

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, ITS 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 REVISING THE PLANS FOR APPROVAL BY THE CITY.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- 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.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- WHERE NEW PAVEMENT IS TO JOIN EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH 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 DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED AS SHOWN PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- ON ALL AREAS WITHIN THE 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 SUB-GRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- 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.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST 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 USA.
- THE CONTRACTOR SHALL ARRANGE 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 TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAY WITH A.C. PAVING.
- SEE PLAN X-358A FOR TRAFFIC SIGNAL IMPROVEMENTS.

PRIVATE ENGINEER'S NOTES:

- UNLESS SPECIFIED IN THE PROJECT SPECIFIC CONSTRUCTION DOCUMENTS, ALL CONSTRUCTION SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY ADOPTED VERSION OF THE UNIFORM BUILDING CODE, THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (CURRENT EDITION) AND THE "STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION" (CURRENT EDITION).
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OF STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENTS CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL POSITION OF ALL POINTS OF CONNECTION TO EXISTING STRUCTURES. THIS SHALL INCLUDE BOTH ABOVE GROUND AND BELOW GROUND POINTS OF CONNECTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
- NO PORTION OF ANY PAVEMENT SURFACE WITHIN THE DISABLED PARKING SPACES OR ACCESS AISLES SHALL EXCEED 2% GRADIENT IN ANY DIRECTION. NO PORTION OF THE PATH OF TRAVEL SHALL EXCEED 5% GRADIENT EXCEPT AT DESIGNATED RAMPS WHICH SHALL NOT EXCEED 8.33% GRADIENT. NO PORTION OF THE PATH OF TRAVEL SHALL EXCEED 2% CROSS-FALL GRADIENT. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
- THICKNESS OF PAVEMENT AND BASE MATERIAL SHOWN HEREON IS PRELIMINARY ONLY. FINAL PAVEMENT SECTION TO BE DETERMINED BY SOILS TEST AND RECOMMENDED BY THE SOILS ENGINEER UPON COMPLETION OF ROUGH GRADING.
- 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 COURSE OF 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.
- 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 APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS ACCORDINGLY.

PUBLIC UTILITIES DEPARTMENT NOTE

CONTRACTOR TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND ALLOW CITY FIFTEEN (15) WORKING DAYS FOR COMPLETION OF WORK.
(951) 351-6368



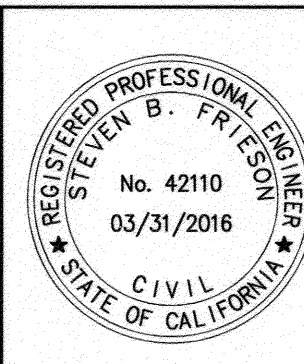
BENCHMARK: C4-L3 1988 ELEV. = 751.17
CITY OF RIVERSIDE
P.K. NAIL AND CITY ENGINEER TAG IN THE TOP OF THE EASTERLY CURB OF JACKSON STREET, 2 FEET SOUTHEASTERLY OF THE B.C.R. OF THE EASTERLY CURB RETURN OF JACKSON STREET AND DELANO AVENUE.

CITY OF RIVERSIDE PUBLIC UTILITIES
DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND

APPROVED BY
ELECTRIC ENGINEERING
01/01/15

CITY OF RIVERSIDE PUBLIC UTILITIES
WATER DEPARTMENT REVIEW FOR WATER CONFLICTS

APPROVED BY
WATER ENGINEERING
01/20/15



CITY BUSINESS CERTIFICATE NO. 0021337, EXP. 10/31/2015
PSOMAS
1500 IOWA AVENUE, SUITE 210
RIVERSIDE, CA 92507
(951) 787-8421 WWW.PSOMAS.COM

PREPARED BY: *S* R.C.E. NO. 42110
DATE: 1-7-2015

MARK REVISIONS
DESIGNED BY: *AW* DRAWN BY: *BS* CHECKED BY: *DY/AW*

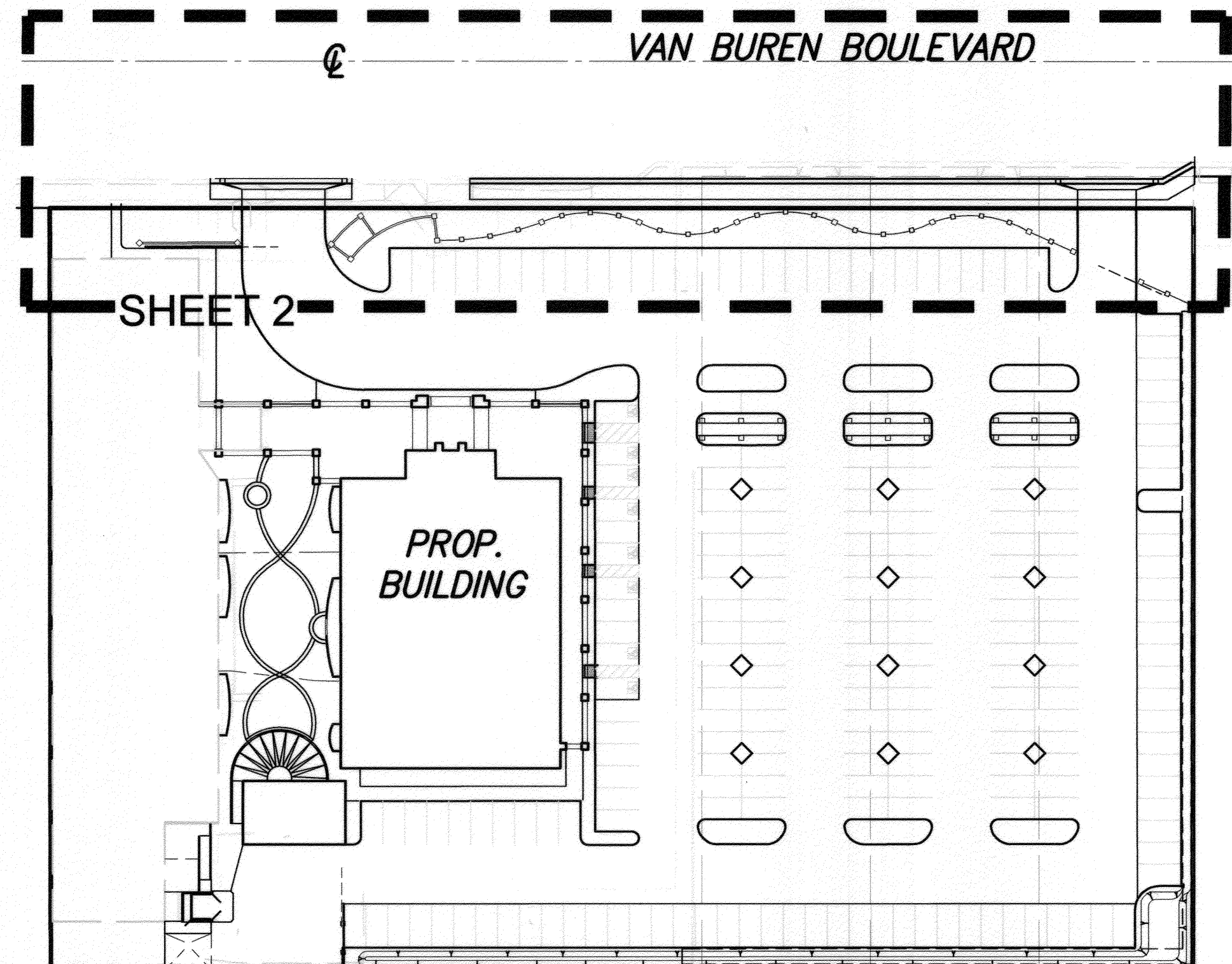
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* BY DATE: 1/27/2015
ENGINEERING MANAGER: *[Signature]* TRAFFIC ENGINEERING: *[Signature]*
CITY ENGINEER/PW DIRECTOR
DATE: 1/27/2015

CITY OF RIVERSIDE
STREET IMPROVEMENTS PLAN
4247 VAN BUREN BLVD.
TITLE SHEET

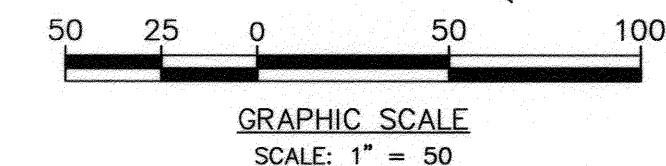
HORIZ. SCALE: AS NOTED VERT. SCALE: AS NOTED

PW14-0420
R-4323
SHEET 1 OF 2
J.N. 467.002

CITY OF RIVERSIDE STREET IMPROVEMENT PLANS 4247 VAN BUREN BLVD.



INDEX MAP



LEGEND:

EXISTING CONTOUR MAJOR	PROPOSED CONTOUR MAJOR
EXISTING CONTOUR MINOR	PROPOSED CONTOUR MINOR
PROPOSED LOT LINE	EXISTING LOT LINE
EXISTING RIGHT OF WAY	PROPOSED RIGHT OF WAY
CENTERLINE EXISTING	EXISTING CURB
PROPOSED CURB	EXISTING SIDEWALK
EXISTING SIDEWALK	EXISTING SEWER
PROPOSED SEWER	EXISTING WATER
PROPOSED WATER	PROPOSED FENCE
PROPOSED FLOW LINE	PROPOSED AC PAVEMENT
PROPOSED CONCRETE SIDEWALK	PROPOSED 5' COLD PLANE LIMITS
MANHOLE	SQUARE FEET
FLOW LINE ELEVATION	FINISH SURFACE ELEVATION
FINISH GRADE ELEVATION	CENTERLINE
RIGHT OF WAY	PROPERTY LINE
DRIVEWAY	FINISH FLOOR ELEVATION
FINISH FLOOR ELEVATION	PAD ELEVATION
TOP OF CURB	SIDEWALK
PAD ELEVATION	INVERT OF PIPE ELEVATION
EXISTING GROUND	NATURAL GROUND
OFFER OF DEDICATION	ANGLE POINT



VICINITY MAP

THOMAS GUIDE - PAGE 714, H-5 (2005 EDITION) SECTION 7,
TOWNSHIP 3 SOUTH RANGE 5 WEST
NOT TO SCALE

OWNER/APPLICANT

GRACE COMMUNITY CHURCH OF RIVERSIDE
4247 VAN BUREN BLVD.
RIVERSIDE, CA 92507
PH: (951) 352-8685

ENGINEER

PSOMAS
1500 IOWA AVENUE, SUITE 210
RIVERSIDE, CA 92507
PHONE: (951) 787-8421
FAX: (951) 682-3379

TOPOGRAPHY SOURCE

EXISTING TOPOGRAPHY IS BASED UPON AN AERIAL SURVEY BY
IM CONSULTING ENGINEERS, INC.
3544 UNIVERSITY AVENUE
RIVERSIDE, CA 92501
PH: (951) 686-5103
PERFORMED ON AUGUST 2014

SOILS ENGINEER

JOHN R. BIERLY, INC.
2257 SOUTH LILAC AVENUE
BLOOMINGTON, CA 92316
PH: (909) 877-1324
FX: (909) 877-5210

LEGAL DESCRIPTION

PORTION OF LOT 12 AND 13 IN BLOCK 9 OF THE LAND AND
IRRIGATION COMPANY, IN THE CITY OF RIVERSIDE, COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP
ON FILE ON BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN
BERNARDINO COUNTY, CALIFORNIA.

SHEET INDEX

SHEET 1 TITLE SHEET
SHEET 2 PLAN AND PROFILE

CONSTRUCTION NOTES

- CONSTRUCT A.C. OVER CLASS 2 AGGREGATE BASE. FINAL SECTION SHALL BE DETERMINED BY THE SOILS ENGINEER AT THE COMPLETION OF ROUGH GRADE. R-VALUE=.....
- CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200 TYPE I. 357 L.F.
- CONSTRUCT CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325. 2,089 S.F.
- CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302 TYPE CURB I. 2 EA.
- CONSTRUCT JUNCTION STRUCTURE "B" PER CITY OF RIVERSIDE STD. DWG. 421, A=45', L=4.2', C=4.9', E=4.1'. 1 EA.
- CONSTRUCT SAWCUT AND COLD PLANE PER DETAIL ON SHEET 1. 1,805 S.F.
- INSTALL 24" R.C.P. PER CITY OF RIVERSIDE STD. DWG. NO. 452 CASE I. 99 L.F.
- REMOVE A.C. PAVING. 1,210 S.F.
- EXISTING WATER SERVICES, TO BE CUT AND PLUGGED PER WATER UTILITY PLAN. 3 EA.
- EXISTING SEWER LATERALS, TO BE CUT AND PLUGGED. 2 EA.
- INSTALL CONCRETE COLLAR PER CITY OF RIVERSIDE STD. DWG. 424. 1 EA.
- INSTALL TRENCH BACKFILL PER CITY OF RIVERSIDE STD. DWG. 453. 99 L.F.

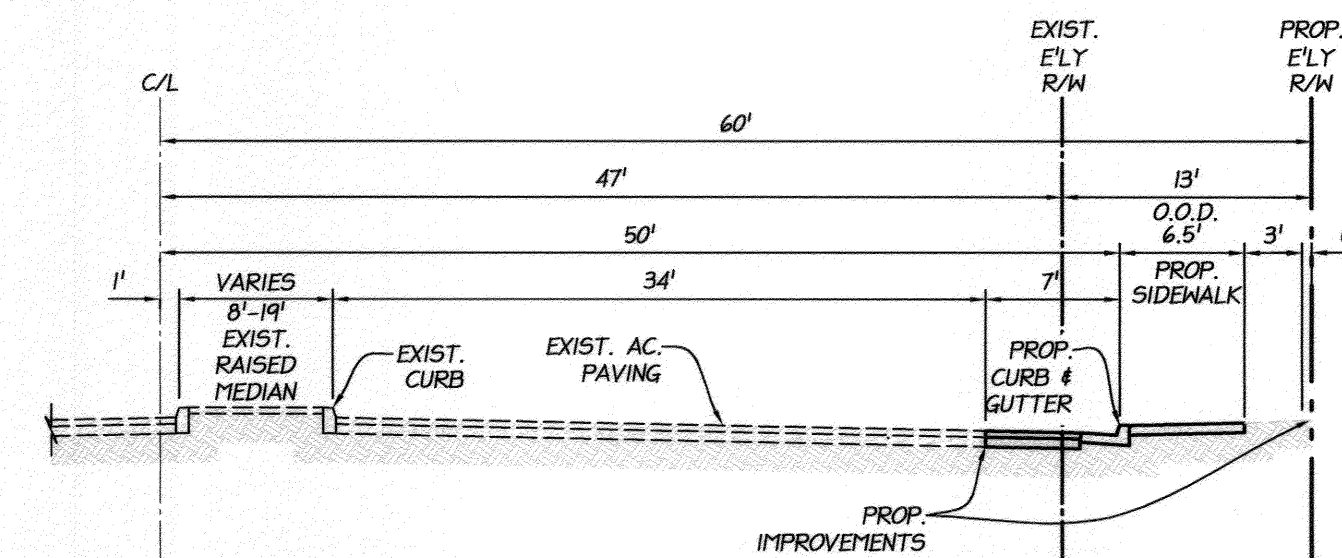
QTY.

TELEPHONE NUMBERS

EMERGENCY	
RIVERSIDE POLICE DEPARTMENT	(951) 787-7911
RIVERSIDE FIRE DEPARTMENT	(951) 826-5321
GOODHEW AMBULANCE	(951) 684-5520
RIVERSIDE COMMUNITY HOSPITAL	(951) 788-3000
RIVERSIDE GENERAL HOSPITAL	(951) 351-0425
UTILITIES	
UNDERGROUND SERVICE ALERT	(800) 227-2600
CITY OF RIV. ELEC. OPERATIONS CONTROL CTR.	(951) 687-0791
SOUTHERN CALIFORNIA GAS (DISTRIBUTION)	(800) 227-2600
CITY OF RIV. PUBLIC UTIL. CUSTOMER SERVICES	(800) 782-0330
PACIFIC BELL	(800) 227-2600
AMERICAN TELEPHONE & TELEGRAPH	(951) 381-7380
CHARTER COMMUNICATION CABLE	(951) 688-9012
CITY OF RIV. WATER OPERATIONS EMERGENCIES	(951) 782-0330
OTHERS	
RIVERSIDE PUBLIC WORKS DEPARTMENT	(951) 826-5341
R.F. DICKSON STREET SWEEPING	(800) 841-7994
WESTERN WASTE	(951) 737-0343
RIVERSIDE DIAL-A-RIDE (SUPERVISOR)	(951) 275-9620
US POSTAL SERVICE	(951) 737-0451
RIVERSIDE UNIFIED SCHOOL DISTRICT	(951) 788-7134
RIVERSIDE TRANSITAGENCY	(951) 684-0850

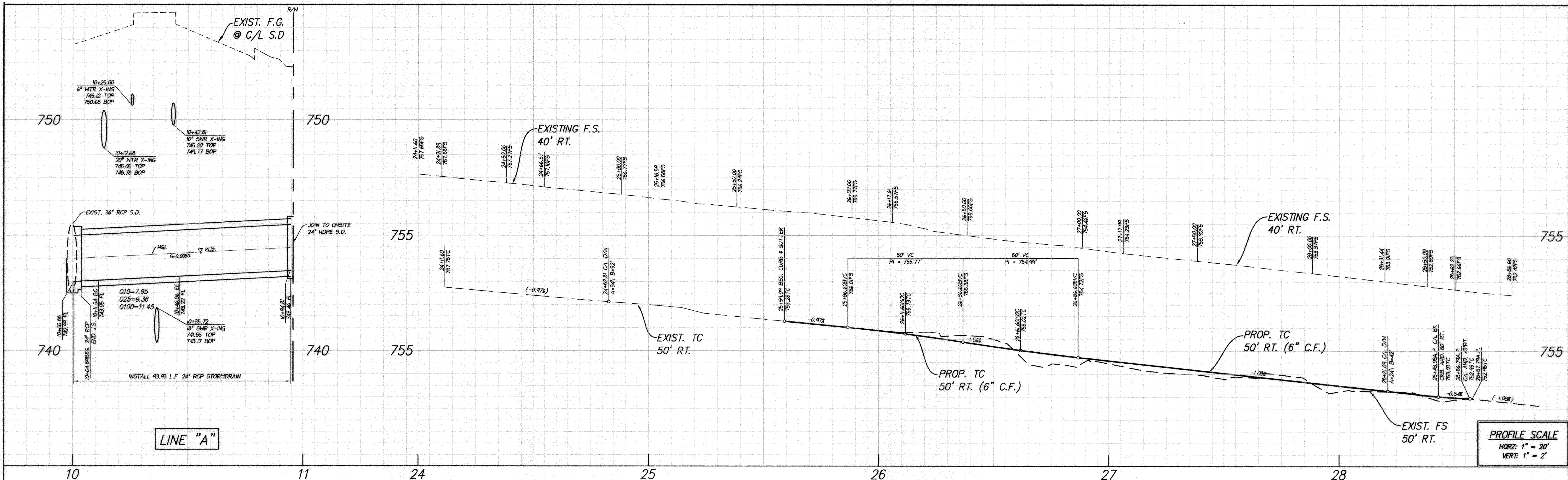
COLD PLANE DETAIL

NOT TO SCALE



TYPICAL SECTION VAN BUREN BLVD.

SCALE: 1"=10'
TI=10.5



CONSTRUCTION NOTES

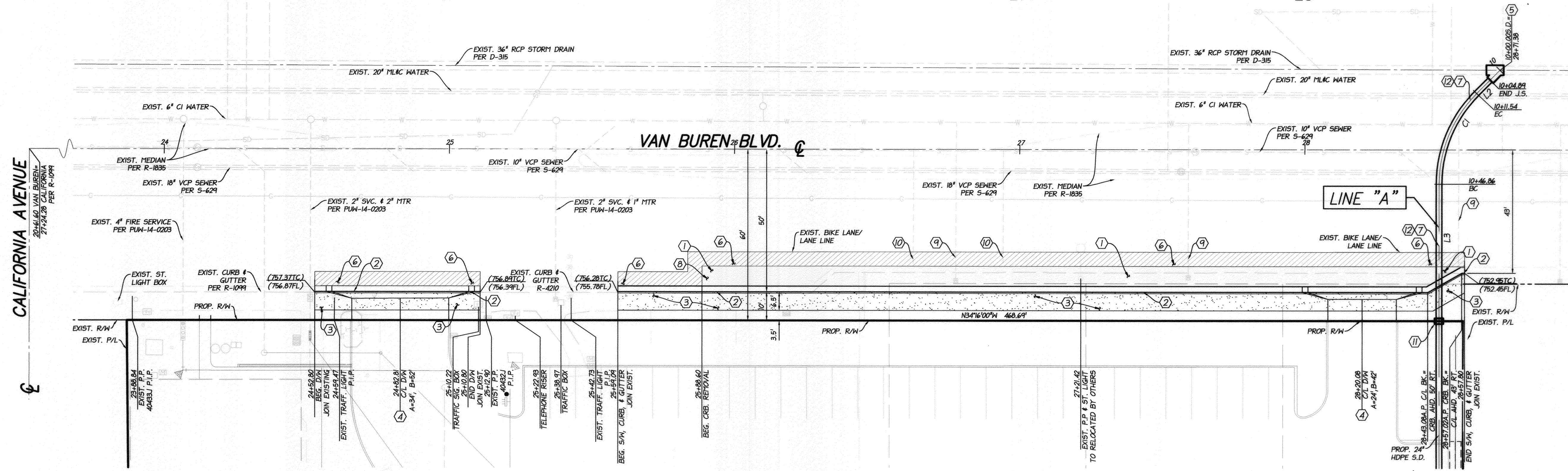
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- INSTALL CONCRETE COLLAR PER CITY OF RIVERSIDE STD. DWG. 424.
- INSTALL TRENCH BACKFILL PER CITY OF RIVERSIDE STD. DWG. 453.

S.D. CURVE TABLE

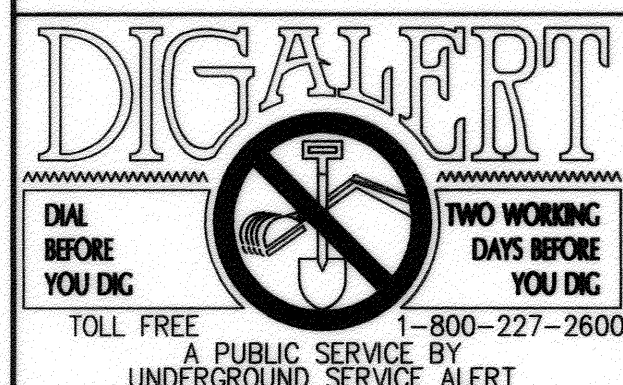
CURVE #	LENGTH	RADIUS	DELTA	TAN
C1	35.32'	44.90'	45°04'35"	18.63'

S.D. LINE TABLE

LINE #	BEARING	DISTANCE
L2	N79° 16' 00"W	11.54
L3	S55° 42' 36"W	47.95



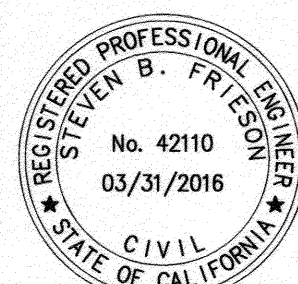
VAN BUREN BOULEVARD



BENCHMARK: 04-L3 1988 ELEV. = 751.17
CITY OF RIVERSIDE
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CITY OF RIVERSIDE PUBLIC UTILITIES
DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND
Sumner Rogers 01/27/15
APPROVED BY
ELECTRIC ENGINEERING

CITY OF RIVERSIDE PUBLIC UTILITIES
WATER DEPARTMENT REVIEW FOR WATER CONFLICTS
[Signature] 01/20/15
APPROVED BY
WATER ENGINEERING



CITY BUSINESS CERTIFICATE NO. 0021337, EXP. 10/31/2015
PSOMAS
1500 IOWA AVENUE, SUITE 210
RIVERSIDE, CA 92507
(951) 787-8421 WWW.PSOMAS.COM
PREPARED BY: *[Signature]* R.C.E. NO. 42110
DATE: 1-7-2015

MARK REVISIONS APPR. DATE
DESIGNED BY: *AW* DRAWN BY: *BS* CHECKED BY: *DY/AW*

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* BY DATE: 1/23/2015
ENGINEERING MANAGER: *[Signature]*
TRAFFIC ENGINEERING: *[Signature]*
CITY ENGINEER/PW DIRECTOR: *[Signature]*
DATE: 1/23/2015

CITY OF RIVERSIDE
STREET IMPROVEMENTS PLAN
4247 VAN BUREN BLVD.
PLAN AND PROFILE
HORIZ. SCALE: AS NOTED VERT. SCALE: AS NOTED

PW14-0420
R-4323
SHEET 2 OF 2
J.N. 467.002