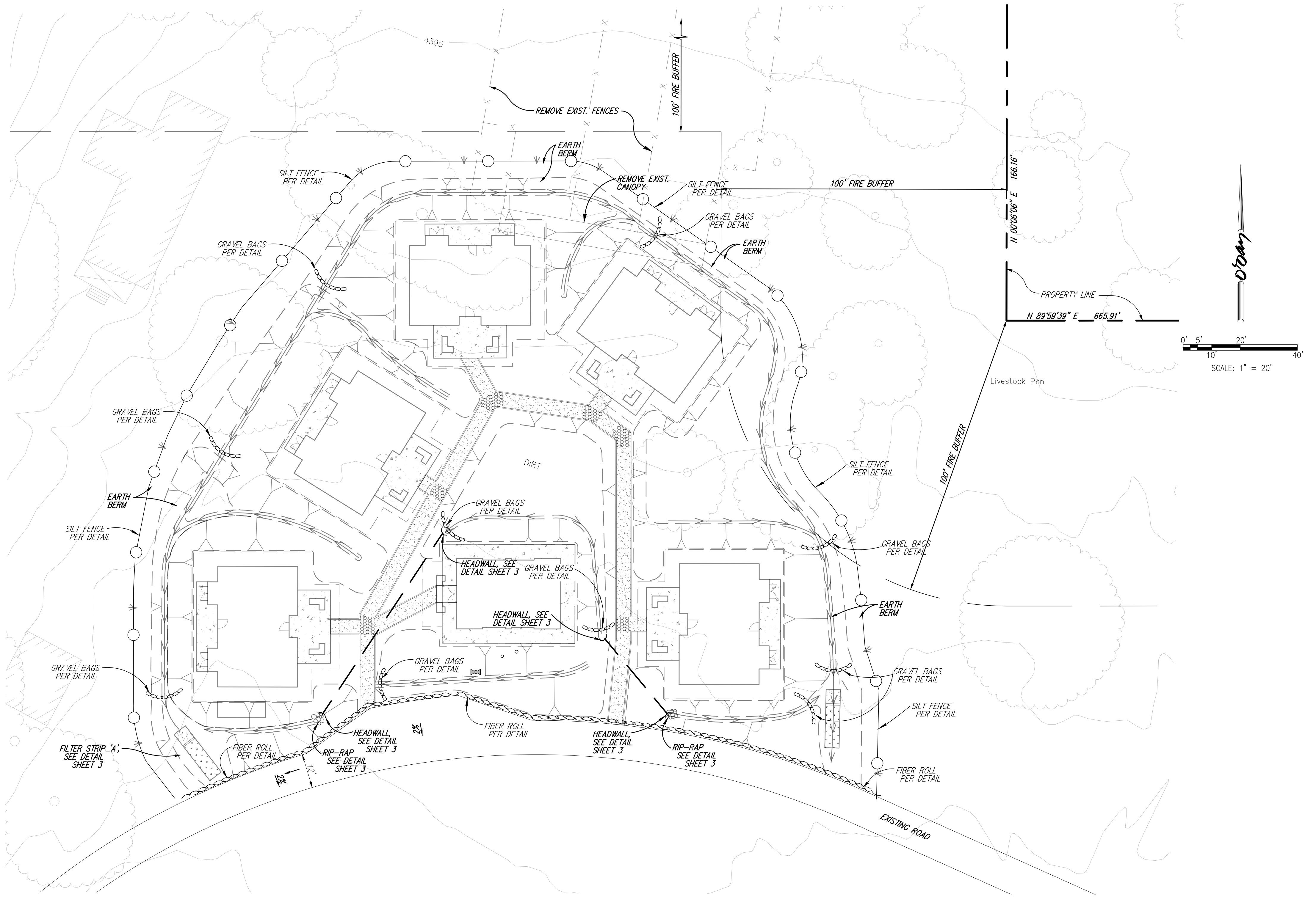
SHEET NO. **3**
OF 5 SHEETS
FILE NO.

RG BGR100268 (FINAL)
PG BGR2100051
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CUP 3204R1



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WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after county approval or during construction, the private engineer shall be responsible for determining an acceptable solution and reviewing the plans for approval by the county.

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER					COUNTY

SEAL-COUNTY
COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING & SAFETY
APPROVED BY
DATE:
RECOMMENDED
DATE:



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Civil Engineering
Planning
Processing
Surveying

BENCHMARK ELEV: 4424
MOUNTAIN CENTER POST OFFICE, 3.5 MI. SE. OF ALONG STATE HWY. 74; 9.1 MI. NW. ALONG STATE HWY. 74 FROM JCT. WITH STATE HWY. 271; AT ENTRANCE TO HURKEY CREEK COUNTY PARK; 70 FT. E. OF INTERSECTION, 86 FT. NE. OF CENTERLINE OF HWY., 42 FT. SE. OF CENTERLINE OF RD., 3 FT. NW. OF SOUTH END OF SIGN "CAMP ROOSEVELT" "PINE SPRINGS RANCH"; 3 FT. N. OF 10-INCH DIAMETER PINE TREE, 1 FT. SW. OF RIGHT-OF-WAY FENCE; SET ON COPPER-COATED ROD ENCASED IN WHITE PLASTIC PIPE; STANDARD BRASS TABLET STAMPED '32 WBC 1976 4424'.

DRAWN	xxx
DESIGNED	xxx
CHECKED	xxx
SCALE	AS SHOWN
JOB NO.	091274
DATE	12/1/2020

TRACT MAP NO. 568-070-001 & 002 I.P. XXXXX
COUNTY OF RIVERSIDE
SCHEDULE "A"
GRADING PLANS - PHASE I
EROSION CONTROL PLAN

SHEET NO. **5**
OF 5 SHEETS
FILE NO.

FOR: **CAMP RONALD McDONALD** W.O. COUNTY FILE NO.