

GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. 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.
5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
6. 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 BARRICADING DURING THIS TIME.
7. 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.
8. 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.
9. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
10. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
11. WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
12. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
13. THE SUBDIVIDER 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.
14. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
15. 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.
16. 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.
17. STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
18. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
19. 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.
20. 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.
21. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
22. 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 U.S.A.
23. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
24. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
25. 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.
26. 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.
27. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
28. PIPES JOINTS FOR VITRIFIED CLAY PIPE SHALL BE TYPE "C" 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.

32. 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.
33. 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. _____
34. 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.
35. 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.
36. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR, AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".

THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS' AND SUBCONTRACTORS' COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".

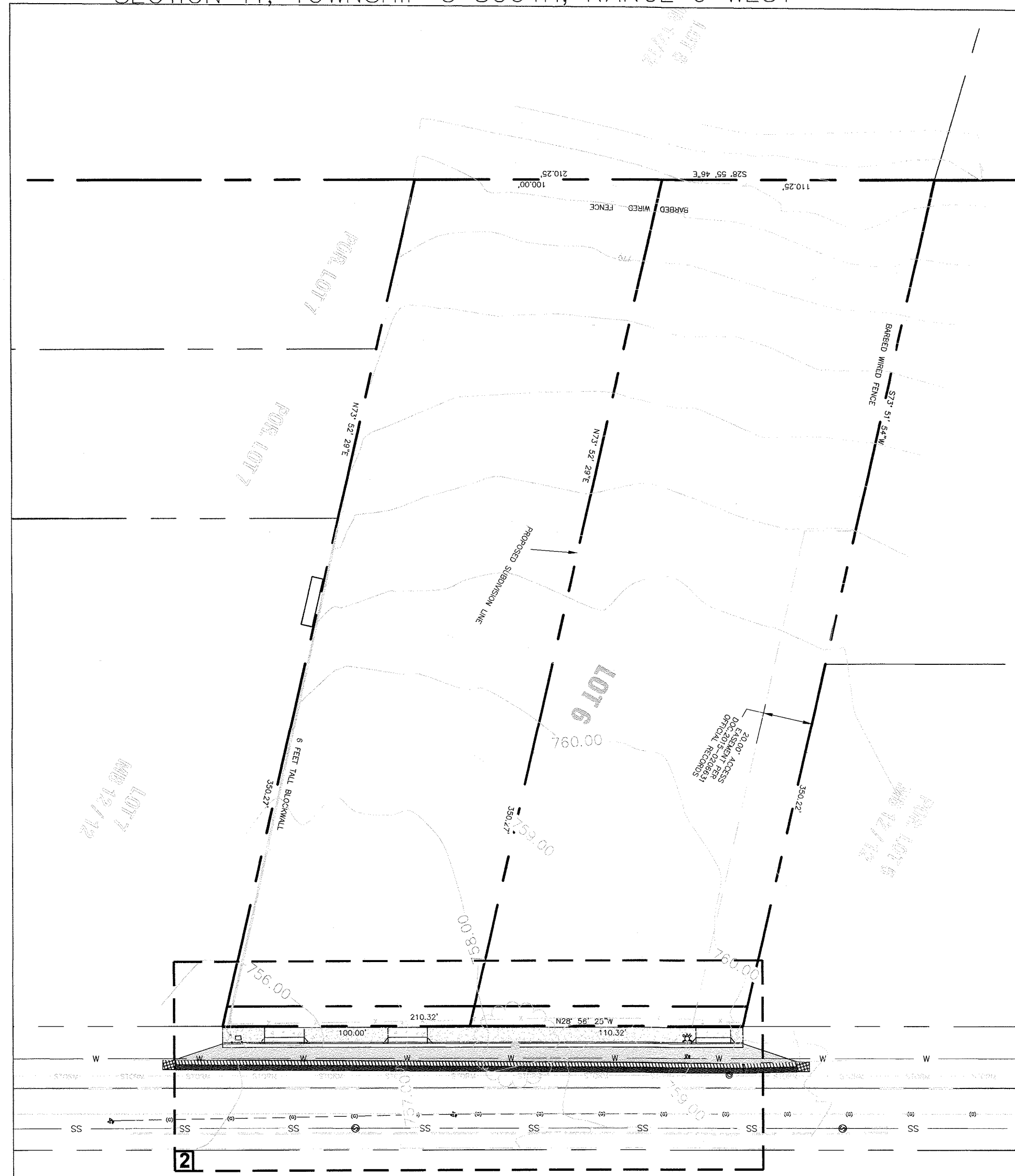
CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR ANY LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

UNAUTHORIZED CHANGES AND USES:

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS.

CITY ACCEPTANCE OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS AND OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST OF THE CITY INSPECTOR, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR REVIEW. 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, 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.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE CALIFORNIA
STREET IMPROVEMENT PLAN
PARCEL MAP 37011
SECTION 11, TOWNSHIP 3 SOUTH, RANGE 6 WEST

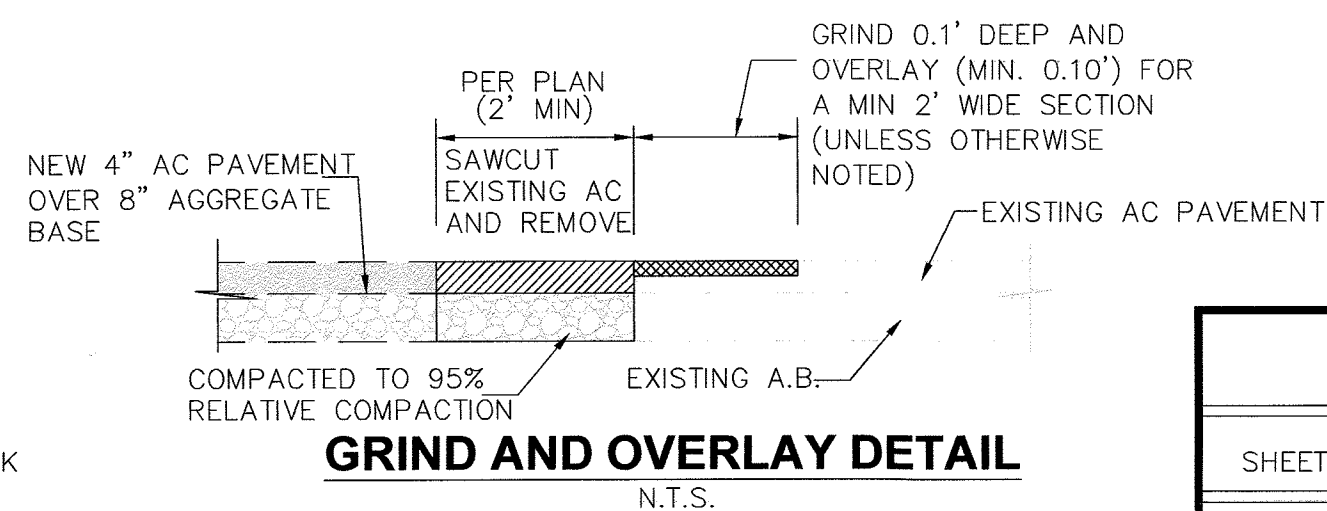


INDEX MAP

SCALE 1"=40'

UTILITY PURVEYORS

SCHOOL DISTRICT: RIVERSIDE UNIFIED SCHOOL DISTRICT (951) 788-7135
WATER: RIVERSIDE PUBLIC UTILITIES (951) 928-3777
TELEPHONE: VERIZON (800) 922-0204
GAS: S.C. GAS COMPANY (800) 342-4545
ELECTRICITY: RIVERSIDE PUBLIC UTILITIES (800) 655-4555
CABLE/TV: TIME WARNER CABLE (855) 427-0191



GRIND AND OVERLAY DETAIL

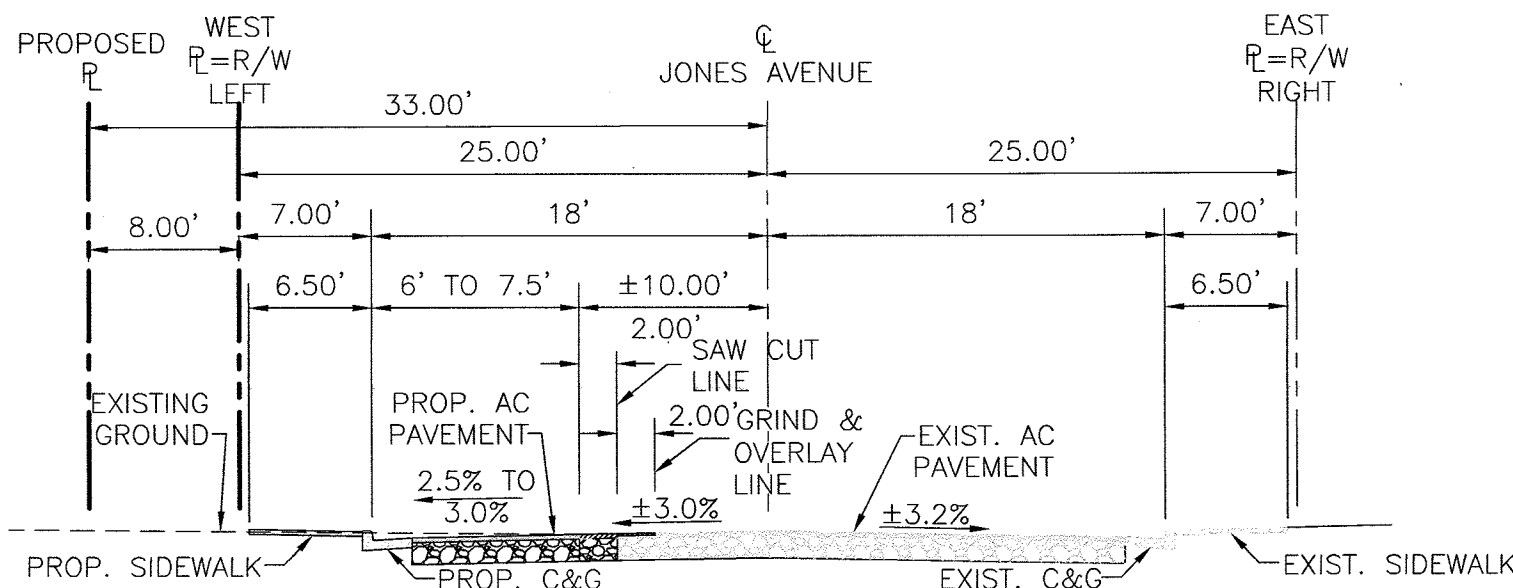
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SHEET INDEX:

SHEET NO.	DESCRIPTION
1	INDEX PLAN
2	PLAN AND PROFILE

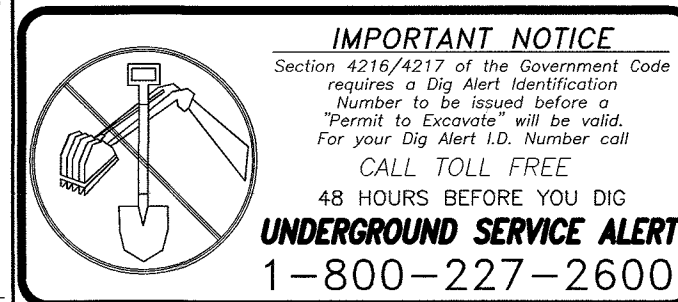
JONES AVENUE

TYPICAL SECTION
T.I.=6

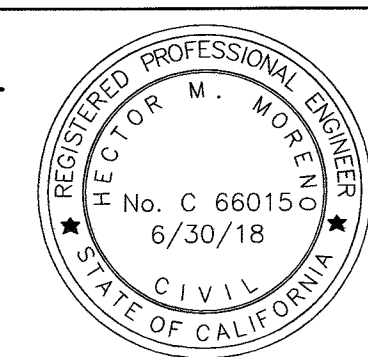


CITY OF RIVERSIDE PUBLIC UTILITIES
WATER DEPARTMENT

CITY OF RIVERSIDE PUBLIC UTILITIES
DEPARTMENT-ELECTRIC



ENGINEER IN
RESPONSIBLE CHARGE
HECTOR M. MORENO
R.C.E. No. C 66015 EXPIRES 06/30/18
DATE 06-15-17



BENCHMARK:
THE ELEVATIONS FOR THIS SURVEY
ARE BASED ON CITY BENCH MARK ID
G1-N3, RAILROAD SPIKE IN POWER
POLE, NORTHEASTERLY CORNER OF
GRAMERCY PLACE AND JONES AVE.
ELEVATION = 754.17
POINT ID: G1-N3

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY
ENGINEERING MANAGER
CAPITAL PROJECTS
TRAFFIC ENGINEERING
BY
DATE
DATE
DATE
APPR. DATE
DESIGNED BY
DRAWN BY
CHECKED BY

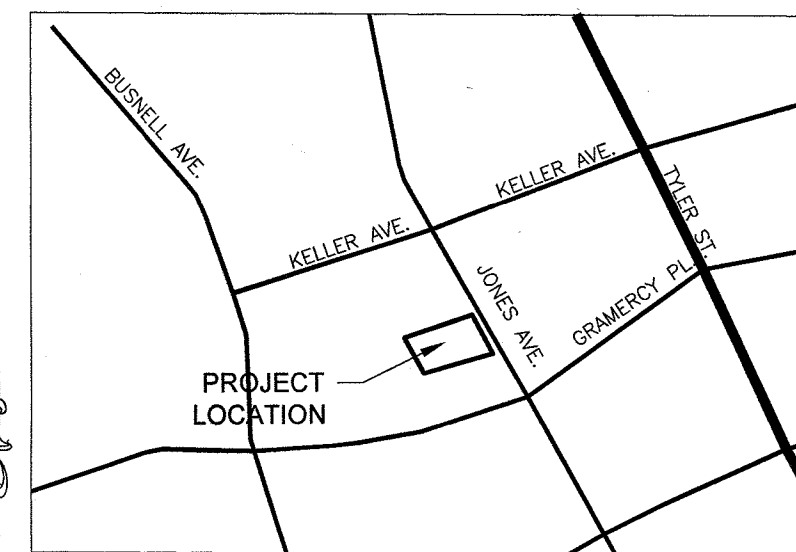
STREET IMPROVEMENT PLAN
PARCEL MAP No. 37011
5356 JONES AVENUE

PW16-0646

R- 4410

SHEET 1 OF 2

HORIZONTAL SCALE: AS SHOWN VERTICAL SCALE: AS SHOWN



VICINITY MAP
NOT TO SCALE

OWNER(S):
MEJIA SERGIO VACA
181 S. LEWIS ST.
ORANGE, CA 92868
PHONE: (559) 259-9555

APPLICANT:

MEJIA SERGIO VACA
181 S. LEWIS ST.
ORANGE, CA 92868
PHONE: (559) 259-9555

BASIS OF BEARINGS:

BEARING ARE BASED UPON
THE CENTERLINE OF JONES
AVE BEING N28°56'25"W AS
SHOWN ON THE PARCEL MAP
No 37011.

BENCHMARK:

THE ELEVATIONS FOR THIS SURVEY ARE
BASED ON CITY BENCH MARK ID G1-N3,
RAILROAD SPIKE IN POWER POLE,
NORTHEASTERLY CORNER OF GRAMERCY
PLACE AND JONES AVE.

ELEVATION = 754.17
POINT ID: G1-N3

TOPOGRAPHY SOURCE

CALIFORNIA LAND SURVEYOR
1570 BRIDGEVIEW DRIVE
SAN DIEGO, CA. 92105
(619) 761-2456
WWW.CALANDSURVEYOR.COM
PERFORMED ON MARCH, 2016

LEGAL DESCRIPTION

APN NO. 149-370-013

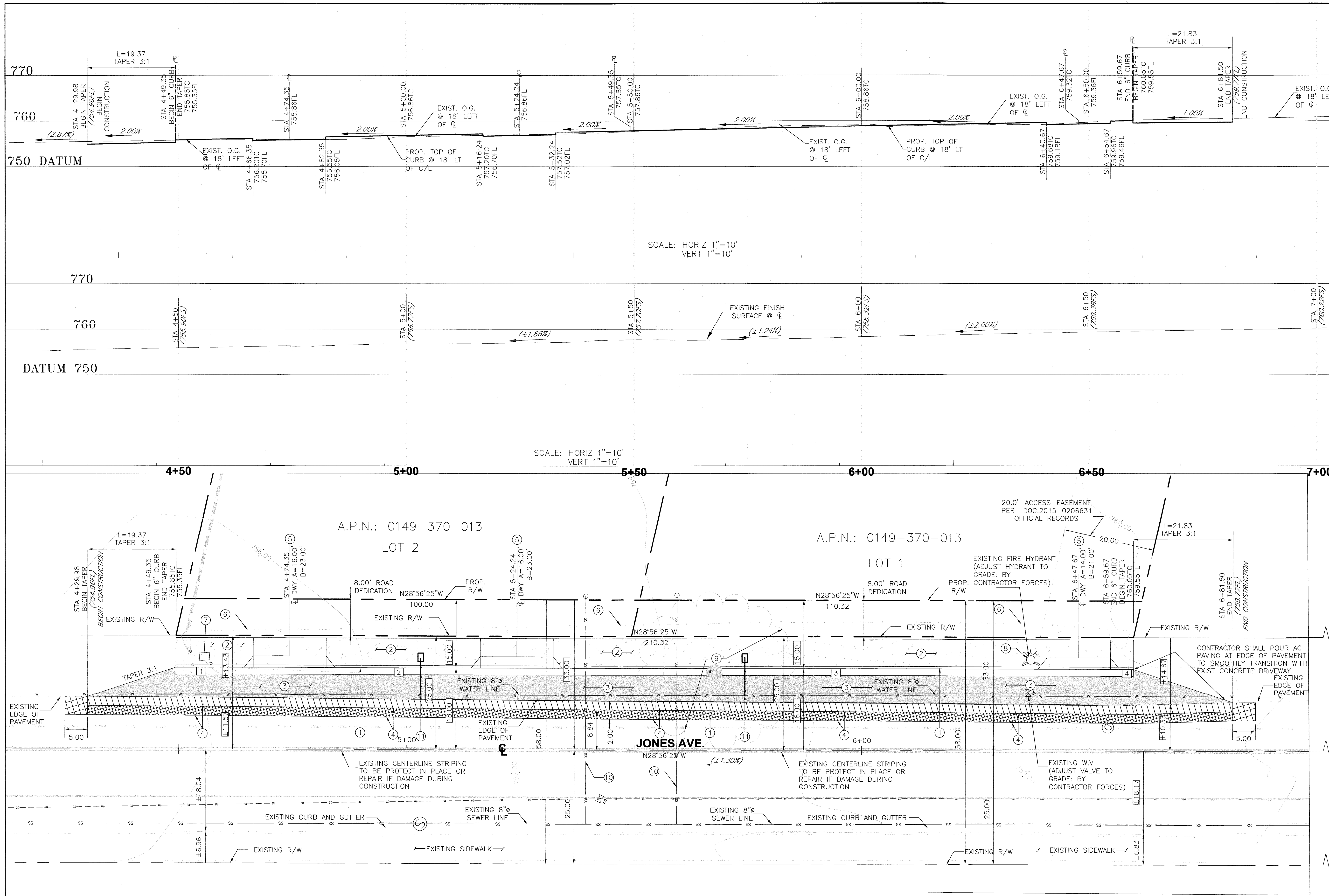
LOT 6 IN BLOCK 12 OF CHAUBOURNE HEIGHTS,
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN
BOOK 12, PAGE 11 TROUGH 13, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY.

CIVIL ENGINEER OF RECORD:

AEC MORENO CORP.
1430 E COOLEY DR., SUITE 120
COLTON, CA 92324
PHONE NO.: (909) 440-2855

CONSTRUCTION NOTES

1. CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY OF RIVERSIDE STD. No. 200. 210.32 L.F.
2. CONSTRUCT 4" THICK PCC SIDEWALK PER CITY OF RIVERSIDE STD. No. 325. 986.00 S.F.
3. CONSTRUCT 4" NEW AC PAVEMENT OVER 8" AGGREGATE BASE PER SOILS REPORT # 1095; R VALUE 25. 1,358.00 S.F.
4. GRIND AND OVERLAY SEE DETAIL IN THIS SHEET 1. 262.00 L.F.
5. CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. No. 302 TYPE CURB-L. 3 EA
6. EXISTING CHAIN LINK FENCE TO REMAIN IN PLACE. 210.00 L.F.
7. EXISTING ELECTRICAL BOX TO BE PROTECT IN PLACE. 1 EA
8. EXISTING FIRE HYDRANT TO BE PROTECT IN PLACE. 1 EA
9. EXISTING TREE TO BE REMOVED. 1 EA
10. INSTALL SEWER LATERAL PER CITY STD 562. 50.00 L.F./2 EA
11. 1" WATER SERVICE PER CITY STD. CWD-600 TO BE INSTALLED BY CITY FORCES PER COMPOSITE UTILITY PLAN. 1 EA



CURVE DATA		
No.	DELTA OR BEARING	LENGTH
1	N28°56'25\"W	17.00'
2	N28°56'25\"W	33.90'
3	N28°56'25\"W	108.40'
4	N28°56'25\"W	5.00'

- CONSTRUCTION NOTES**
- CONSTRUCT 6\" CURB & GUTTER (TYPE I) PER CITY OF RIVERSIDE STD. No. 200.
 - CONSTRUCT 4\" THICK PCC SIDEWALK PER CITY OF RIVERSIDE STD. No. 325.
 - CONSTRUCT 4\" NEW AC PAVEMENT OVER 8\" AGGREGATE BASE PER SOILS REPORT # 1095; R VALUE 25.
 - GRIND AND OVERLAY SEE DETAIL ON SHEET 1.
 - CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. No. 302 TYPE CURB-I.
 - EXISTING CHAIN LINK FENCE TO REMAIN IN PLACE.
 - EXISTING ELECTRICAL BOX TO BE PROTECT IN PLACE.
 - EXISTING FIRE HYDRANT TO BE PROTECT IN PLACE.
 - EXISTING TREE TO BE REMOVED.
 - INSTALL SEWER LATERAL PER CITY STD 562.
 - 1\" WATER SERVICE PER CITY STD. CWD-600 TO BE INSTALLED BY CITY FORCES PER COMPOSITE UTILITY PLAN.

CITY OF RIVERSIDE PUBLIC UTILITIES
WATER DEPARTMENT

APPROVED BY: *[Signature]* DATE: 6/16/17

CITY OF RIVERSIDE PUBLIC UTILITIES
DEPARTMENT-ELECTRIC

APPROVED BY: *[Signature]* DATE: 6/19/17

IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be issued before a "Permit to Excavate" will be valid. For your Dig Alert ID, Number call CALL TOLL FREE 1-800-227-2600

UNDERGROUND SERVICE ALERT

ENGINEER IN RESPONSIBLE CHARGE
[Signature]
HECTOR M. MORENO
R.C.E. No. C 66015 EXPIRES 06/30/18
DATE 06-15-17

BENCHMARK:
THE ELAVATIONS FOR THIS SURVEY ARE BASED ON CITY BENCH MARK ID G1-N3, RAILROAD SPIKE IN POWER POLE, NORTHEASTERLY CORNER OF GRAMERCY PLACE AND JONES AVE.
ELEVATION = 754.17
POINT ID: G1-N3

**CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT**

APPROVED BY: *[Signature]* DATE: 6/22/17
BY: *[Signature]* DATE: 6/22/17
CITY ENGINEER/PW DIRECTOR

DESIGNED BY: RM DRAWN BY: RM CHECKED BY: HHT

**STREET IMPROVEMENT PLAN
PARCEL MAP No. 37011
5356 JONES AVENUE**

PW16-0646

R- 4410

2 of 2