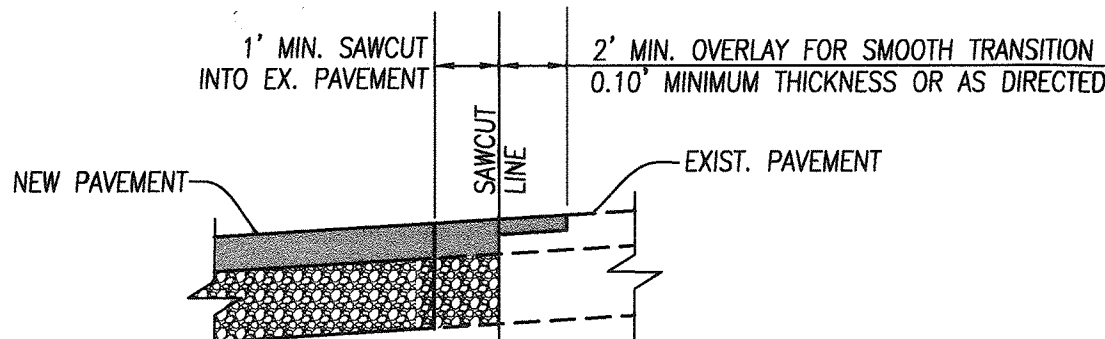
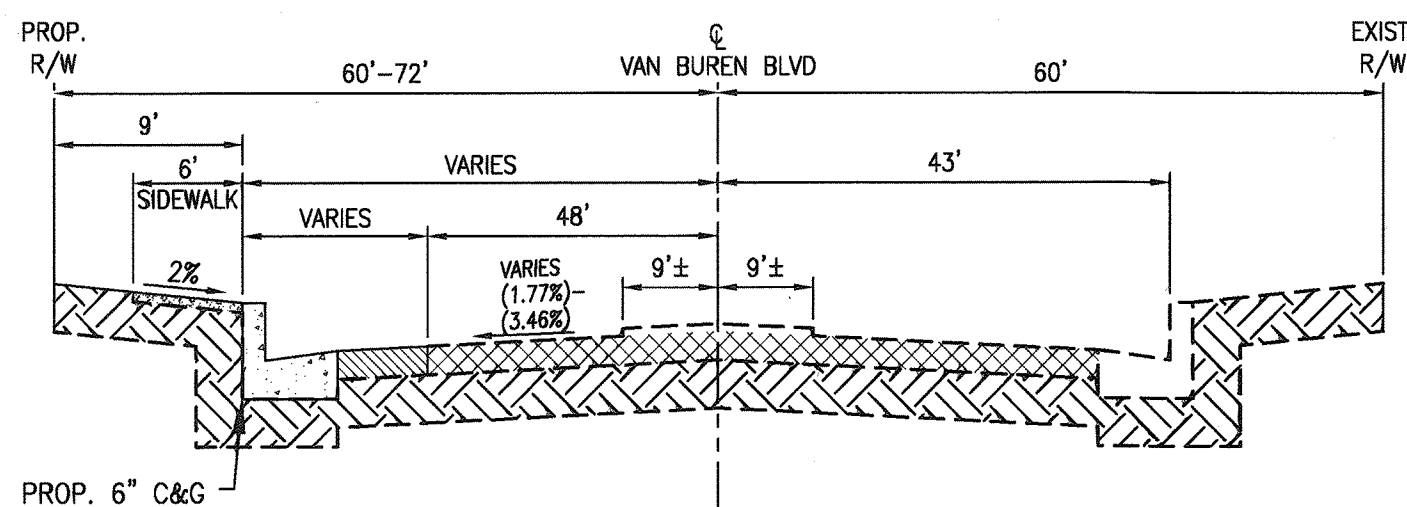
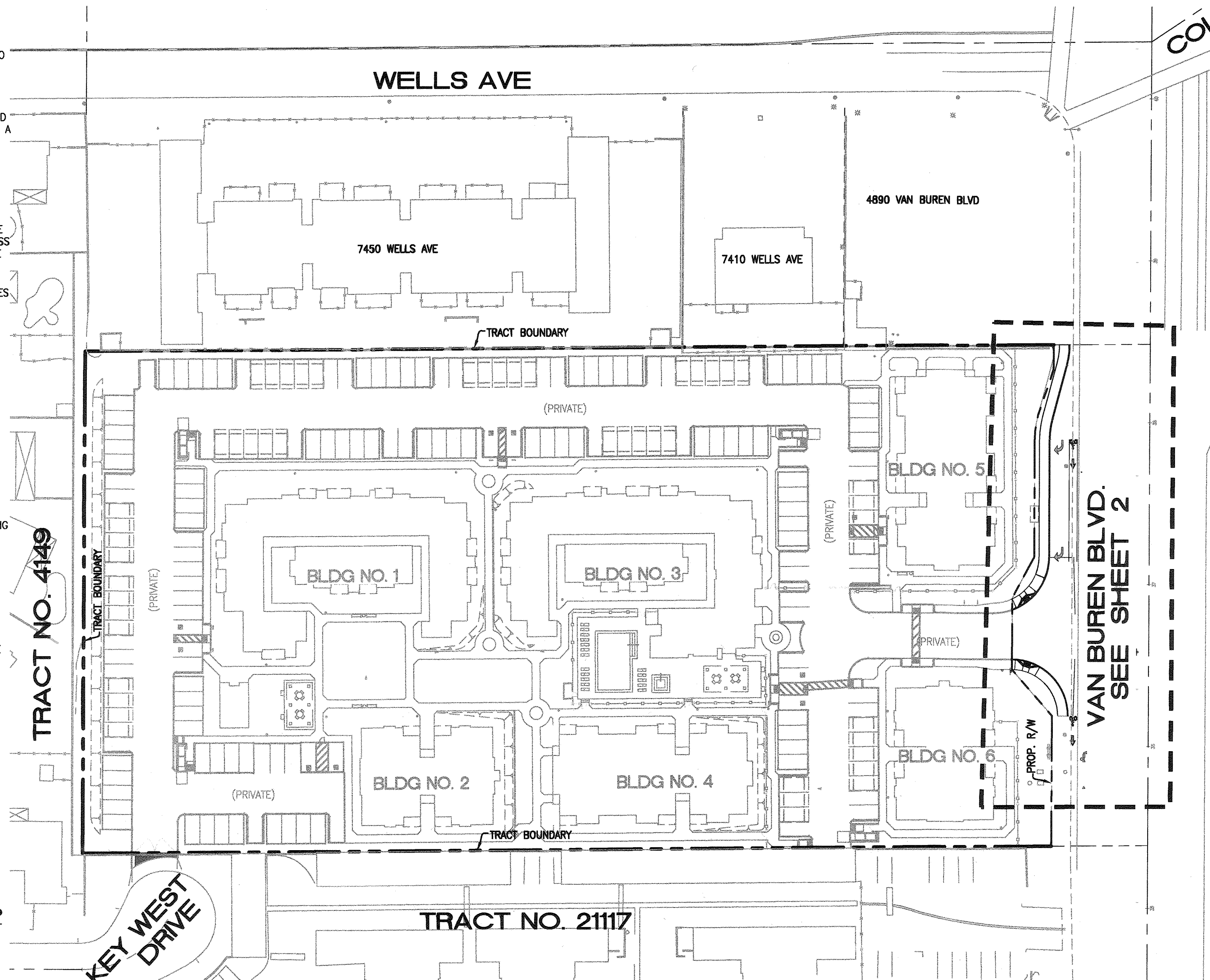


GENERAL NOTES:

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, IT SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISION OF THE PLANS FOR APPROVAL BY THE CITY.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- WHEN A PORTION OF THE WORK IS TO BE DONE BY THE CITY, THE DEVELOPER AND/OR CONTRACTOR SHALL GIVE THE CITY 60-DAYS NOTICE SO THAT THE DEVELOPER'S WORK AND THE CITY'S WORK CAN BE PROPERLY COORDINATED. THE DEVELOPER SHALL PREPARE AND COMPACT THE SUBGRADE TO ELEVATIONS WITHIN +.1' OF THE DESIGN ELEVATIONS AND SHALL BE RESPONSIBLE FOR THE CONDITION OF THE SUBGRADE UNTIL ACCEPTED BY THE CITY. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR ANY BARRICADE DURING THIS TIME.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT 30 DAYS PRIOR TO BEGINNING CONSTRUCTION TO NEGOTIATE THE COST OF THE CITY'S PORTION OF THE WORK.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVING AS DIRECTED IN THE FIELD TO PRODUCE A STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWINGS 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- THE SUBGRADE SHALL BE ARRANGED FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ACCESS PAVING. SHOULD THE DEVELOPER AND/OR CONTRACTOR DECIDE TO INSTALL THE ACCESS PAVING PRIOR TO THE CITY COMMENCING ITS PAVING WORK, THE DEVELOPER SHALL COORDINATE HIS INSTALLATION OF THE ACCESS PAVING ON WITH THE CITY INSPECTOR. FINAL COURSE OF PAVING IN ACCESS AREA TO BE PAID FOR BY DEVELOPER PRIOR TO THE CITY COMMENCING ITS PAVING OPERATIONS. DEVELOPER SHALL INSTALL TYPE F-1 FLEXIBLE DELINEATORS AT 20' INTERVALS ON OUTGOING TAPERS.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED. ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP(S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS ARE MADE TO MAINTAIN SIGNAL OPERATION.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUESTS TO UNDERGROUND SERVICE ALERT (USA), PHONE #1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 6" ABOVE THE UPPER MANHOLE RIM ELEVATION OF THE SEWER LINE SEGMENT BEING CONNECTED TO, WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
- A PLUG SHALL BE INSTALLED AND WILL REMAIN IN PLACE WHERE THE NEW SEWER CONNECTS WITH THE EXISTING SEWER UNTIL THE NEW SEWER IS ACCEPTED BY THE CITY.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- PIPE JOINTS FOR VITRIFIED CLAY PIPE SHALL BE TYPE "G" AS SPECIFIED IN SECTION 208-2.3 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS PROJECTS. IF PLASTIC PIPE IS ALLOWED AS AN ALTERNATIVE, ALL PIPE JOINTS SHALL BE GASKETED. CEMENTED JOINTS SHALL NOT BE ALLOWED.
- THE DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR PERFORMING A VIDEO INSPECTION OF ALL NEW SEWER AND STORM DRAIN FACILITIES TO BE PUBLICLY OWNED AND MAINTAINED PRIOR TO FINAL ACCEPTANCE OF THE WORK. THE VIDEO INSPECTION MUST BE PERFORMED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. A RECORDING OF THE VIDEO INSPECTION MUST BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
- DEVELOPER AND/OR CONTRACTOR TO GIVE RCFC 5-DAYS WRITTEN NOTICE PRIOR TO STARTING WORK ON STORM DRAIN (OR DOING ANY WORK WITHIN RCFC EASEMENTS). RCFC ENCROACHMENT PERMIT NO.
- BEFORE THE RIP-RAP AT THE OUTLET OF ANY DRAINAGE STRUCTURE IS ACCEPTED BY THE CITY, IT SHALL BE TESTED UNDER FLOWS AS CLOSE AS POSSIBLE TO DESIGN CONDITIONS WITH WATER OBTAINED FROM FIRE HYDRANTS IN THE IMMEDIATE AREA.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

SAWCUT, BUTT JOINT AND FEATHERING DETAIL
NOT TO SCALETYPICAL SECTION VAN BUREN BLVD
T.I. 10.0 NOT TO SCALEINDEX MAP
SCALE: 1"=50'

STREET IMPROVEMENT PLANS

TURTLE CREEK APARTMENTS
4826 VAN BUREN BLVD., RIVERSIDE CA
APN 151-380-046-0

DECLARATION OF ENGINEER OF RECORD:

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBLE CHARGE FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF RIVERSIDE IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THE PLANS COMPLY WITH CITY PROCEDURES, APPLICABLE POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS. AS ENGINEER OF RECORD, I AGREE TO INDEMNIFY AND HOLD THE CITY OF RIVERSIDE, ITS OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS OF THE ENGINEER OF RECORD, ANY EMPLOYEES, AGENTS, OR CONSULTANTS.

STEVEN L. ELLIS 047255 12/31/2017
ENGINEER NAME LICENSE NUMBER DATE

ENGINEER'S NOTICE TO CONTRACTOR:

- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- ALL UNDERGROUND UTILITIES OR STRUCTURES, REPORTED OR FOUND ON PUBLIC RECORDS, ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER, BY ACCEPTING THESE PLANS OR PROCEEDING WITH THE IMPROVEMENTS HEREON, AGREES TO ASSUME LIABILITY AND TO HOLD THE ENGINEER HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED OR INDICATED ON PUBLIC RECORDS, OR THOSE CONSTRUCTED AT VARIANCE WITH REPORTED OR RECORDED LOCATIONS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHERS FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- THE ENGINEER DOES NOT RECOMMEND OR ENDORSE THE USE OF ASBESTOS-CEMENT WATER PIPE OR ANY PRODUCTS CONTAINING ASBESTOS DUE TO THE HEALTH HAZARD CONNECTED WITH SUCH PRODUCTS. SPECIFICATION HEREON OF ANY SUCH PRODUCT IS AT THE DIRECTION OF THE JURISDICTIONAL AGENCY. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL CONSTRUCTION, CONNECTION AND REMOVAL OF ASBESTOS PRODUCTS AND SHALL FOLLOW ALL OSHA & EPA GUIDELINES TO MINIMIZE HEALTH HAZARDS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AT THE JOB SITE PRIOR TO ANY CONSTRUCTION. FUSCOE ENGINEERING, INC. SHALL BE NOTIFIED OF ANY DISCREPANCIES. REVISIONS TO THE PLAN SHALL BE APPROVED BY THE ENGINEERING IN WRITING PRIOR TO IMPLEMENTATION.

LEGENDS AND ABBREVIATIONS:

AC	ASPHALT CONCRETE	---	EXISTING STORM DRAIN
C.L.	CENTERLINE	---	EXISTING WATER PIPELINE
EXIST.	EXISTING	---	EXISTING SEWER LINE
FL	FLOW LINE	---	EXISTING GAS LINE
GP	GRADE BREAK	---	EXISTING ELECTRICAL CONDUIT
HP	HIGH POINT	---	EXISTING TELEPHONE CONDUIT
SF	SQUARE FEET	---	EXISTING MANHOLE (SMH, SDMH OR EMH)
EA	EACH	---	EXISTING FIRE HYDRANT
LF	LINEAL FEET	---	EXISTING VALVE
MAX	MAXIMUM	---	EXISTING STREET LIGHT
MH	MANHOLE	---	EXISTING CONTOUR
MIN	MINIMUM	---	TRACT BOUNDARY
PL	PROPERTY LINE	---	BENCHMARK
R/W	RIGHT OF WAY	---	
TC	TOP OF CURB	---	

LEGEND

PROPOSED A.C. PAVEMENT	EXIST. A.C. PAVEMENT
PROPOSED CONCRETE	

STREET CONSTRUCTION NOTES:

NO.	DESCRIPTION	QUANTITY	UNIT
(1)	CONSTRUCT AC PAVEMENT TO MATCH EXIST. SECTION	1010	S.F.
(2)	GRIND AND OVERLAY EXIST. AC PAVING MINIMUM 0.1" THICK PER DETAIL SHEET 1	-	L.F.
(3)	CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY OF RIVERSIDE STD. DWG. NO. 200	2	L.F.
(4)	CONSTRUCT 6" CURB (TYPE II) PER CITY OF RIVERSIDE STD. DWG. NO. 200	225	L.F.
(5)	CONSTRUCT 6" WIDE CROSS GUTTER & DRIVE APPROACH PER CITY OF RIVERSIDE STD. DWGS. NO. 220 & 302.	220	S.F.
(6)	CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325	1020	S.F.
(7)	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304 (TYPE II)	2	EA.
(8)	CONSTRUCT 8" P.C.C. OVER 8" A.B.	800	S.F.
(9)	CONSTRUCT 5" WIDE CROSS GUTTER PER CITY OF RIVERSIDE STD. DWGS. NO. 220	115	L.F.
(10)	INSTALL TYPE IV (ARROW)	2	EA.
(11)	INSTALL BIKE SYMBOL & ARROW PER MUTCD	2	EA.
(12)	INSTALL STOP SIGN (R1-1)	1	EA.
(13)	INSTALL R6-1 (R) SIGN	1	EA.

STREET REMOVAL NOTES:

NO.	DESCRIPTION	QUANTITY	UNIT
(1)	SAWCUT & REMOVE MIN. 1" EXIST. A.C. PAVING	230	L.F.
(2)	REMOVE EXIST. CURB & GUTTER	230	L.F.
(3)	PROTECT IN PLACE EXISTING POWER POLE	2	EA.
(4)	REMOVE AND/OR RELOCATE EXISTING POWER POLE PER UTILITY COMPANY'S DIRECTION	1	EA.
(5)	REMOVE AND/OR RELOCATE EXISTING UTILITY VAULT PER UTILITY COMPANY'S DIRECTION	1	EA.
(6)	REMOVE CONCRETE SIDEWALK (STA. 36+18.49 TO 38+47.85)	1	EA.

NOTE: QUANTITIES SHOWN HEREON ARE FOR PERMIT AND/OR BONDING PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING. CONTRACTOR SHALL DETERMINE HIS OWN QUANTITIES AND BID A COMPLETE JOB.

BASIS OF BEARING:

THE CENTERLINE LINE OF VAN BUREN BOULEVARD BEING NORTH 00°14'21" EAST PER TRACT NO. 21117 FILED IN BOOK 158 PAGES 99 AND 100 OF MAPS.

NOTE:

OVERHEAD POWER POLE FACILITIES TO BE REMOVED BY CITY FORCES AT DEVELOPERS EXPENSE. CONTACT CITY OF RIVERSIDE 90 DAYS IN ADVANCE OF CONSTRUCTION.

NOTE:

QUANTITIES SHOWN HEREON ARE FOR PERMIT AND/OR BONDING PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING. CONTRACTOR SHALL DETERMINE HIS OWN QUANTITIES AND BID A COMPLETE JOB.

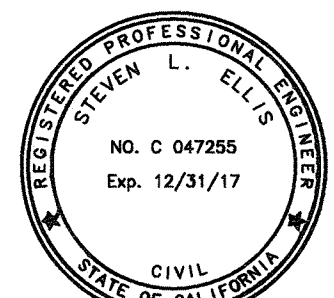
PUBLIC UTILITIES DEPARTMENT
WATER DIVISIONPUBLIC UTILITIES DEPARTMENT
OVERHEAD & UNDERGROUND

APPROVED BY *[Signature]* DATE *6/15/17*

APPROVED BY *[Signature]* DATE *6/15/17*

IMPORTANT NOTICE
Section 4216.7(a)(2) of the Government Code requires a Dig Alert notification to be issued before a Permit to Excavate will be valid. For your Dig Alert ID, Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COMPLETE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:
[Signature]
STEVEN ELLIS
R.C.E. No. 047255 expires 12/31/17
DATE *6/12/17*

FUSCOE
ENGINEERING
CITY OF RIVERSIDE TAX CERT NO. 0116008 EXP. JUNE 30, 2016

PLANS PREPARED BY:
2850 Inland Empire Boulevard, Suite B
Ontario, California 91764
tel 909.581.0626 fax 909.581.0696
www.fuscoe.com
ELEVATION=742.211 (NAVD 29)
DESCRIPTION: THIS "X" ON THE SOUTHWEST CORNER OF A TRAFFIC SIGNAL STANDARD AT THE NORTHEAST CORNER OF VAN BUREN BLVD. AND WELLS AVENUE. THIS POINT IS A BENCHMARK TRANSFER FROM G3-A2.

MARK REVISIONS APPR. DATE
DESIGNED BY _____ DRAWN BY _____ CHECKED BY *SE*

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY *[Signature]* BY *EL* DATE *6/15/17*
ENGINEERING MANAGER
CAPITAL PROJECT
APPROVED BY *[Signature]* CITY ENGINEER
DATE *6/16/17*

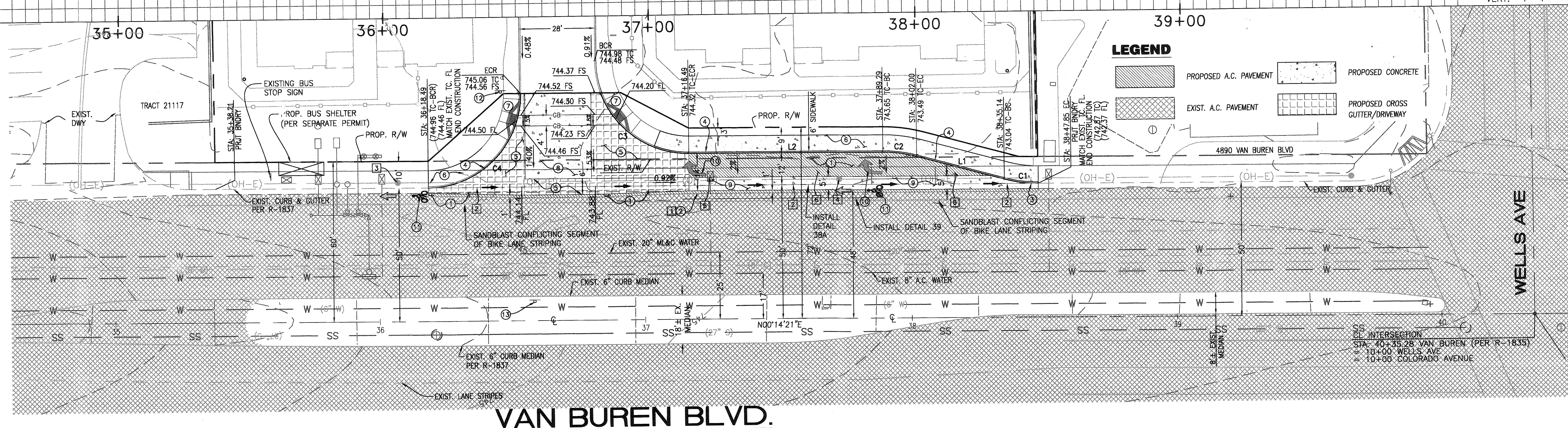
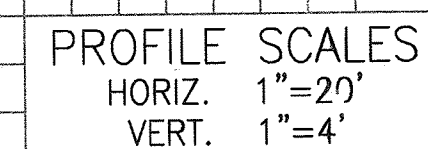
TURTLE CREEK APARTMENTS
4826 VAN BUREN BOULEVARD
STREET IMPROVEMENT PLAN
TITLE SHEET
RIVERSIDE, CA
HORIZONTAL SCALE: PER SHEET VERTICAL SCALE: PER SHEET

APN 151-380-046-0

PW16-0068

R-4027

SHEET 1 OF 2



VAN BUREN BLVD.


1	CONSTRUCT AC PAVEMENT TO MATCH EXIST. SECTION
2	GRIND AND OVERLAY EXIST. AC PAVING MINIMUM 0.1" THICK PER DETAIL SHEET 1
3	CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY OF RIVERSIDE STD. DWG. NO. 200
4	CONSTRUCT 6" CURB (TYPE II) PER CITY OF RIVERSIDE SDR. DWG. NO. 200
5	CONSTRUCT 6" WIDE CROSS GUTTER & DRIVE APPROACH PER CITY OF RIVERSIDE STD. DWGS. NO. 220 & 302.
6	CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
7	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304 (TYPE II)
8	CONSTRUCT 8" P.C.C. OVER 8" A.B.
9	CONSTRUCT 5" WIDE CROSS GUTTER PER CITY OF RIVERSIDE STD. DWGS. NO. 220
10	INSTALL TYPE IV (ARROW)
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4	REMOVE AND/OR RELOCATE EXISTING POWER POLE PER UTILITY COMPANY'S DIRECTION
5	REMOVE AND/OR RELOCATE EXISTING UTILITY VAULT PER UTILITY COMPANY'S DIRECTION
6	REMOVE CONCRETE SIDEWALK (STA. 36+18.49 TO 38+47.85)

LINE TABLE		
LINE	LENGTH	BEARING
L1	34.26	N14°58'16"
L2	72.80	N00°14'21"

APPROVED BY John A. [Signature] DATE 6/15/11



	APPROVED BY	BY	DATE	APPROVED BY
	ENGINEERING MANAGER	S.G.	6/18/07	
	CAPITAL PROJECT			
E				
				CITY ENGINEER
				DATE 6/16/07

HORIZONTAL SCALE: PER SHEET	VERTICAL SCALE: PER SHEET
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SHEET 2 OF 2