

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

THE QUANTITIES SHOWN BELOW ARE FOR BONDING INFORMATION ONLY. THE CONTRACTOR IS TO CONSTRUCT PROJECT PER THESE PLANS AND SUBMIT CONSTRUCTION BID BASED ON THEIR OWN QUANTITY "TAKE-OFF".

1	PLACE " " A.C. OVER " " C.A.B. PER S.R. R=	148,417 SF
1A	PLACE " " A.C. OVER " " C.A.B. PER S.R. R=	96,568 SF
2	CONSTRUCT 6" CURB & GUTTER PER CITY STD. DWG. NO. 200 (TYPE I)	11,145 LF
3	CONSTRUCT 6.5" CURB SIDEWALK PER CITY STD. DWG. NO. 325	63,295 SF
3A	CONSTRUCT 5" P/L SIDEWALK PER CITY STD. DWG. NO. 325	9,782 SF
4	CONSTRUCT 8" CURB ONLY PER CITY STD. DWG. NO. 200 (TYPE II)	2,099 LF
5	CONSTRUCT DRIVEWAY APPROACH PER CITY STD. DWG. NO. 302 (TYPE CURB-I)	116 EA
6A	CONSTRUCT HANDICAPPED ACCESS RAMP PER CITY STD. DWG. NO. 304 (TYPE I)	10 EA
6B	CONSTRUCT HANDICAPPED ACCESS RAMP PER CITY STD. DWG. NO. 304 (TYPE II)	12 EA
6C	CONSTRUCT HANDICAPPED ACCESS RAMP MID BLOCK PER CITY STD. DWG. NO. 304 (TYPE II-A)	2 EA
7	CONSTRUCT CATCH BASIN PER CITY STD. DWG. NO. 405. (5 AT 14' AND 1 AT 7')	6 EA
8	CONSTRUCT CROSS GUTTER PER CITY STD. DWG. NO. 220	10,249 SF
9	CONSTRUCT 6" BLOCK WALL PER RIVERSIDE BUILDING AND SAFETY STANDARDS.	1,139 LF
10	INSTALL 2" X 4" REDWOOD HEADER	165 LF
11	REMOVE EXISTING STREET BARRICADES (CONTACT STREET SERVICES 351-6128)	1 EA
12	SAW CUT, JOIN EXISTING PAVING PER DETAIL HEREON	1,454 LF
13	CONSTRUCT BARRICADE PER CITY STD. DWG. NO. 180	165 LF

STORM DRAIN CONSTRUCTION NOTES

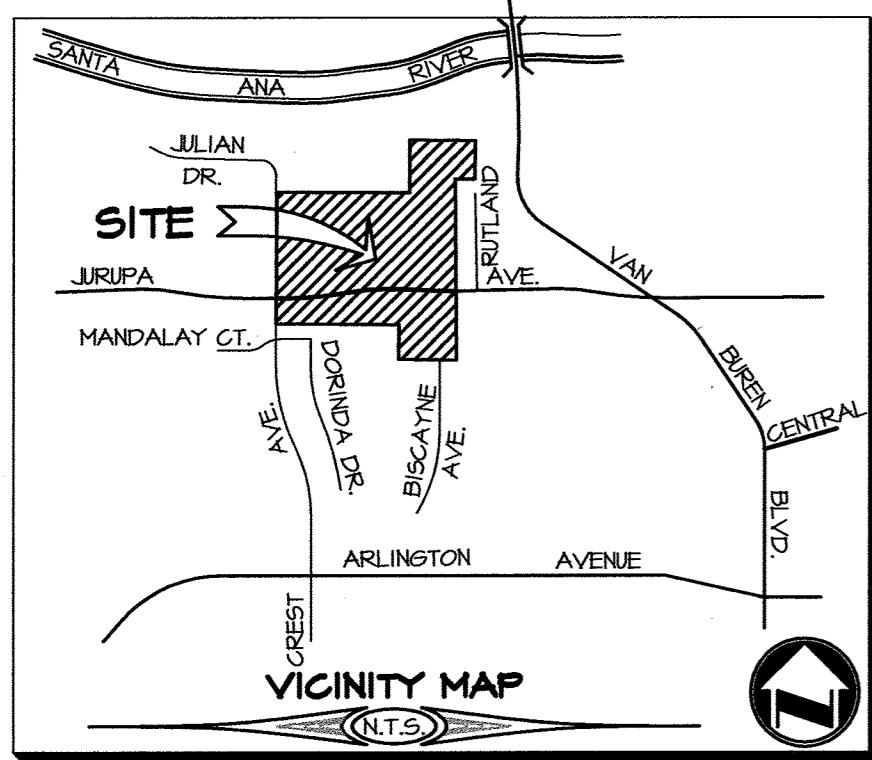
51	CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. DWG. NO. 405 (5 AT 14' AND 1 AT 7')	6 EA
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STREET	ESTIMATE AC OVER AB
JURUPA AVENUE	47/12" OR 5/10"
DIMAGGIO STREET	3/5" ANTI OR 3/4"
DRYSDALE STREET	3/16" OR 3/4"
CLEMENT COURT	3/16" OR 3/4"
LASORDA COURT	3/16" OR 3/4"
KEATING DRIVE	3/16" OR 3/4"
BISCAYNE AVENUE	3/4"
MANTLE STREET	3/4"
SCIOSCIA STREET	3/4"

- 14 INSTALL 12" WHITE LIMIT LINE AND STOP PAVEMENT MARKING 225 LF
13 EA
- 15 INSTALL 12" WIDE WHITE PAINT FOR 10' WIDE CROSSWALK 360 LF

WATER DEPARTMENT NOTE:

DEVELOPER TO GIVE THE WATER DEPARTMENT FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW THE CITY TEN (10) WORKING DAYS FOR COMPLETION OF THE WORK. (951) 351-6368 (SHEET 10)



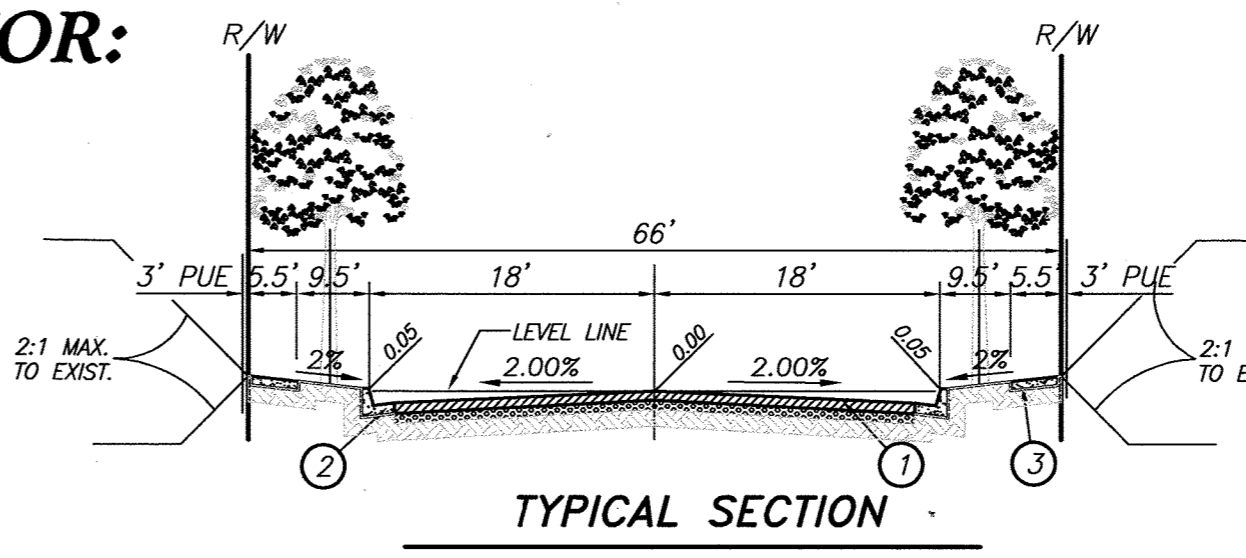
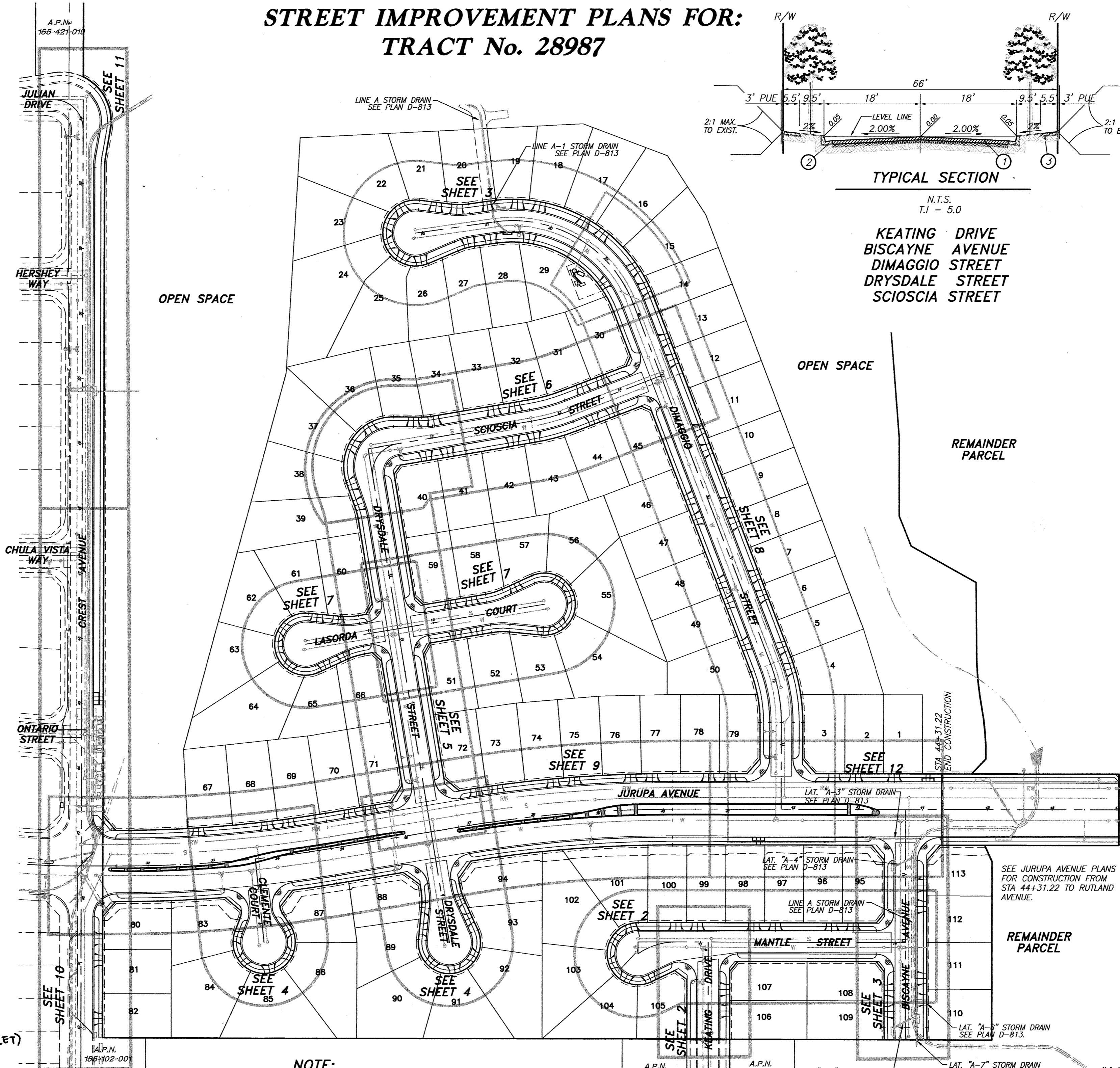
STREET SIGN SCHEDULE

1	JURUPA AVENUE	9800
2	CLEMENTE COURT	7000
3	JURUPA AVENUE	9600
4	DRYSDALE STREET	7000
5	JURUPA AVENUE	9200
6	BISCAYNE AVENUE	7000
7	JURUPA STREET	9300
8	DIMAGGIO STREET	7100
9	JURUPA AVENUE	9600
10	DRYSDALE STREET	7100
11	DRYSDALE STREET	7100
12	LASORDA COURT	9700
13	DRYSDALE STREET	7100
14	LASORDA COURT	9600
15	DRYSDALE STREET	9600
16	SCIOSCIA STREET	7100
17	SCIOSCIA STREET	9500
18	DIMAGGIO STREET	7100
19	MANTLE STREET	9300
20	BISCAYNE AVENUE	6900
21	MANTLE STREET	9400
22	KEATING DRIVE	6900
23	JURUPA AVENUE	9900
24	CREST AVENUE	7000
25	JURUPA AVENUE	10000
26	CREST AVENUE	7100
27	R1-(STOP SIGN)	
28	W63 (NOT A THROUGH STREET)	

INSTALL SIGNS PER CITY OF RIVERSIDE STANDARD DRAWINGS #662A & #666 #664

W14-2 (NO OUTLET)

STREET IMPROVEMENT PLANS FOR: TRACT No. 28987



TYPICAL SECTION

N.T.S. T.I = 5.0

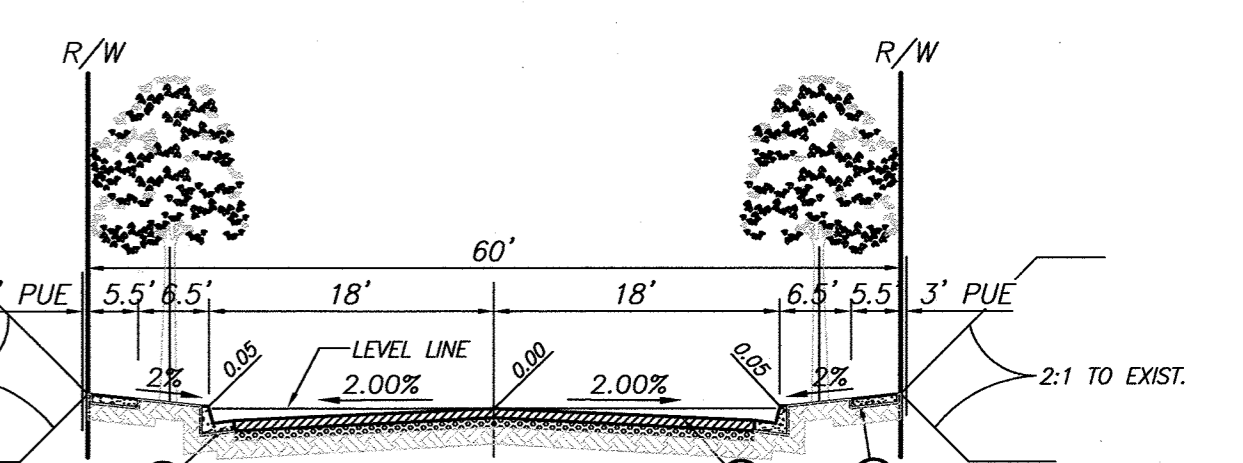
KEATING DRIVE
BISCAYNE AVENUE
DIMAGGIO STREET
DRYSDALE STREET
SCIOSCIA STREET

STREET CONSTRUCTION GENERAL NOTES

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-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 RELIABILITY 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 REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE PROJECT.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, 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.
- 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.
- 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.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY 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. (CONTRACTOR IS TO REPLACE THE CENTERLINE STRIPING WITHIN PROJECT LIMITS)
- 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 UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- 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 IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS AND UNDERGROUND ELECTRIC UTILITY FACILITIES. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION TO OBTAIN APPROVED STREET LIGHT AND ELECTRIC PLANS. CONTACT: STEVE JOHAL PH. NO. (951) 826-5830 3901 ORANGE STREET RIVERSIDE CALIFORNIA 92501
- 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.
- 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.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6103) 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.

LEGEND

BLDG.	BUILDING	INV.	INVERT OF PIPE
CB	CATCH BASIN	LP	LOW POINT
CHK	CHAIN LINK FENCE	MH	MAN HOLE
C&G	CURB AND GUTTER	P.P.	POWER POLE
C.L.	CENTERLINE	R.D.	ROOF DRAIN
CONC.	CONCRETE	R.O.W.	RIGHT-OF-WAY
D/W	DRIVEWAY	SEWER	SEWER
EP	EDGE OF PAVEMENT	S/W	SIDEWALK
EXIST.	EXISTING	SD	STORM DRAIN
FF	FINISHED FLOOR	STD.	STANDARD
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOW LINE	TEL	TELEPHONE
FS	FINISHED SURFACE	TG	TOP OF GRATE
GB	GRADE BREAK	TF	TOP OF FOOTING
H.C.	HANDICAPPED	TW	TOP OF WALL
HP	HIGH POINT	W	WATER



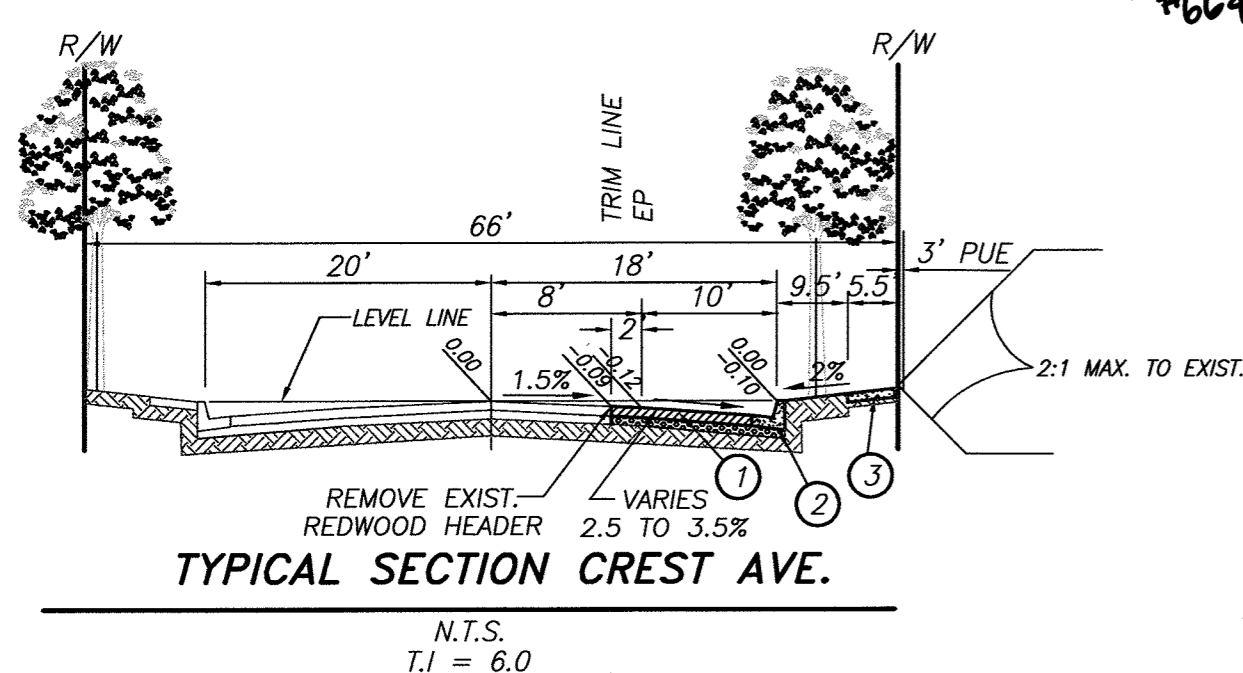
TYPICAL SECTION

N.T.S. T.I = 5.0

DRYSDALE STREET
CLEMENTE COURT
LASORDA COURT
MANTLE STREET

SHEET LEGEND

SHEET 1 INDEX SHEET
SHEET 2 THRU 12 STREET IMPROVEMENT PLAN AND PROFILE SHEETS



TYPICAL SECTION CREST AVE.

N.T.S. T.I = 6.0

CREST AVENUE

NOTE:
ALL WORK ON EXISTING WATER FACILITIES TO BE COMPLETED BY CITY FORCES. SEE SHEET 10.



RIVERSIDE PUBLIC UTILITIES- ELECTRIC
REVIEWED FOR CONFLICTS BY: *Steve Green* 7/2/14 DATE:

RIVERSIDE PUBLIC UTILITIES- WATER
REVIEWED FOR CONFLICTS BY: *Matthew B. Co* 01/09/2015 DATE:

811
Know what's below. Call before you dig.

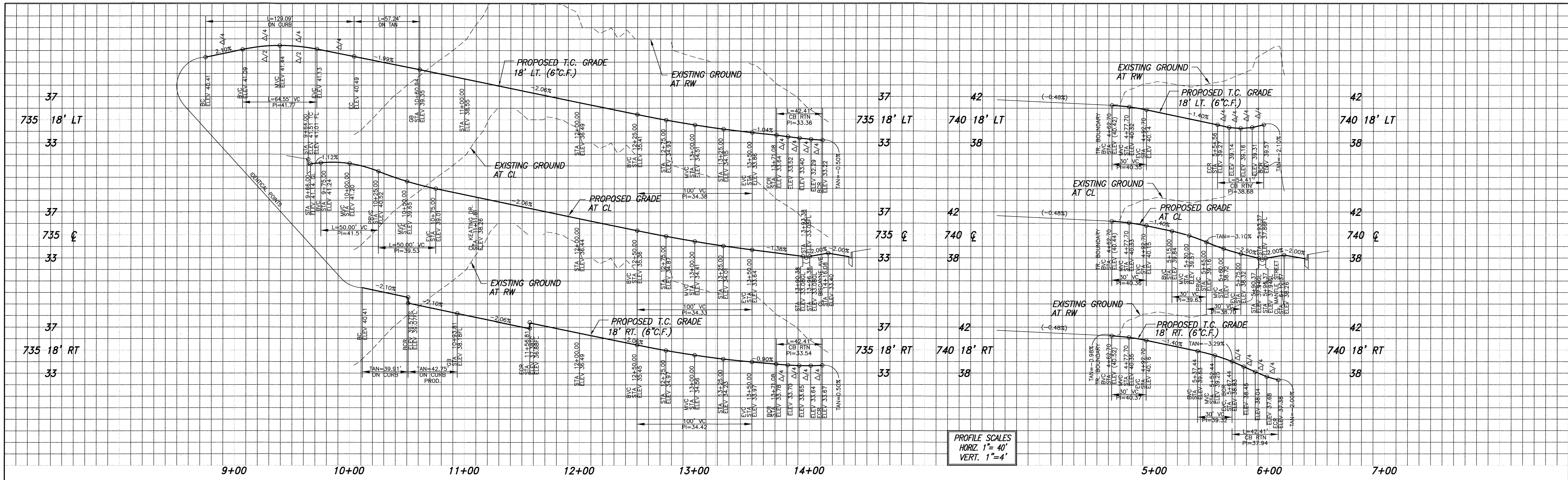
PLANS PREPARED BY:
adkan ENGINEERS
CIVIL ENGINEERING ARCHITECTURAL PLANNING
6870 AIRPORT DRIVE, RIVERSIDE, CA 92504
TEL: (951) 889-0241 FAX: (951) 343-9370
DATE: 6/30/14
UNDER THE SUPERVISION OF: *[Signature]* R.C.E. 53390 6/30/15

BENCHMARK: H3-D3
CITY OF RIVERSIDE
BENCH MARK TRANSFER:
SET CHISLED "X" IN THE TOP OF EASTERLY BASE BOLT OF AN 18" DIAMETER TRAFFIC SIGNAL POLE AT THE NORTHEASTERLY CURB RETURN OF JURUPA AVENUE AND VAN BUREN BOULEVARD.
H3-D3-TRANSFER.
DATE: 6/30/14
ELEVATION: 726.212

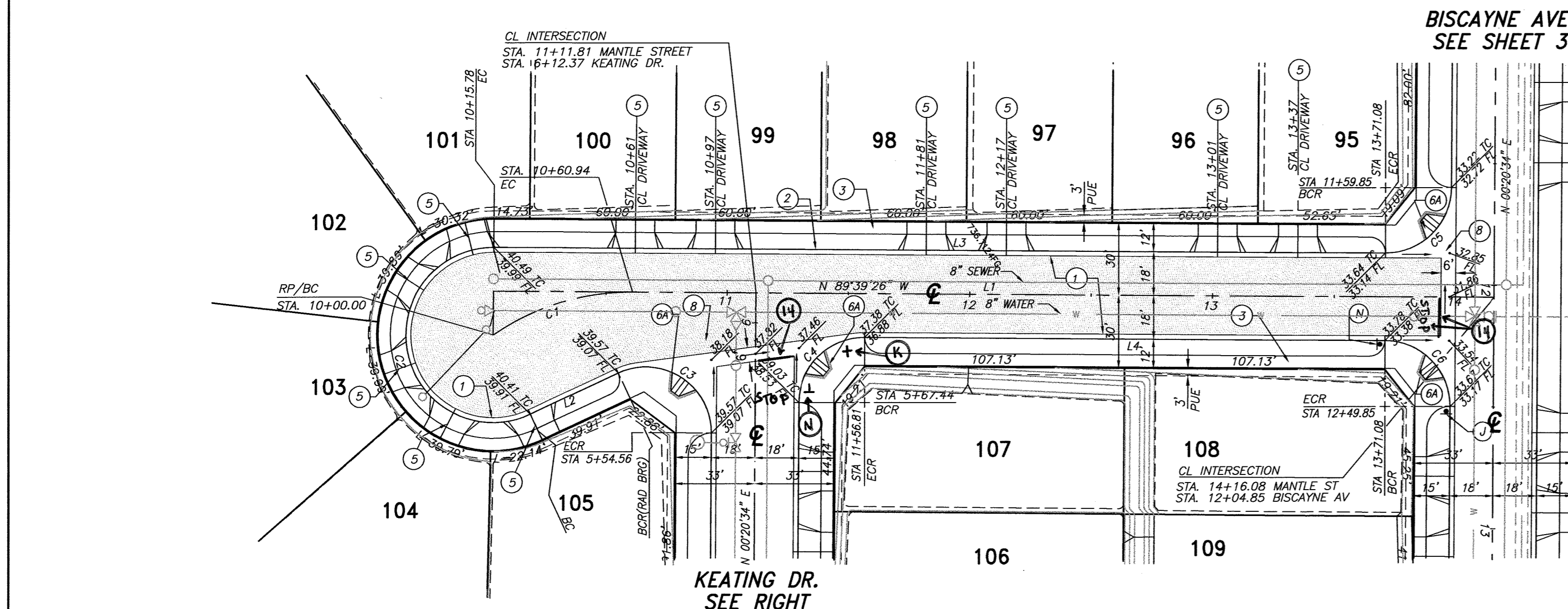
DESIGNED BY: Rick DRAWN BY: Rick CHECKED BY: C-
REVISIONS:
1. REV. STR. ELEV DUE TO FORCE MAIN CURB BARRICADE 01/09/15
2. REVISED STREET DESIGN SHEET 3 & 12 01/09/15

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]*
DATE: 2/5/2016
APPROVED BY: *[Signature]*
DATE: 2/5/2016
CITY ENGINEER P.W. DIRECTOR

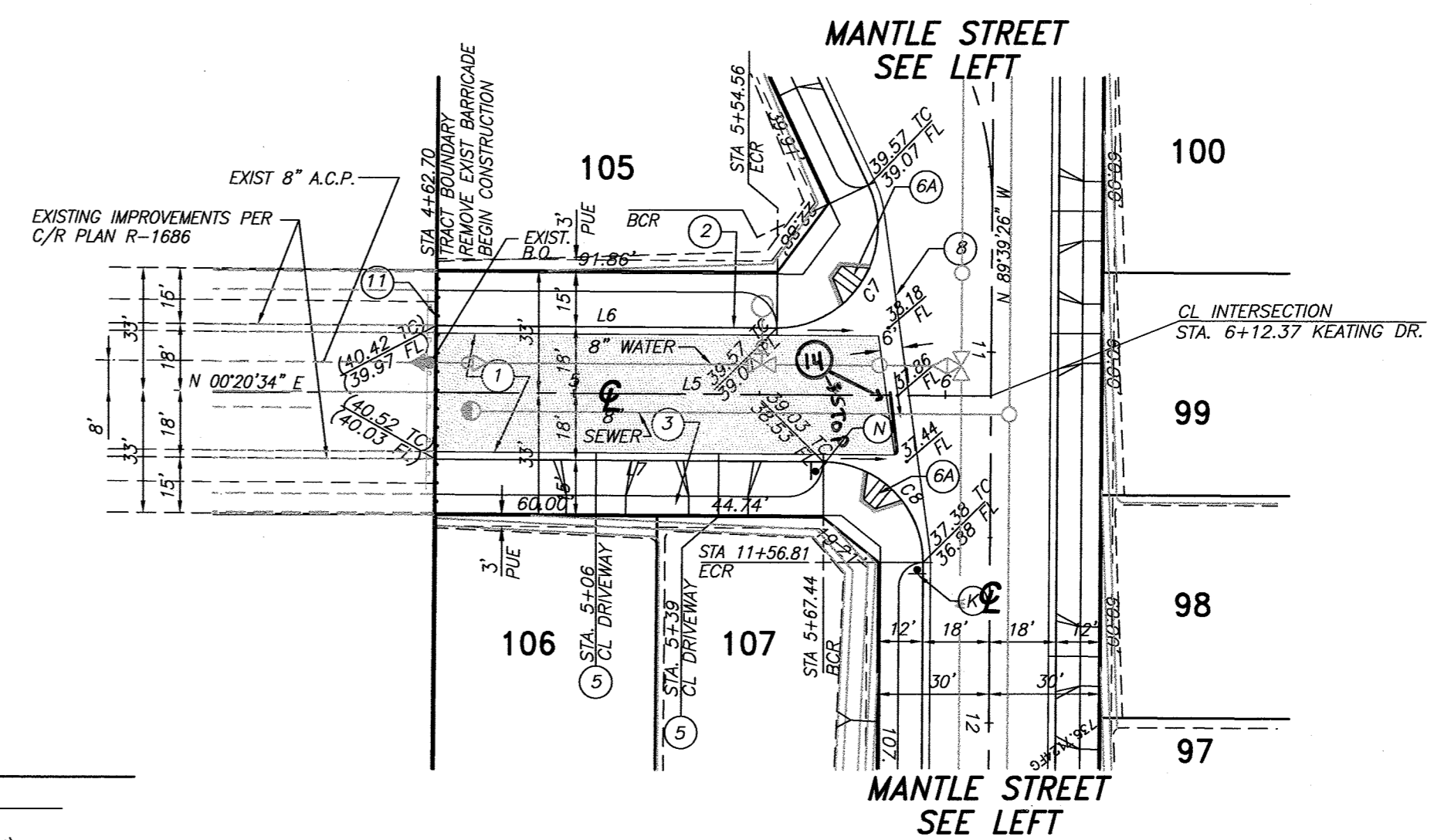
STREET IMPROVEMENT PLAN
TRACT 28987
COVER SHEET
PW13-0370
R-3817
SHEET 1 OF 12
HORIZ. SCALE: 1"= 40' VERT. SCALE: AS NOTED
J.N. 8489



PROFILE SCALES
HORIZ. 1" = 40'
VERT. 1" = 4'



BISCAYNE AVE.
SEE SHEET 3



MANTLE STREET
SEE LEFT

KEATING DR.

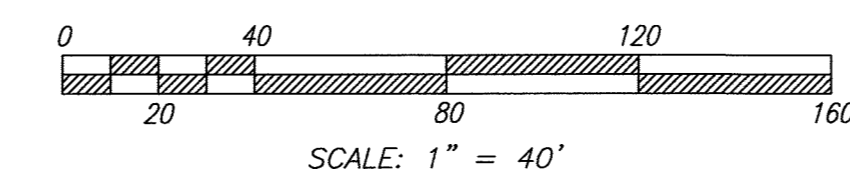
LINE	LENGTH	BEARING
L1	412.38	S89°39'26"E
L2	39.91	N64°53'22"E
L3	367.38	S89°39'26"E
L4	214.27	S89°39'26"E
L5	149.67	S89°39'26"E
L6	91.86	S89°39'26"E
L7	104.74	S89°39'26"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	34°54'55"	100.00	60.94	31.45
C2	205°27'05"	36.00	129.09	159.41
C3	115°27'05"	27.00	54.41	42.75
C4	90°00'00"	27.00	42.41	27.00
C5	90°00'00"	27.00	42.41	27.00
C6	90°00'00"	27.00	42.41	27.00
C7	115°27'05"	27.00	54.41	42.75
C8	90°00'00"	27.00	42.41	27.00

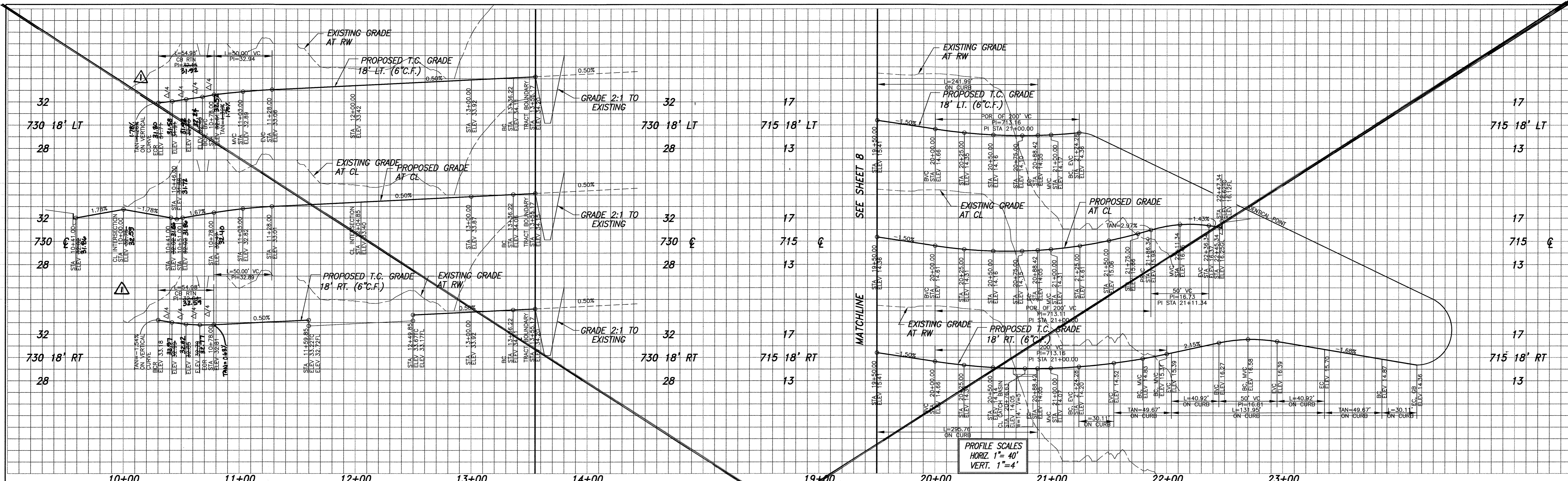


CONSTRUCTION NOTES

- PLACE "A.C. OVER" "C.A.B. PER S.R." R=
- CONSTRUCT 6" CURB & GUTTER PER CITY STD. DWG. NO. 200 (TYPE 1)
- CONSTRUCT 6.5" CURB SIDEWALK PER CITY STD. DWG. NO. 325
- CONSTRUCT DRIVEWAY APPROACH PER CITY STD. DWG. NO. 302 (TYPE CURB-1)
- CONSTRUCT HANDICAPPED ACCESS RAMP PER CITY STD. DWG. NO. 304 (TYPE 1)
- CONSTRUCT CROSS GUTTER PER CITY STD. DWG. NO. 220
- REMOVE EXISTING STREET BARRICADES (CONTACT STREET SERVICES 826-6128)
- INSTALL 12" WHITE LIMIT LINE AND STOP PAVEMENT MARKING

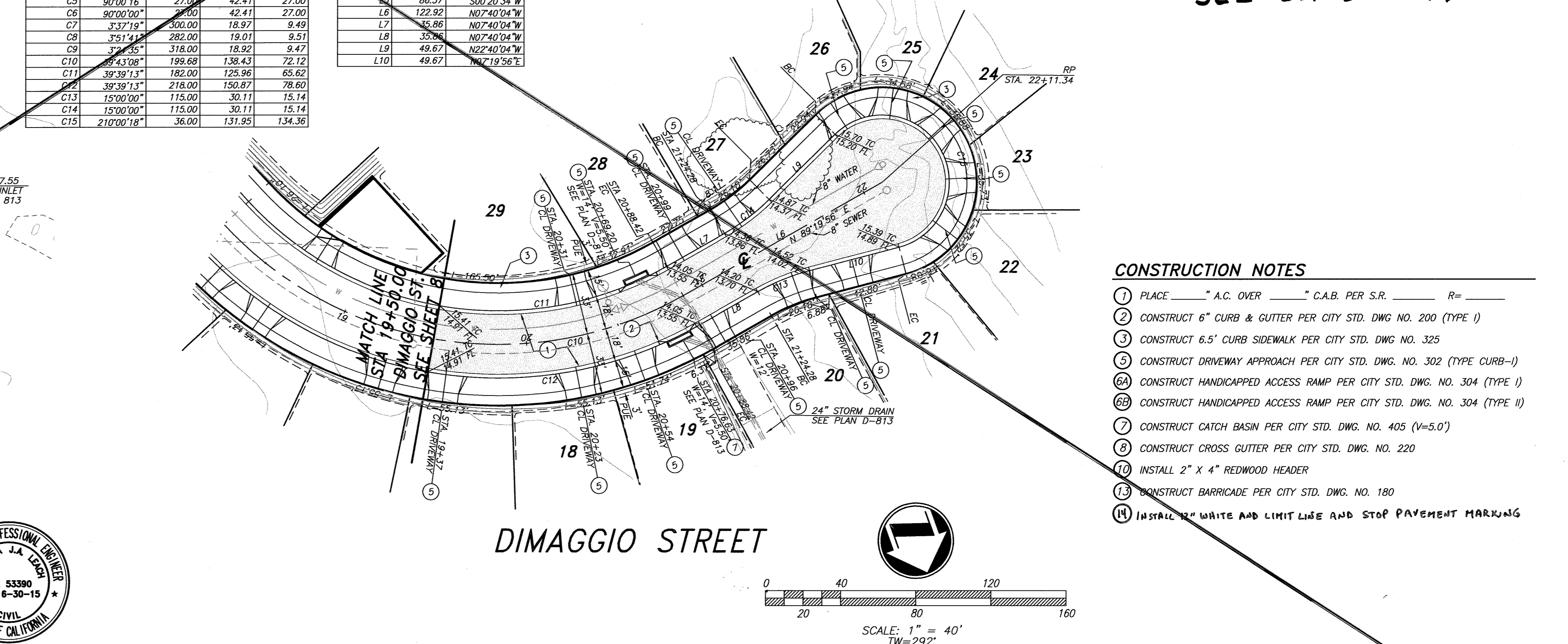
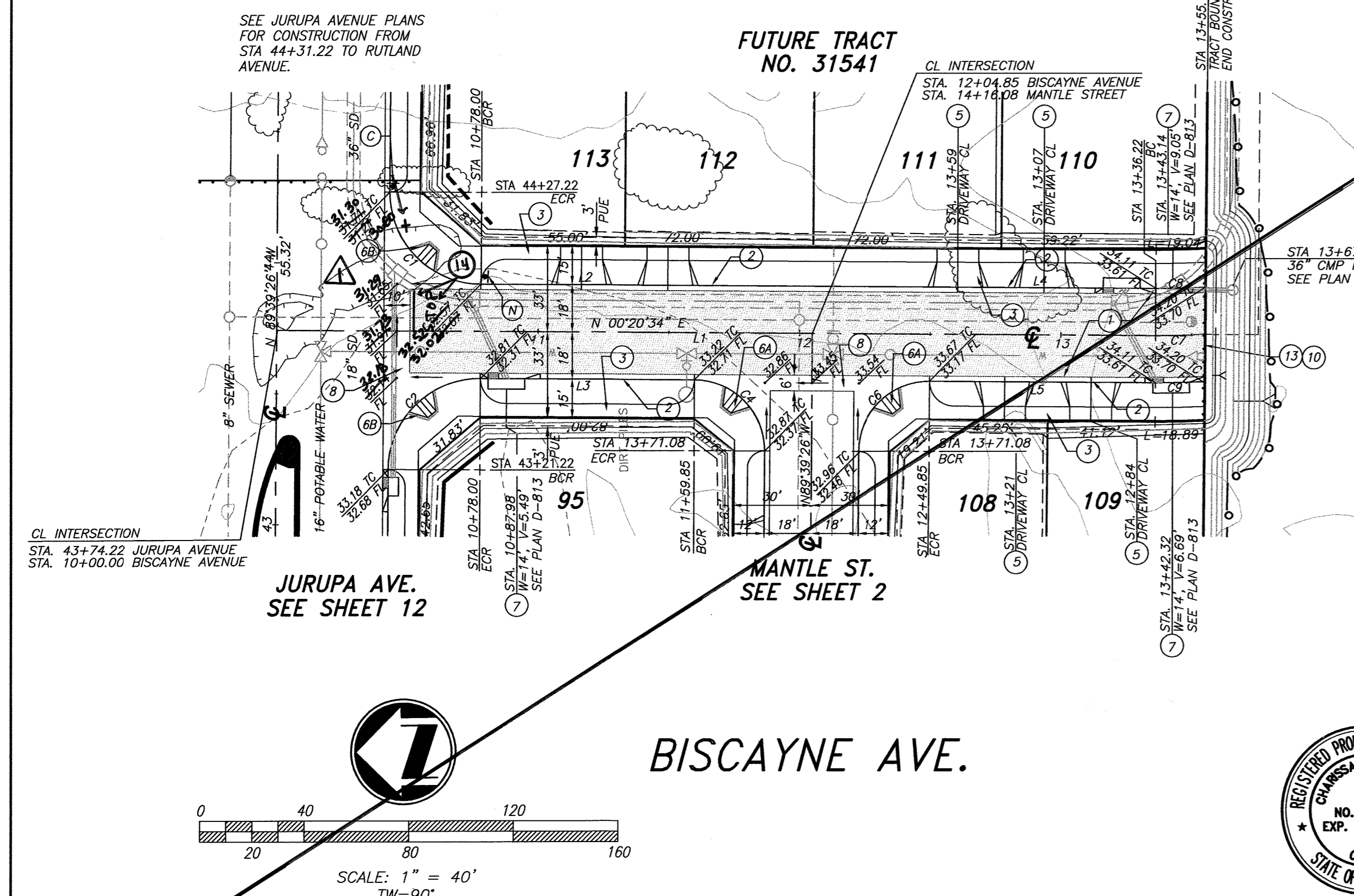


RIVERSIDE PUBLIC UTILITIES- ELECTRIC	RIVERSIDE PUBLIC UTILITIES- WATER	<p>Know what's below. Call before you dig.</p>	<p>CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP-1/1/15</p> <p>PLANS PREPARED BY:</p> <p>adkan ENGINEERS</p> <p>CIVIL ENGINEERING-SURVEYING-PLANNING 6879 AIRPORT DRIVE, RIVERSIDE, CA 92504 TEL: (951) 988-0241 FAX: (951) 943-9370 DATE: 10/21/14 UNDER THE SUPERVISION OF: [Signature] R.C.E. 53390 6/30/15</p>	<p>BENCHMARK: H3-D3 CITY OF RIVERSIDE BENCH MARK TRANSFER: SET CHISELED "X" IN THE TOP OF EASTERLY BASE BOLT OF AN 18" DIAMETER TRAFFIC SIGNAL POLE AT THE NORTHEASTERLY CURB RETURN OF JURUPA AVENUE AND VAN BUREN BOULEVARD. H3-D3-TRANSFER. DATUM: 1929 ELEVATION: 726.212</p>	<p>CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT</p> <p>APPROVED BY: [Signature] ENGINEERING MANAGER CAPITAL PROJECTS TRAFFIC ENGINEERING</p> <p>DATE: 2/15/2015</p>	<p>STREET IMPROVEMENT PLAN TRACT 28987</p> <p>MANTLE ST. STA 10+00.00 TO STA 14+12.38 KEATING DR. STA 4+62.70 TO STA 6+12.37</p> <p>HORIZ. SCALE: 1" = 40' VERT. SCALE: AS NOTED</p>	<p>PW13-0370 R-3817 SHEET 2 OF 12 J.N. 8489</p>
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CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	35.00	54.98	35.00
C2	90°00'00"	35.00	54.98	35.00
C3	90°16'12"	27.00	42.84	27.13
C4	90°00'00"	27.00	42.41	27.00
C5	90°00'16"	27.00	42.41	27.00
C6	90°00'00"	27.00	42.41	27.00
C7	3°37'19"	300.00	18.97	8.49
C8	3°21'12"	282.00	19.01	9.51
C9	3°21'35"	318.00	18.92	9.47
C10	39°43'08"	199.68	138.43	72.12
C11	39°39'13"	182.00	125.96	65.62
C12	39°39'13"	218.00	150.87	78.60
C13	15°00'00"	715.00	30.71	15.14
C14	15°00'00"	715.00	30.71	15.14
C15	21°00'18"	36.00	131.95	134.36

LINE TABLE	
LINE	BEARING
L1	336.22 S00°20'34"W
L2	81.85 S00°20'34"W
L3	81.85 S00°20'34"W
L4	86.37 S00°20'34"W
L5	86.37 S00°20'34"W
L6	122.92 N07°40'04"W
L7	42.86 N07°40'04"W
L8	33.26 N07°40'04"W
L9	49.67 N22°40'04"W
L10	49.67 N07°19'56"E

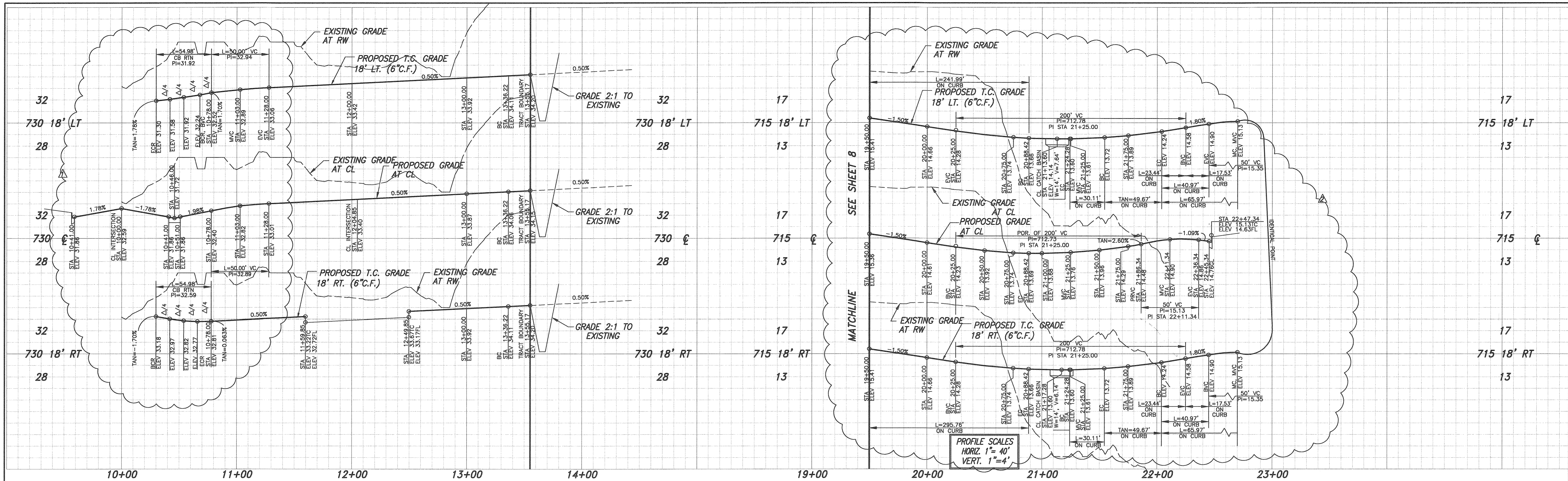


- CONSTRUCTION NOTES**
- PLACE " A.C. OVER " C.A.B. PER S.R. R=
 - CONSTRUCT 6" CURB & GUTTER PER CITY STD. DWG. NO. 200 (TYPE I)
 - CONSTRUCT 6.5" CURB SIDEWALK PER CITY STD. DWG. NO. 325
 - CONSTRUCT DRIVEWAY APPROACH PER CITY STD. DWG. NO. 302 (TYPE CURB-I)
 - CONSTRUCT HANDICAPPED ACCESS RAMP PER CITY STD. DWG. NO. 304 (TYPE I)
 - CONSTRUCT HANDICAPPED ACCESS RAMP PER CITY STD. DWG. NO. 304 (TYPE II)
 - CONSTRUCT CATCH BASIN PER CITY STD. DWG. NO. 405 (V=5.0')
 - CONSTRUCT CROSS GUTTER PER CITY STD. DWG. NO. 220
 - INSTALL 2" X 4" REDWOOD HEADER
 - CONSTRUCT BARRICADE PER CITY STD. DWG. NO. 180
 - INSTALL 32" WHITE AND LIMIT LINE AND STOP PAVEMENT MARKING

RIVERSIDE PUBLIC UTILITIES- ELECTRIC	RIVERSIDE PUBLIC UTILITIES- WATER	<p>Know what's below. Call before you dig.</p>	<p>CITY OF RIVERSIDE BUSINESS TAX ACCT. #058833 EXP. 1/1/15</p> <p>PLANS PREPARED BY:</p> <p>adkan ENGINEERS</p> <p>CIVIL ENGINEERING • SURVEYING • PLANNING</p> <p>6879 AIRPORT DRIVE, RIVERSIDE, CA 92504</p> <p>TEL: (951) 998-0241 • FAX: (951) 343-9370</p> <p>DATE: 1/30/14</p> <p>UNDER THE SUPERVISION OF: R.C.E. 53390 6/30/15</p>	<p>BENCHMARK: H3-D3</p> <p>CITY OF RIVERSIDE</p> <p>BENCH MARK TRANSFER: SET CHISLED "X" IN THE TOP OF EASTERLY BASE BOLT OF AN 18" DIAMETER TRAFFIC SIGNAL POLE AT THE NORTHEASTERN CURB RETURN OF JURUPA AVENUE AND VAN BUREN BOULEVARD. H3-D3-TRANSFER.</p> <p>DATE: 1/30/14</p> <p>ELEVATION: 726.212</p>	<p>CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT</p> <p>APPROVED BY: [Signature]</p> <p>ENGINEERING MANAGER</p> <p>CAPITAL PROJECTS</p> <p>TRAFFIC ENGINEERING</p> <p>DATE: 2/5/2015</p>	<p>STREET IMPROVEMENT PLAN</p> <p>TRACT 28987</p> <p>BISCAYNE AVE. STA 10+00.00 TO STA 13+55.17</p> <p>DIMAGGIO ST. STA 19+50.00 TO STA 22+11.34</p> <p>R-3817</p> <p>SHEET 3 OF 12</p> <p>HORIZ. SCALE: 1" = 40' VERT. SCALE: AS NOTED</p> <p>J.N. 8489</p>
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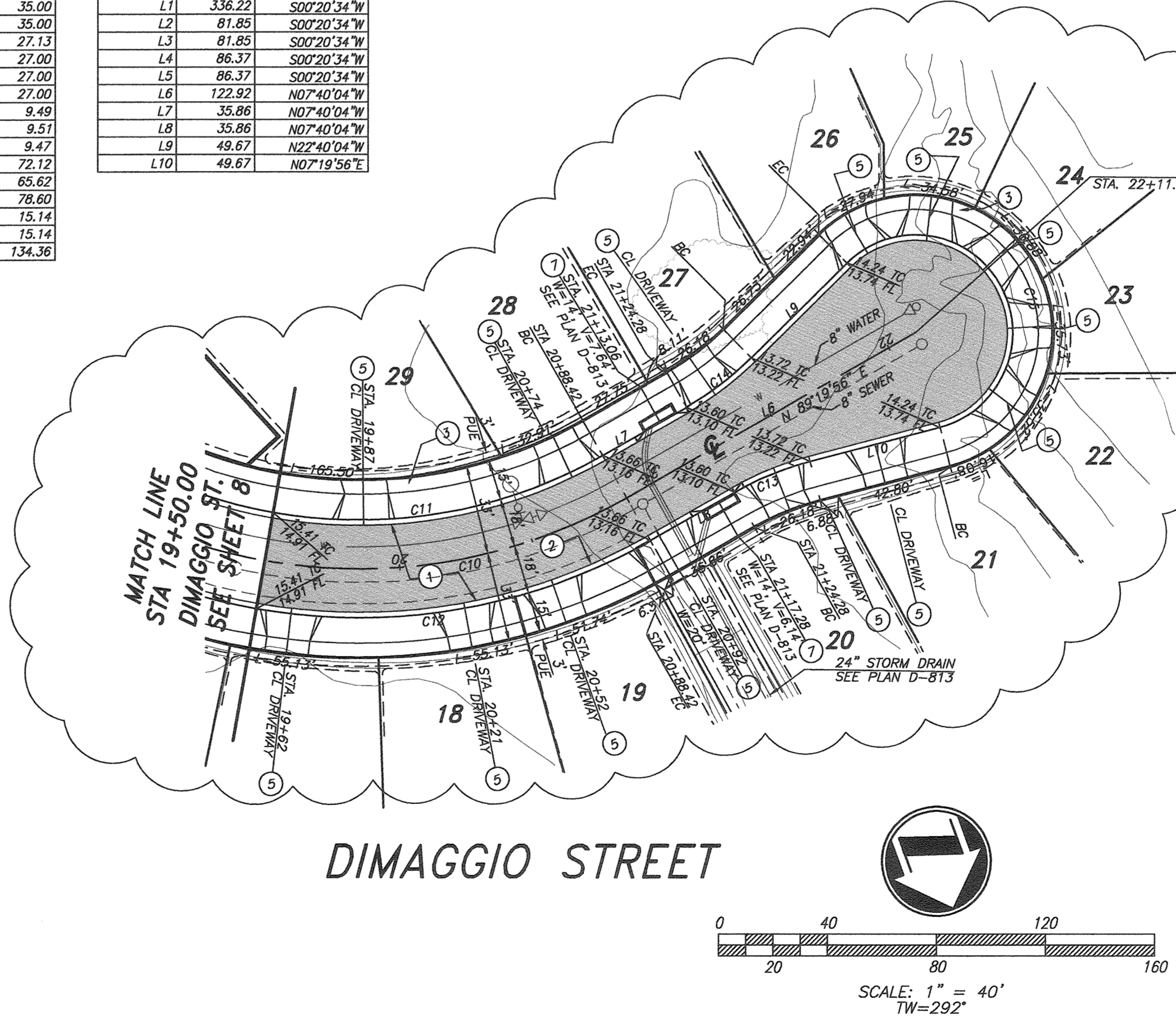
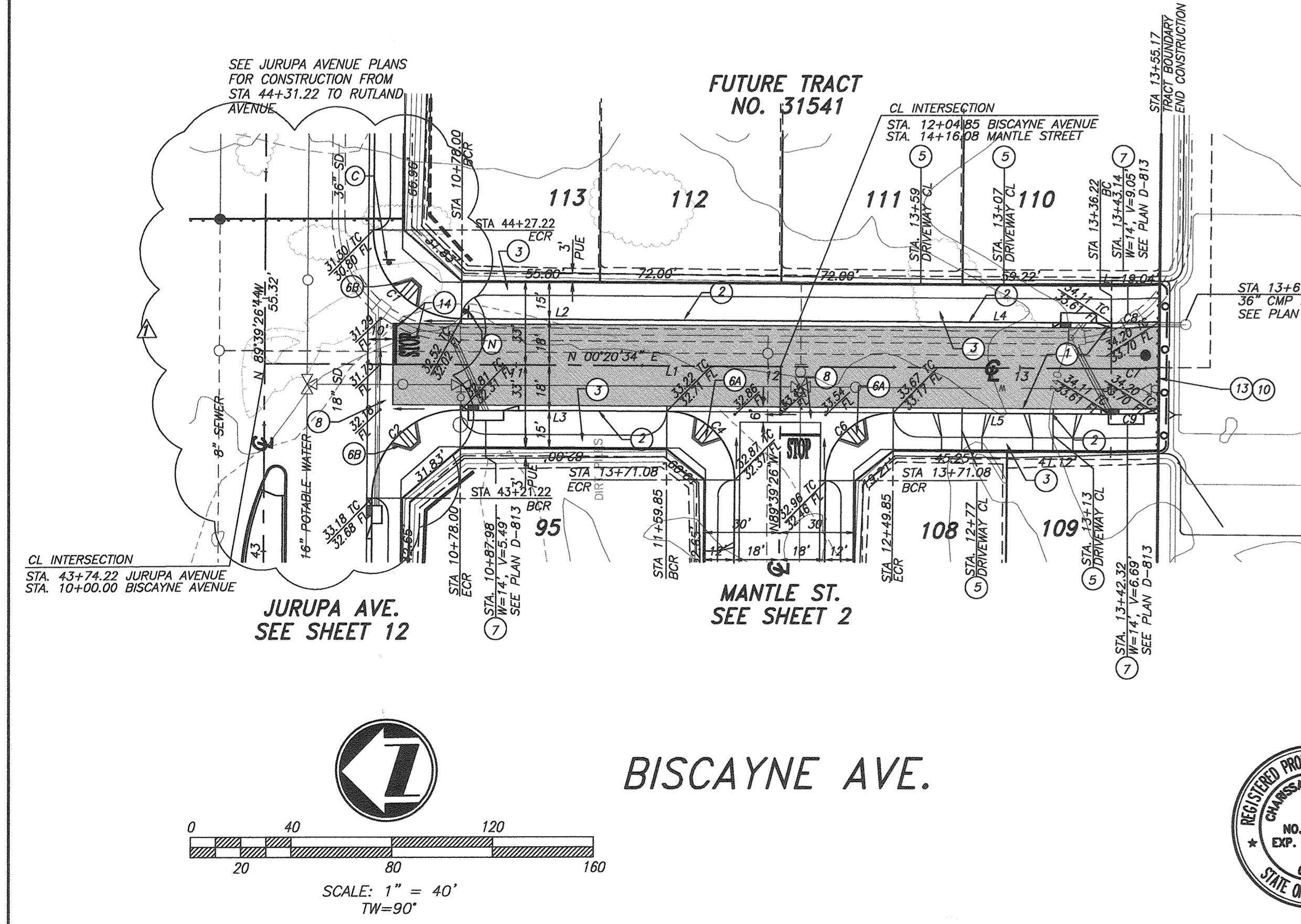
SEE SHEET 3A

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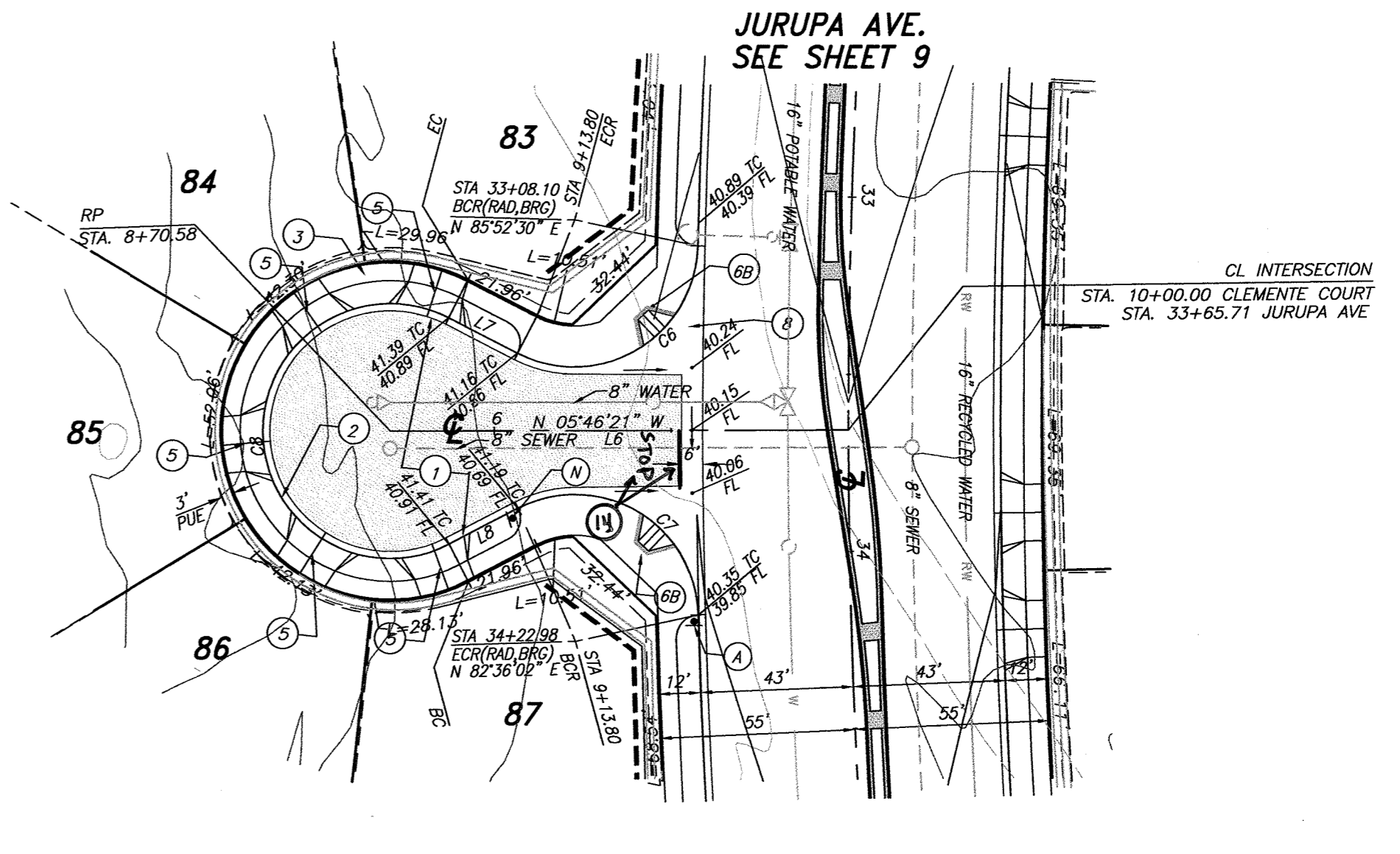
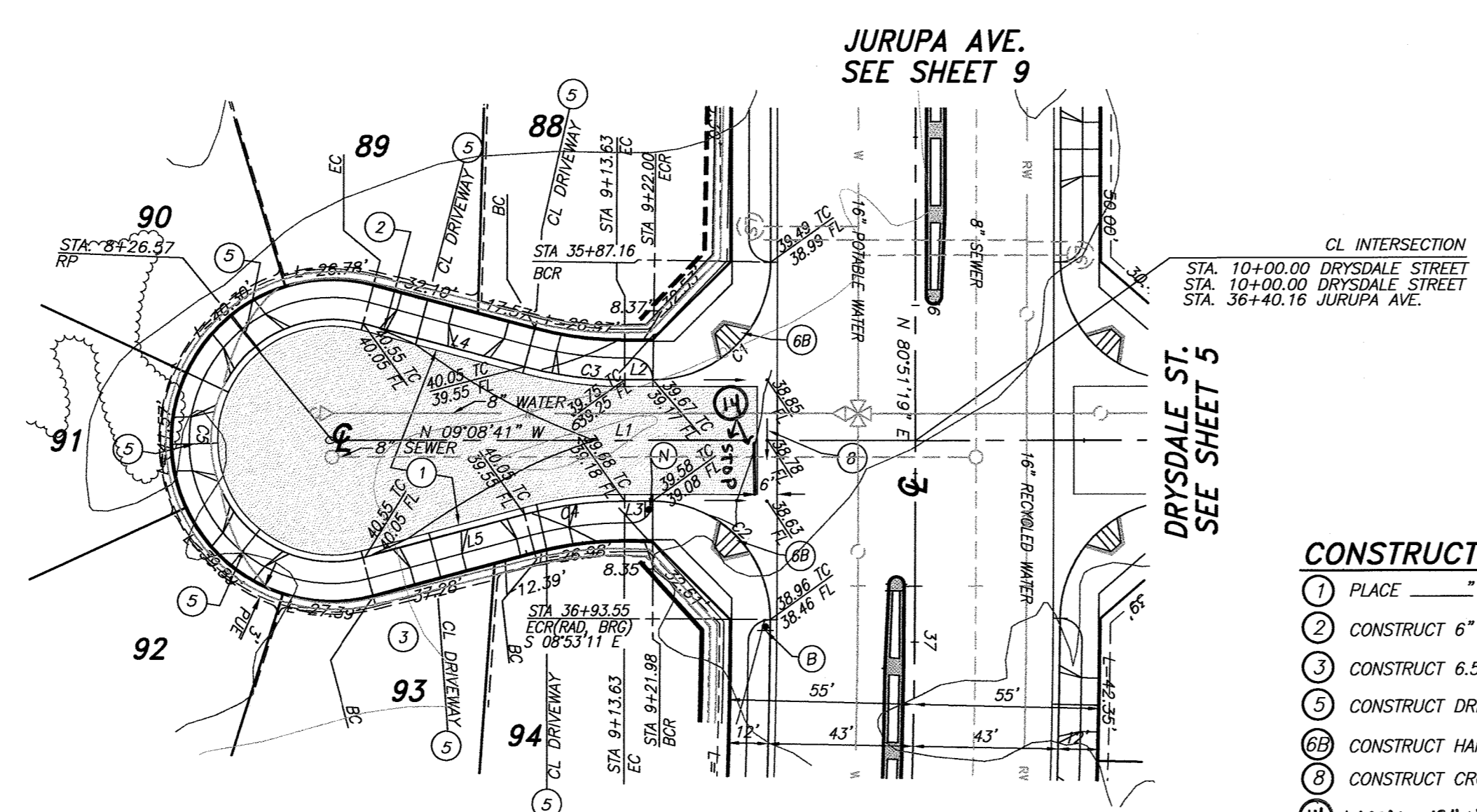
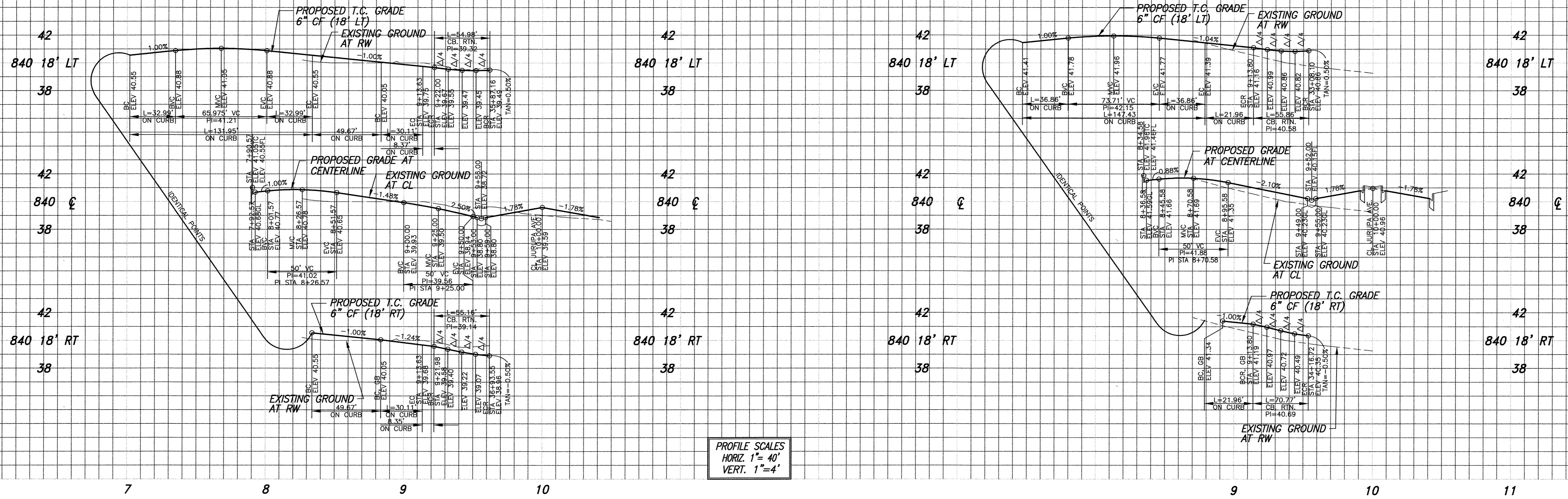
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	35.00	54.98	35.00
C2	90°00'00"	35.00	54.98	35.00
C3	90°16'12"	27.00	42.54	27.13
C4	90°00'00"	27.00	42.41	27.00
C5	90°00'16"	27.00	42.41	27.00
C6	90°00'00"	27.00	42.41	27.00
C7	3°37'19"	300.00	18.97	9.49
C8	3°51'41"	282.00	19.01	9.51
C9	3°24'35"	318.00	18.92	9.47
C10	39°43'08"	199.68	138.43	72.12
C11	39°39'13"	182.00	125.96	65.62
C12	39°39'13"	218.00	150.87	78.60
C13	15°00'00"	115.00	30.71	15.14
C14	15°00'00"	115.00	30.71	15.14
C15	21°00'18"	36.00	131.95	134.36

LINE	LENGTH	BEARING
L1	536.22	S00°20'34"W
L2	81.85	S00°20'34"W
L3	81.85	S00°20'34"W
L4	86.37	S00°20'34"W
L5	86.37	S00°20'34"W
L6	122.92	N07°40'04"W
L7	35.86	N07°40'04"W
L8	35.86	N07°40'04"W
L9	49.67	N22°40'04"W
L10	49.67	N07°19'56"E



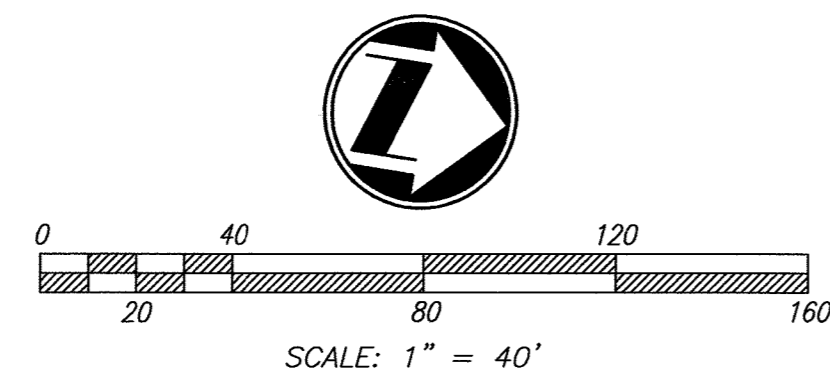
- CONSTRUCTION NOTES**
- PLACE _____ " A.C. OVER _____ " C.A.B. PER S.R. _____ R= _____
 - CONSTRUCT 6" CURB & GUTTER PER CITY STD. DWG. NO. 200 (TYPE 1)
 - CONSTRUCT 6.5" CURB SIDEWALK PER CITY STD. DWG. NO. 325
 - CONSTRUCT DRIVEWAY APPROACH PER CITY STD. DWG. NO. 302 (TYPE CURB-1)
 - CONSTRUCT HANDICAPPED ACCESS RAMP PER CITY STD. DWG. NO. 304 (TYPE 1)
 - CONSTRUCT HANDICAPPED ACCESS RAMP PER CITY STD. DWG. NO. 304 (TYPE II)
 - CONSTRUCT CATCH BASIN PER CITY STD. DWG. NO. 405 (V=5.0')
 - CONSTRUCT CROSS GUTTER PER CITY STD. DWG. NO. 220
 - INSTALL 2" x 4" REDWOOD HEADER
 - CONSTRUCT BARRICADE PER CITY STD. DWG. NO. 180
 - INSTALL 12" WHITE LIMIT LINE AND STOP PAVEMENT MARKING

RIVERSIDE PUBLIC UTILITIES- ELECTRIC	RIVERSIDE PUBLIC UTILITIES- WATER			BENCHMARK: H3-D3 CITY OF RIVERSIDE BENCH MARK TRANSFER: SET CHISLED "X" IN THE TOP OF EASTERLY BASE BOLT OF AN 18" DIAMETER TRAFFIC SIGNAL POLE AT THE NORTHEASTERLY CURB RETURN OF JURUPA AVENUE AND VAN BUREN BOULEVARD H3-D3-TRANSFER.	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: _____ DATE: _____ BY: _____ ENGINEERING MANAGER CAPITAL PROJECTS TRAFFIC ENGINEERING	STREET IMPROVEMENT PLAN TRACT 28987 BISCAYNE AVE. STA 10+00.00 TO STA 13+55.17 DIMAGGIO ST. STA 19+50.00 TO STA 22+11.34	PW13-0370 R-3817 SHEET 3A OF 12 J.N. 8489
DESIGNED BY: Rick DRAWN BY: Rick CHECKED BY: C-	DATE: 11/17/17 DATUM: 1929 ELEVATION: 726.212	R.C.E. 62990 6/30/17	FILE NAME: U:\Projects\Cor-FRM\Street Improvements\14899_SL_03.dwg	RICK	DATE: 11-17-17	HORIZ. SCALE: 1" = 40' VERT. SCALE: AS NOTED	1/11/2017

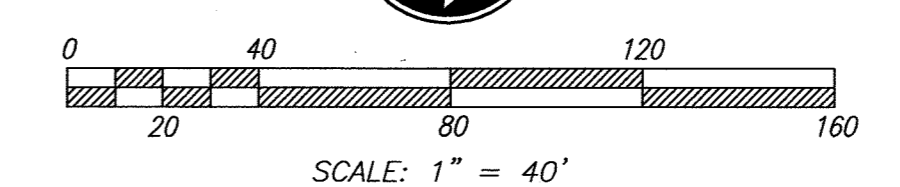


LINE	LENGTH	BEARING
L1	173.43	N09°08'41"W
L2	8.37	N09°08'41"W
L3	8.35	N09°08'41"W
L4	49.67	N05°51'15"E
L5	49.67	N24°08'38"W
L6	129.42	N84°13'39"E
L7	21.96	N68°27'10"W
L8	21.96	N56°34'28"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	35.00	34.98	35.00
C2	90°17'24"	35.00	55.16	35.18
C3	15°00'00"	115.00	30.11	15.14
C4	15°00'00"	115.00	30.11	15.14
C5	21°00'00"	36.00	131.95	134.35
C6	115°51'29"	35.00	70.77	55.86
C7	115°51'30"	35.00	70.77	55.86
C8	234°38'22"	36.00	147.43	69.69



- CONSTRUCTION NOTES**
- PLACE " " A.C. OVER " " C.A.B. PER S.R. R=
 - CONSTRUCT 6" CURB & GUTTER PER CITY STD. DWG NO. 200 (TYPE I)
 - CONSTRUCT 6.5" CURB SIDEWALK PER CITY STD. DWG NO. 325
 - CONSTRUCT DRIVEWAY APPROACH PER CITY STD. DWG. NO. 302 (TYPE CURB-I)
 - CONSTRUCT HANDICAPPED ACCESS RAMP PER CITY STD. DWG. NO. 304 (TYPE II)
 - CONSTRUCT CROSS GUTTER PER CITY STD. DWG. NO. 220
 - INSTALL 12" WHITE LIMIT LINE AND STOP PAVEMENT MARKING



RIVERSIDE PUBLIC UTILITIES— ELECTRIC

REVIEWED FOR CONFLICTS BY: *[Signature]* DATE: 7/2/14

RIVERSIDE PUBLIC UTILITIES— WATER

REVIEWED FOR CONFLICTS BY: *[Signature]* DATE: 01/09/2015



PLANS PREPARED BY:
adkan ENGINEERS
CIVIL ENGINEERING • SURVEYING • PLANNING
6879 AIRPORT DRIVE, RIVERSIDE, CA 92504
TEL: (951) 988-0241 FAX: (951) 343-9370
DATE: 6/20/14
UNDER THE SUPERVISION OF: *[Signature]* R.O.E. 53390 6/30/15

BENCHMARK: H3-D3
CITY OF RIVERSIDE
BENCH MARK TRANSFER:
SET CHISLED "X" IN THE TOP OF EASTERLY BASE
BOLT OF AN 18" DIAMETER TRAFFIC SIGNAL POLE
AT THE NORTHEASTERLY CURB RETURN OF JURUPA
AVENUE AND VAN BUREN BOULEVARD.
H3-D3-TRANSFER.
DATUM: 1929
ELEVATION: 726.212

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: Rick DRAWN BY: Rick CHECKED BY: C-

**CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT**

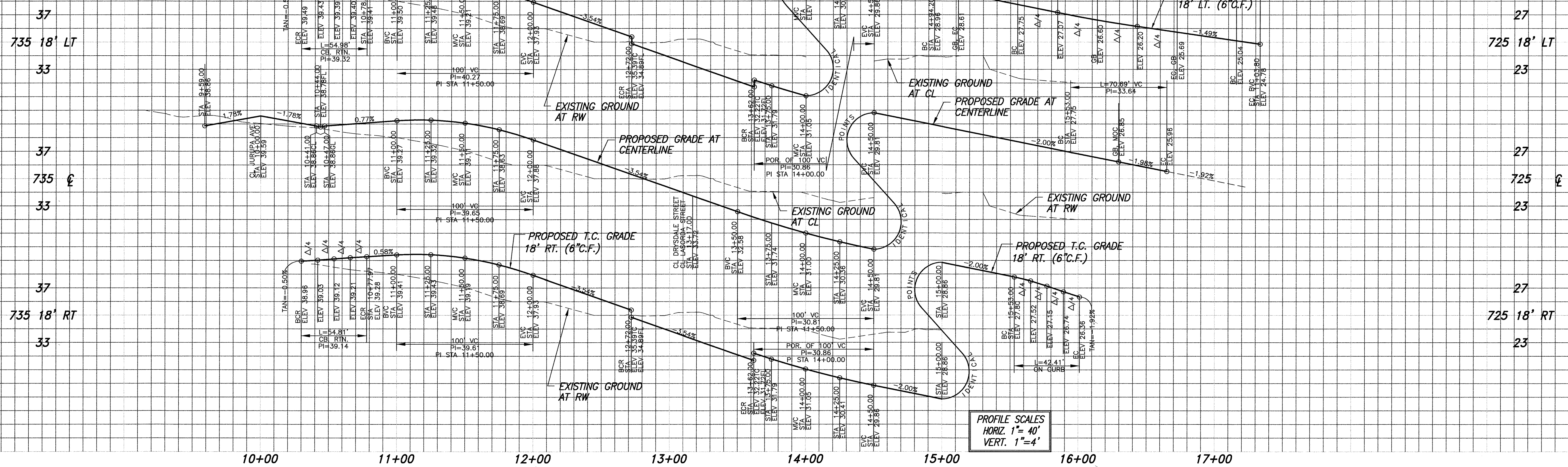
APPROVED BY: *[Signature]* DATE: 2/5/2015
ENGINEERING MANAGER
CAPITAL PROJECTS
TRAFFIC ENGINEERING

APPROVED BY: *[Signature]* DATE: 2/5/2015
CITY ENGINEER P.W. DIRECTOR

STREET IMPROVEMENT PLAN
TRACT 28987
DRYSDALE ST. STA 8+26.57 TO STA 10+00.00
CLEMENTE ST. STA 8+70.58 TO STA 10+00.00

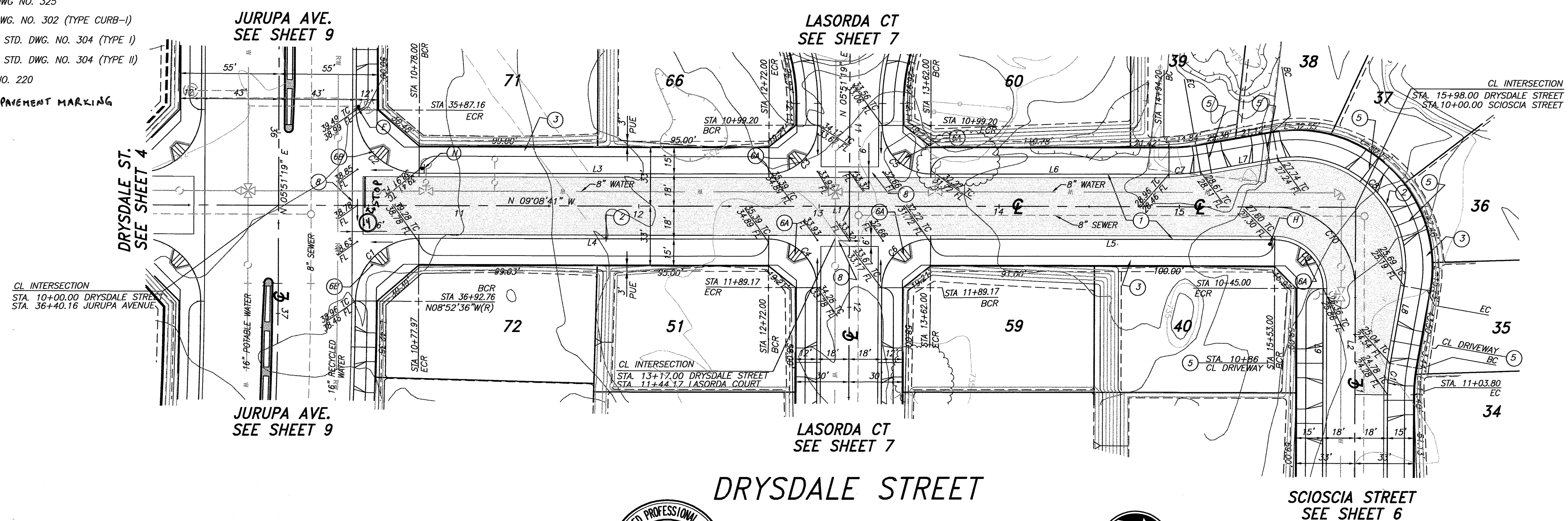
PW13-0370
R-3817
SHEET 4 OF 12
J.N. 8489

HORIZ. SCALE: 1" = 40' VERT. SCALE: AS NOTED



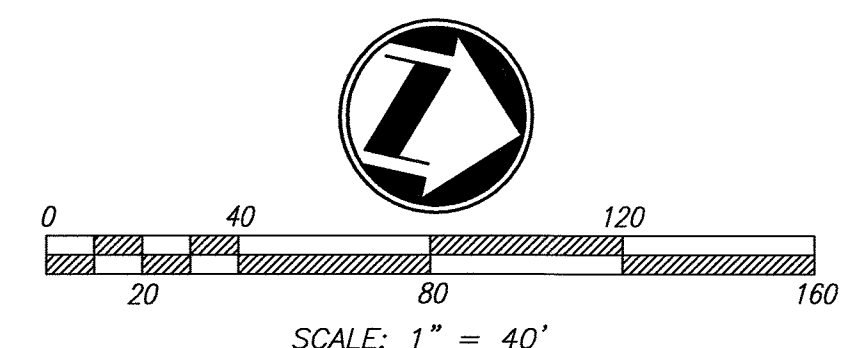
CONSTRUCTION NOTES

- 1 PLACE " A.C. OVER " C.A.B. PER S.R. R=
- 2 CONSTRUCT 6" CURB & GUTTER PER CITY STD. DWG NO. 200 (TYPE I)
- 3 CONSTRUCT 6.5" CURB SIDEWALK PER CITY STD. DWG NO. 325
- 4 CONSTRUCT DRIVEWAY APPROACH PER CITY STD. DWG. NO. 302 (TYPE CURB-I)
- 5A CONSTRUCT HANDICAPPED ACCESS RAMP PER CITY STD. DWG. NO. 304 (TYPE I)
- 5B CONSTRUCT HANDICAPPED ACCESS RAMP PER CITY STD. DWG. NO. 304 (TYPE II)
- 6 CONSTRUCT CROSS GUTTER PER CITY STD. DWG. NO. 220
- 14 INSTALL 12" WHITE LIMIT LINE AND STOP PAINTMENT MARKING

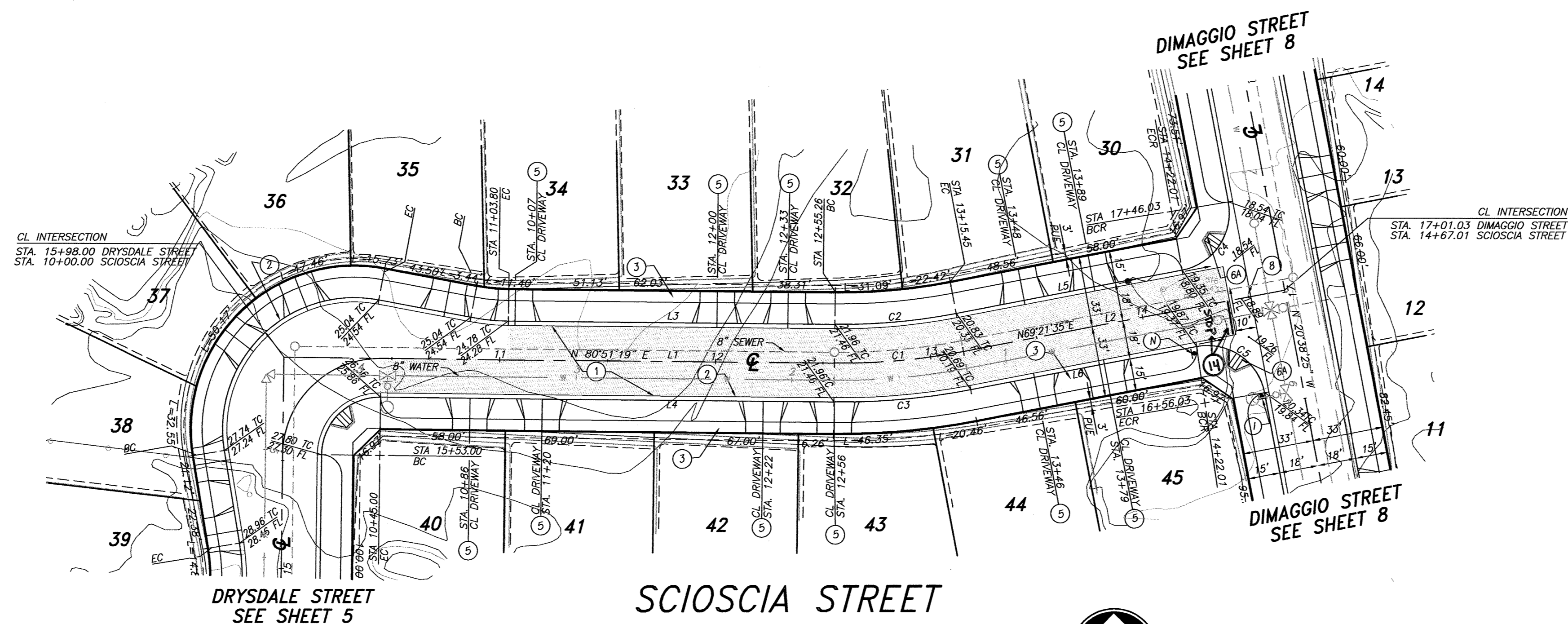
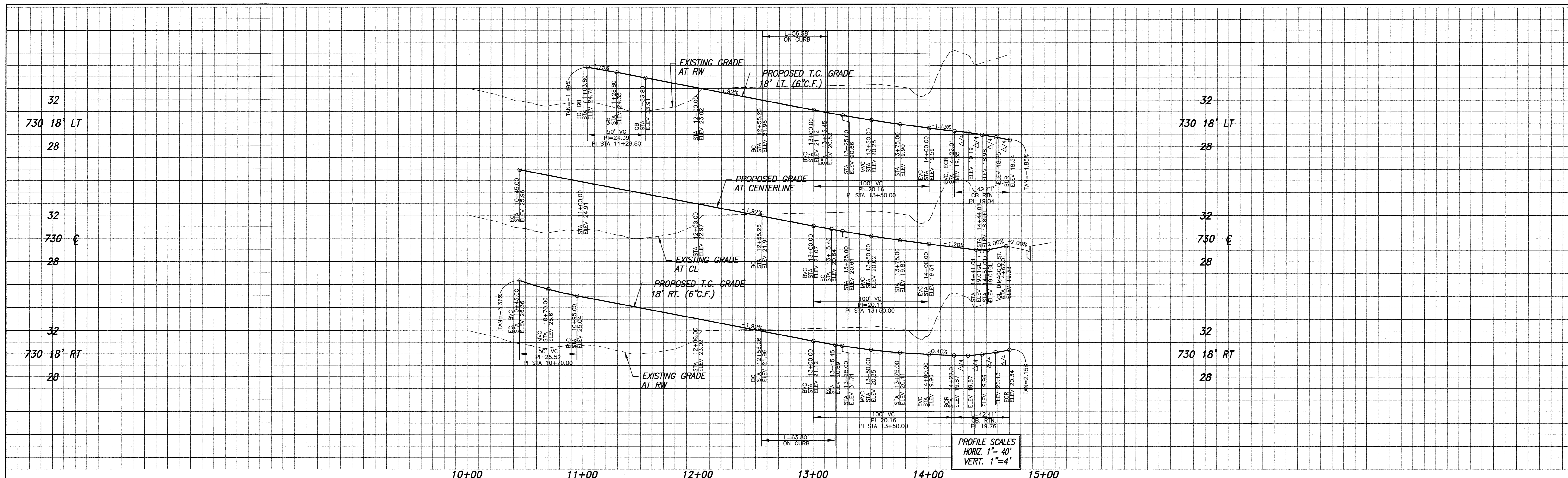


LINE	LENGTH	BEARING
L1	598.00	N09°08'41"W
L2	105.00	N80°51'19"E
L3	194.00	N09°08'41"W
L4	194.02	N09°08'41"W
L5	191.00	N09°08'41"W
L6	132.20	N02°08'41"W
L7	43.50	S89°08'41"E
L8	43.50	S89°08'41"E
L9	60.00	N80°51'19"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	89°43'54"	35.00	54.81	34.84
C2	90°00'00"	35.00	54.98	35.00
C3	90°00'00"	27.00	42.41	27.00
C4	90°00'01"	27.00	42.41	27.00
C5	90°00'00"	27.00	42.41	27.00
C6	90°00'00"	27.00	42.41	27.00
C7	10°00'00"	100.00	17.45	8.75
C8	110°00'00"	61.00	117.11	87.12
C9	90°00'00"	27.00	42.41	27.00
C10	90°00'00"	45.00	70.69	45.00
C11	10°00'00"	100.00	17.45	8.75



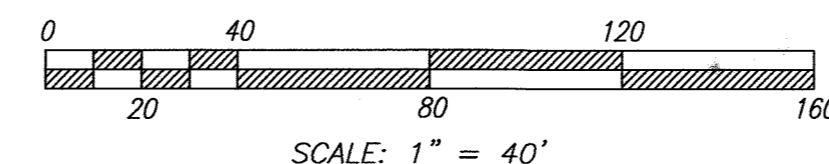
RIVERSIDE PUBLIC UTILITIES- ELECTRIC	RIVERSIDE PUBLIC UTILITIES- WATER	811 Know what's below. Call before you dig.	PLANS PREPARED BY: adkan ENGINEERS CIVIL ENGINEERING & SURVEYING PLANNING 6879 AIRPORT DRIVE, RIVERSIDE, CA 92504 TEL: (951) 988-0241 FAX: (951) 343-9370 DATE: 6/30/14 UNDER THE SUPERVISION OF: [Signature] R.C.E. 53390 6/30/15	BENCHMARK: H3-D3 CITY OF RIVERSIDE BENCH MARK TRANSFER: SET CHISLED "X" IN THE TOP OF EASTERLY BASE BOLT OF AN 18" DIAMETER TRAFFIC SIGNAL POLE AT THE NORTHEASTERLY CURB RETURN OF JURUPA AVENUE AND VAN BUREN BOULEVARD. H3-D3-TRANSFER. DATUM: 1929 ELEVATION: 726.212	DESIGNED BY: Rick DRAWN BY: Rick CHECKED BY: C-	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: [Signature] DATE: 7/2/14 BY: [Signature] DATE: 7/2/14	STREET IMPROVEMENT PLAN TRACT 28987 DRYSDALE ST. STA 10+00.00 TO STA 15+98.00	PW13-0370 R-3817 SHEET 5 OF 12
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- CONSTRUCTION NOTES**
- 1 PLACE " A.C. OVER " C.A.B. PER S.R. R=
 - 2 CONSTRUCT 6" CURB & GUTTER PER CITY STD. DWG NO. 200 (TYPE I)
 - 3 CONSTRUCT 6.5" CURB SIDEWALK PER CITY STD. DWG NO. 325
 - 5 CONSTRUCT DRIVEWAY APPROACH PER CITY STD. DWG. NO. 302 (TYPE CURB-1)
 - 6A CONSTRUCT HANDICAPPED ACCESS RAMP PER CITY STD. DWG. NO. 304 (TYPE I)
 - 8 CONSTRUCT CROSS GUTTER PER CITY STD. DWG. NO. 220
 - 14 INSTALL 12" WHITE LIMIT LINE AND STOP PAVEMENT MARKING

LINE TABLE		
LINE	LENGTH	BEARING
L1	150.26	N80°51'19"E
L2	151.56	N69°21'36"E
L3	150.26	N80°51'19"E
L4	150.26	N80°51'19"E
L5	106.56	N69°21'36"E
L6	106.56	N69°21'36"E

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	11°29'44"	300.00	60.19	30.20
C2	11°29'44"	282.00	56.58	28.38
C3	11°29'44"	318.00	63.80	32.01
C4	90°00'00"	27.00	42.41	27.00
C5	90°00'00"	27.00	42.41	27.00

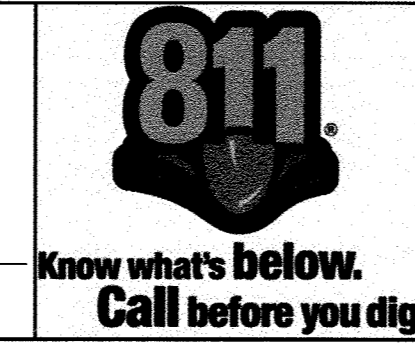


RIVERSIDE PUBLIC UTILITIES— ELECTRIC

REVIEWED FOR CONFLICTS BY: *Sumner* DATE: 7/21/14

RIVERSIDE PUBLIC UTILITIES— WATER

REVIEWED FOR CONFLICTS BY: *Matthew* DATE: 01/09/2015



CITY OF RIVERSIDE BUSINESS TAX ACCT. #058833 EXP. 1/1/15

PLANS PREPARED BY: **adkan ENGINEERS**

CIVIL ENGINEERING • SURVEYING • PLANNING
 6879 AIRPORT DRIVE, RIVERSIDE, CA 92504
 TEL: (951) 988-0241 • FAX: (951) 343-9370

DATE: 01/09/15 UNDER THE SUPERVISION OF: *Chryssa J.A. Lopez* R.O.E. 53390 6/30/15

BENCHMARK: H3-D3
 CITY OF RIVERSIDE
 BENCH MARK TRANSFER:
 SET CHISLED "X" IN THE TOP OF EASTERY BASE
 BOLT OF AN 18" DIAMETER TRAFFIC SIGNAL POLE
 AT THE NORTHEASTELY CURB RETURN OF JURUPA
 AVENUE AND VAN BUREN BOULEVARD.
 H3-D3—TRANSFER.

DATE: 01/09/15 DATUM: 1929
 ELEVATION: 726.212

DESIGNED BY: *Rick* DRAWN BY: *Rick* CHECKED BY: *C*

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY: *Chryssa J.A. Lopez* DATE: 01/09/15
 ENGINEERING MANAGER
 CAPITAL PROJECTS
 TRAFFIC ENGINEERING

APPROVED BY: *Sumner* DATE: 7/21/14
 CITY ENGINEER / P.W. DIRECTOR

STREET IMPROVEMENT PLAN
TRACT 28987
 SCIOSCIA ST.
 STA 10+00.00 TO STA 14+67.01

R-3817
 SHEET 6 OF 12

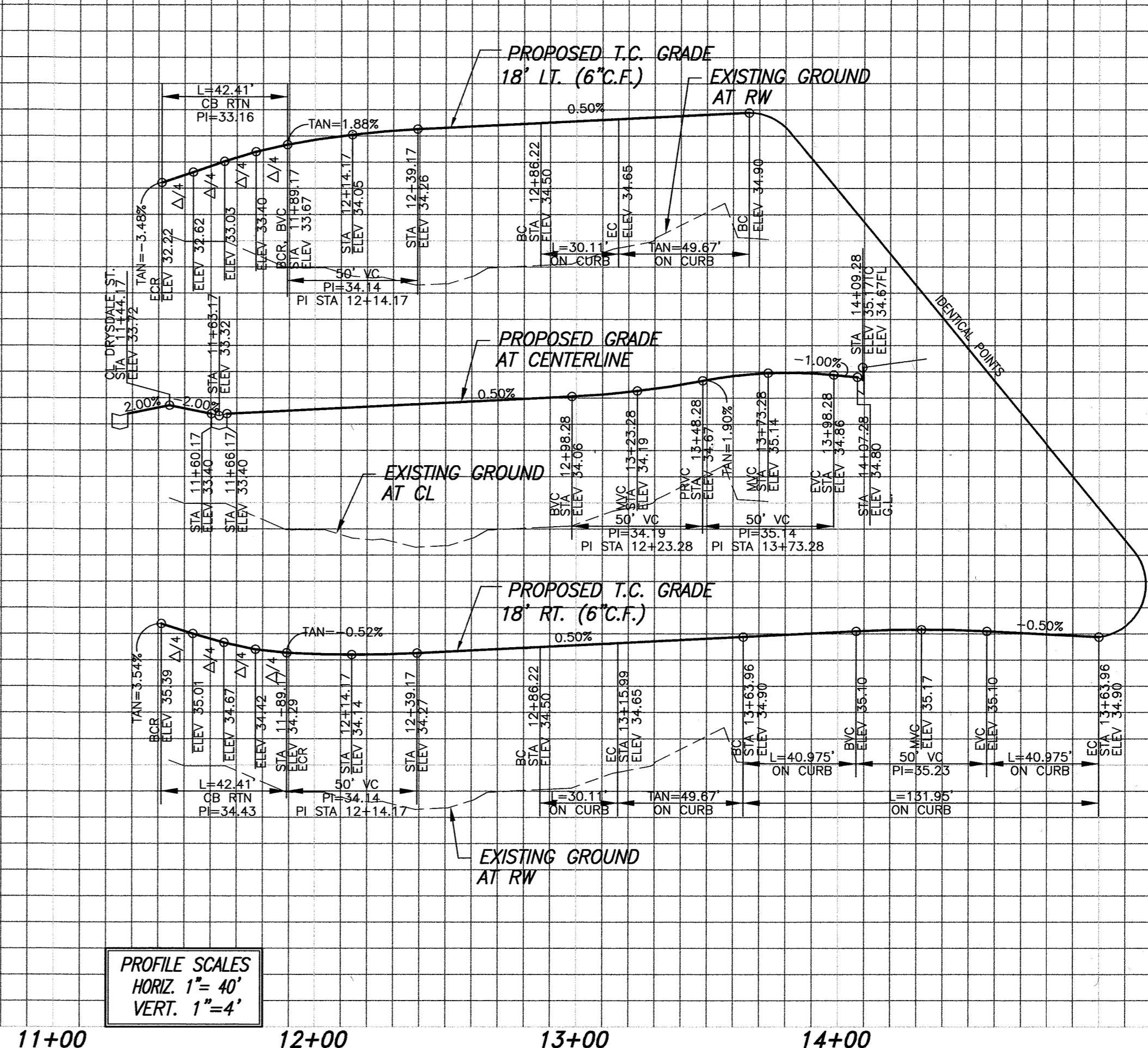
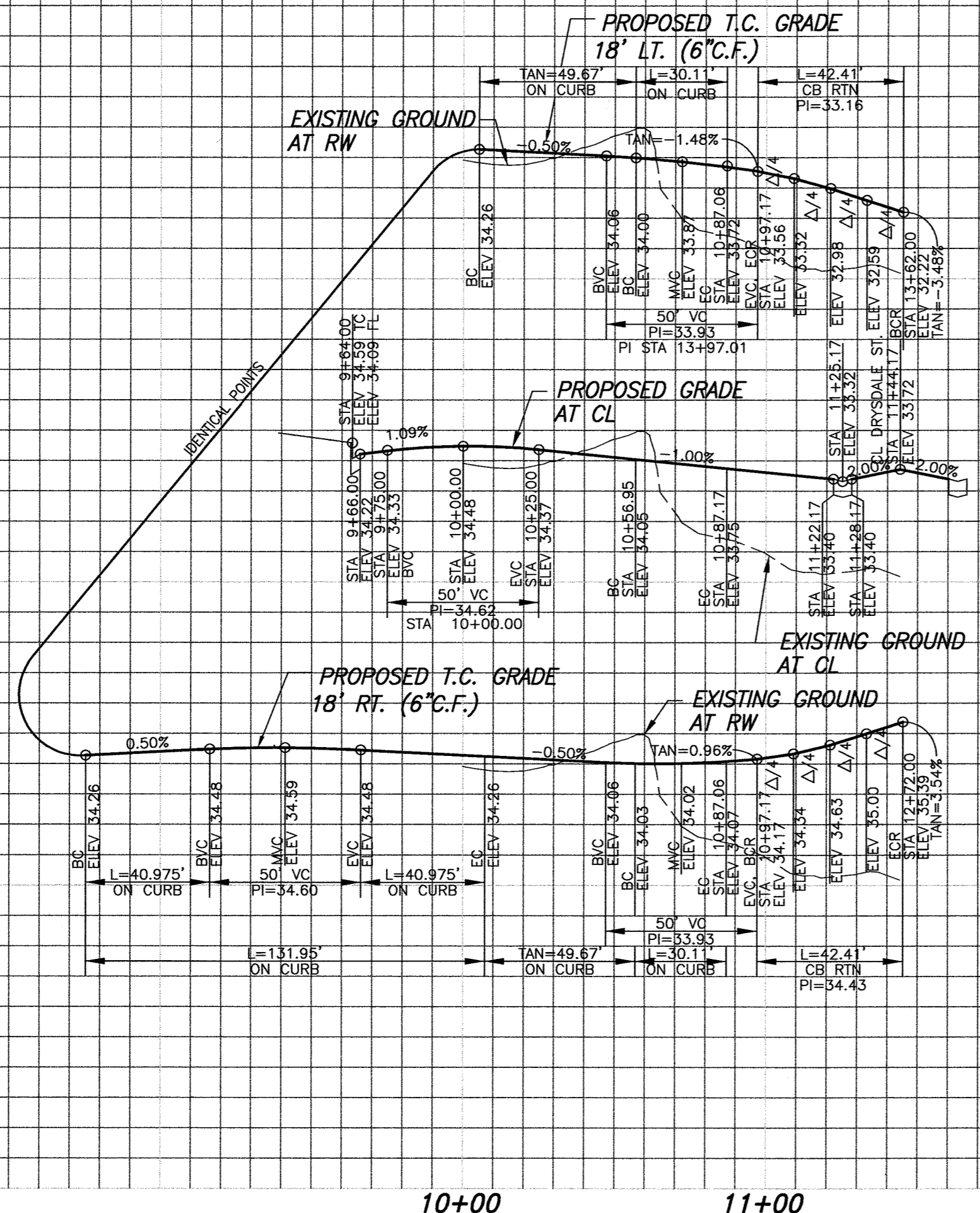
HORIZ. SCALE: 1" = 40' VERT. SCALE: AS NOTED
 J.N. 8489

32
730 18' LT
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32
730 £
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32
730 18' RT
28

32
730 18' LT
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730 18' RT
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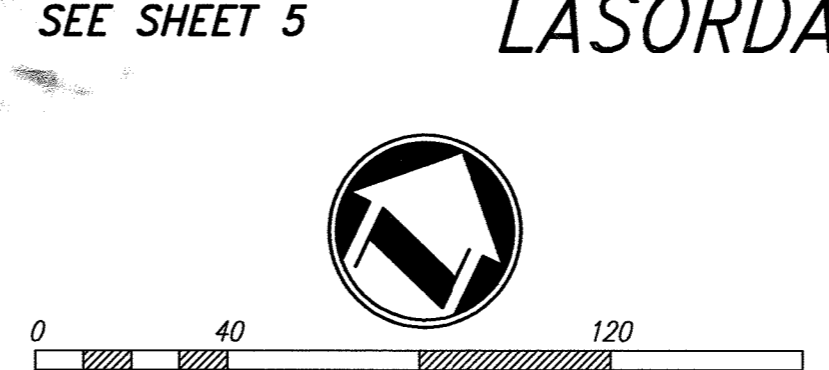
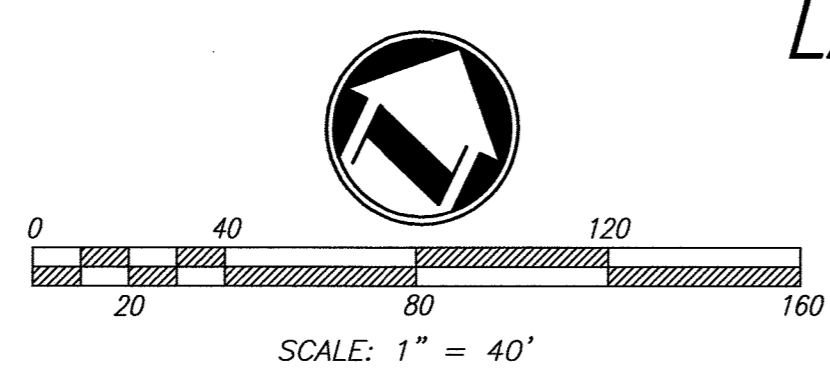
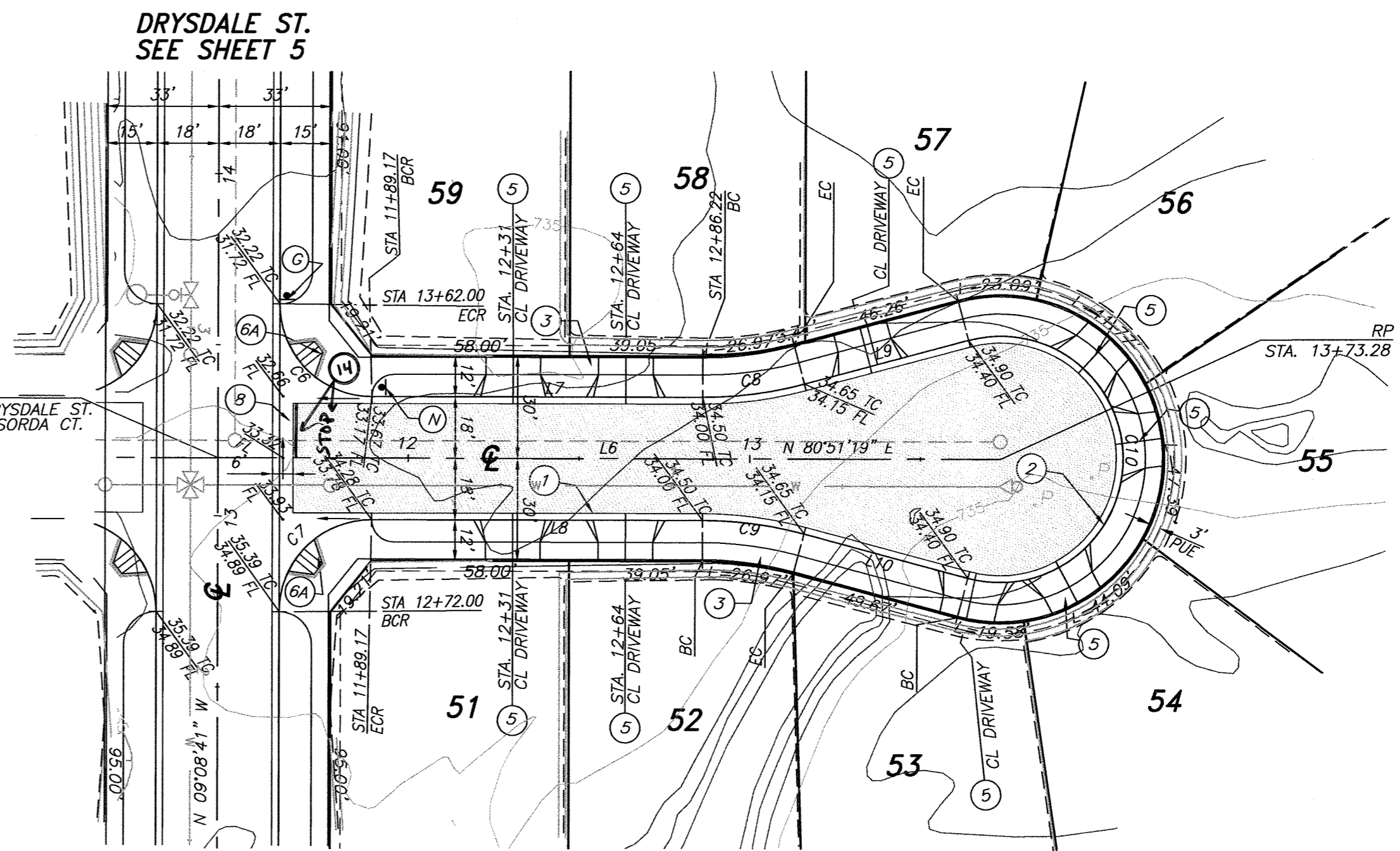
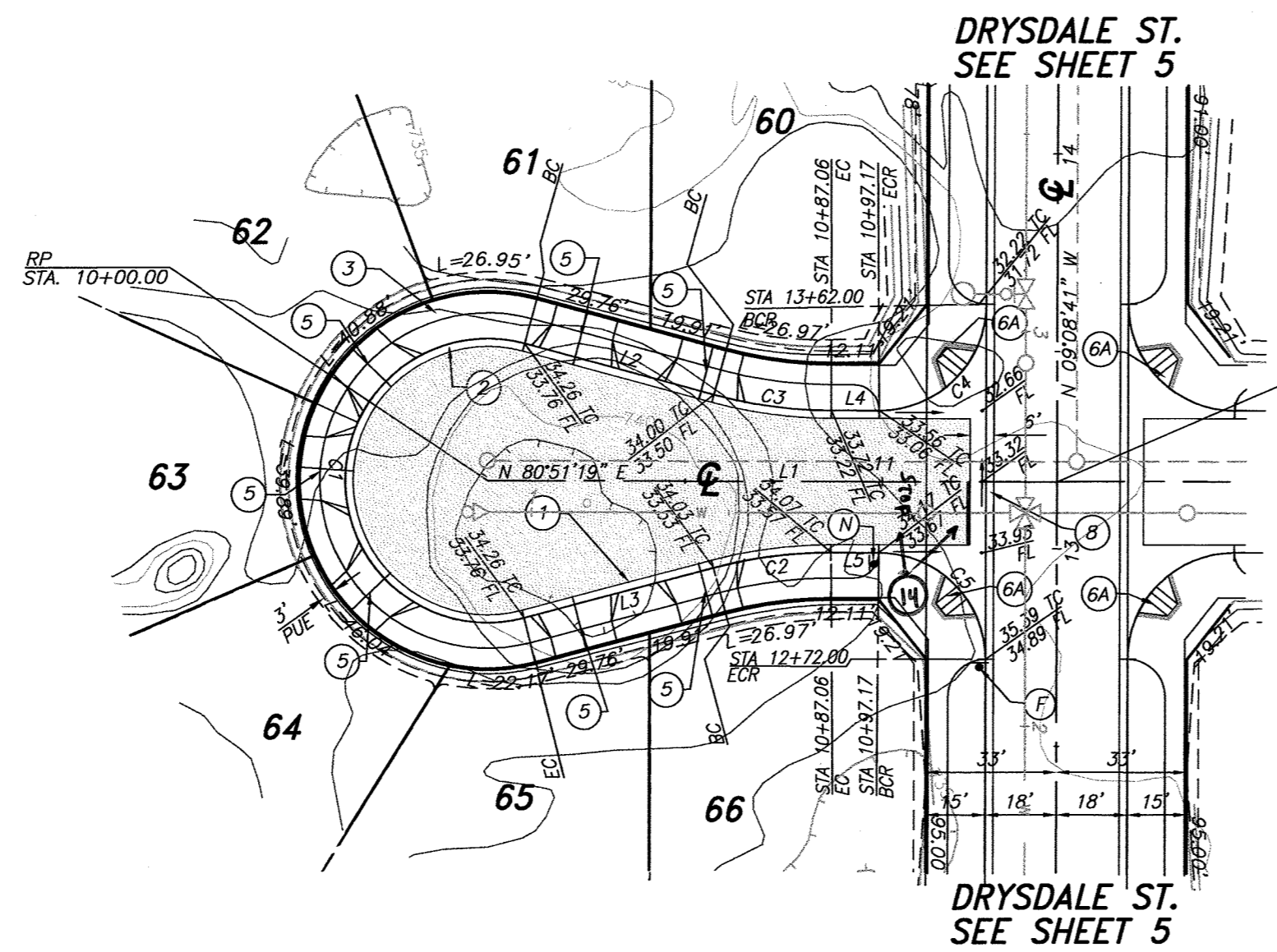
37
735 18' LT
33
37
735 £
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735 18' RT
33

37
735 18' LT
33
37
735 £
33
37
735 18' RT
33



PROFILE SCALES
HORIZ. 1" = 40'
VERT. 1" = 4'

- CONSTRUCTION NOTES**
- 1 PLACE " A.C. OVER " C.A.B. PER S.R. R=
 - 2 CONSTRUCT 6" CURB & GUTTER PER CITY STD. DWG NO. 200 (TYPE I)
 - 3 CONSTRUCT 6.5" CURB SIDEWALK PER CITY STD. DWG NO. 325
 - 5 CONSTRUCT DRIVEWAY APPROACH PER CITY STD. DWG. NO. 302 (TYPE CURB-I)
 - 6A CONSTRUCT HANDICAPPED ACCESS RAMP PER CITY STD. DWG. NO. 304 (TYPE I)
 - 9 CONSTRUCT CROSS GUTTER PER CITY STD. DWG. NO. 220
 - 14 INSTALL 12" WHITE LIMIT LINE AND STOP PAVEMENT MARKING



LINE	LENGTH	BEARING
L1	144.17	N80°51'19"E
L2	49.67	S84°08'45"E
L3	49.67	N85°51'19"E
L4	12.11	N80°51'19"E
L5	12.11	N80°51'19"E
L6	229.11	N80°51'19"E
L7	97.05	N80°51'19"E
L8	97.05	N80°51'19"E
L9	49.67	N85°51'22"E
L10	49.67	S84°08'45"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	210°00'00"	36.00	131.95	134.36
C2	150°00'00"	115.00	30.11	15.14
C3	150°00'00"	115.00	30.11	15.14
C4	90°00'00"	27.00	42.41	27.00
C5	90°00'00"	27.00	42.41	27.00
C6	90°00'00"	27.00	42.41	27.00
C7	90°00'01"	27.00	42.41	27.00
C8	150°00'00"	115.00	30.11	15.14
C9	150°00'00"	115.00	30.11	15.14
C10	210°00'00"	36.00	131.95	134.36

RIVERSIDE PUBLIC UTILITIES— ELECTRIC
REVIEWED FOR CONFLICTS BY: *Sumi Goh* 7/6/14 DATE:

RIVERSIDE PUBLIC UTILITIES— WATER
REVIEWED FOR CONFLICTS BY: *M. B. ...* 01/09/2015 DATE:



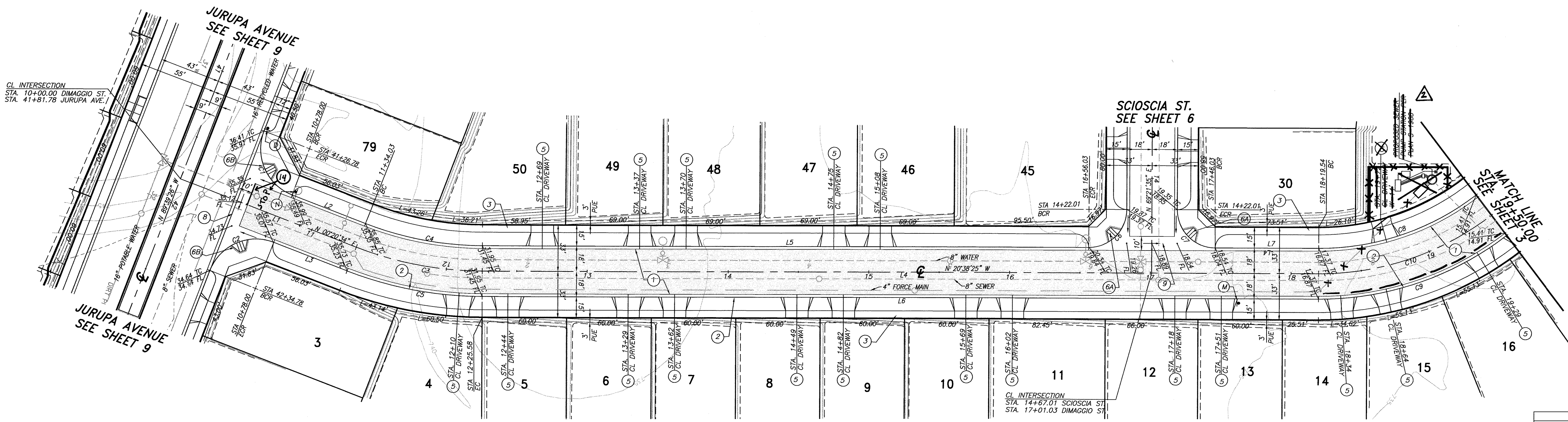
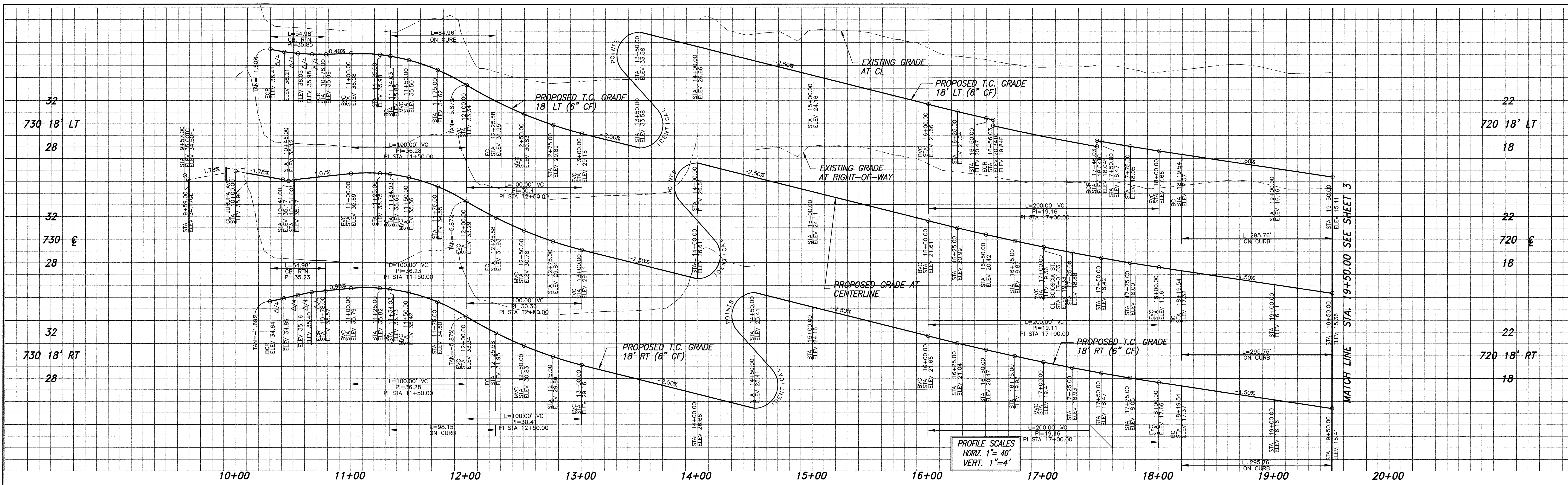
CITY OF RIVERSIDE BUSINESS TAX ACCT. #058833 EXP. 1/1/15
PLANS PREPARED BY:
adkan ENGINEERS
CIVIL ENGINEERING—SURVEYING—PLANNING
6879 AIRPORT DRIVE, RIVERSIDE, CA 92504
TEL: (951) 888-0241 FAX: (951) 943-9370
DATE: 6/30/14
UNDER THE SUPERVISION OF: *Cla* R.C.E. 53390 6/30/15

BENCHMARK: H3-D3
CITY OF RIVERSIDE
BENCH MARK TRANSFER:
SET CHISLED "X" IN THE TOP OF EASTERY BASE
BOLT OF AN 18" DIAMETER TRAFFIC SIGNAL POLE
AT THE NORTHEASTELY CURB RETURN OF JURUPA
AVENUE AND VAN BUREN BOULEVARD.
H3-D3—TRANSFER.
DATUM: 1929
ELEVATION: 726.212

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* DATE: 7/15/15
ENGINEERING MANAGER
CAPITAL PROJECTS
TRAFFIC ENGINEERING
APPROVED BY: *[Signature]* DATE: 7/15/15
CITY ENGINEER P.W. DIRECTOR

STREET IMPROVEMENT PLAN
TRACT 28987
LASORDA CT. STA 10+00.00 TO STA 13+73.28
PW13-0370
R-3817
SHEET 7 OF 12
HORIZ. SCALE: 1" = 40' VERT. SCALE: AS NOTED
J.N. 8489



LINE	LENGTH	BEARING
L1	134.03	N00°20'34"E
L2	56.03	N00°20'34"E
L3	56.03	N00°20'34"E
L4	593.96	N20°38'25"W
L5	430.45	N20°38'25"W
L6	593.96	N20°38'25"W
L7	73.51	N20°38'25"W

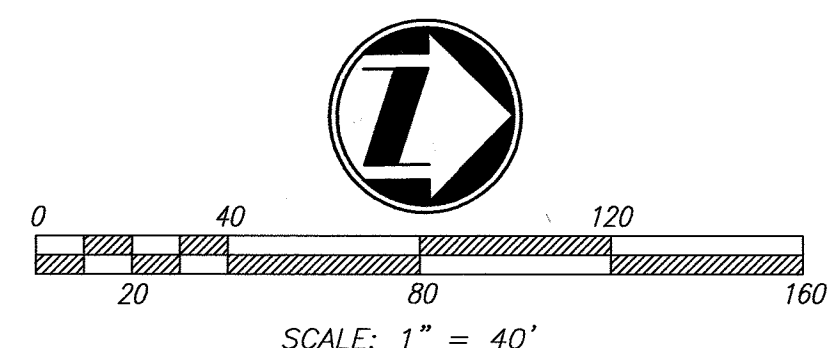
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	35.00	54.98	35.00
C2	90°00'00"	35.00	54.98	35.00
C3	20°58'59"	250.00	91.56	46.30
C4	20°58'59"	232.00	84.96	42.96
C5	20°58'59"	268.00	98.15	49.83
C6	90°00'00"	27.00	42.41	27.00
C7	90°00'00"	27.00	42.41	27.00
C8	37°47'21"	182.00	120.04	62.29
C9	37°43'14"	218.00	143.52	74.47
C10	37°45'06"	200.00	131.78	68.38

CONSTRUCTION NOTES

- PLACE " " A.C. OVER " " C.A.B. PER S.R. R=
- CONSTRUCT 6" CURB & GUTTER PER CITY STD. DWG. NO. 200 (TYPE 1)
- CONSTRUCT 6.5" CURB SIDEWALK PER CITY STD. DWG. NO. 325
- CONSTRUCT DRIVEWAY APPROACH PER CITY STD. DWG. NO. 302 (TYPE CURB-1)
- CONSTRUCT HANDICAPPED ACCESS RAMP PER CITY STD. DWG. NO. 304 (TYPE 1)
- CONSTRUCT HANDICAPPED ACCESS RAMP PER CITY STD. DWG. NO. 304 (TYPE II)
- CONSTRUCT CROSS GUTTER PER CITY STD. DWG. NO. 220
- INSTALL 12" WHITE LIMIT LINE & STOP PAVEMENT MARKING

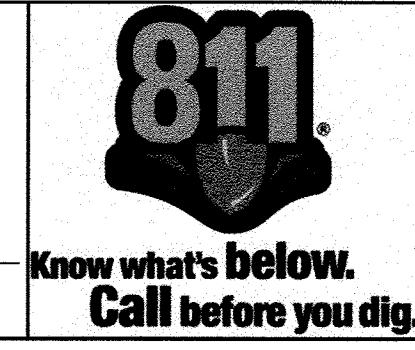


DIMAGGIO STREET



RIVERSIDE PUBLIC UTILITIES— ELECTRIC
 REVIEWED FOR CONFLICTS BY: *Sum Ali* 7/2/14 DATE:

RIVERSIDE PUBLIC UTILITIES— WATER
 REVIEWED FOR CONFLICTS BY: *M. M. B.* 01/09/2015 DATE:



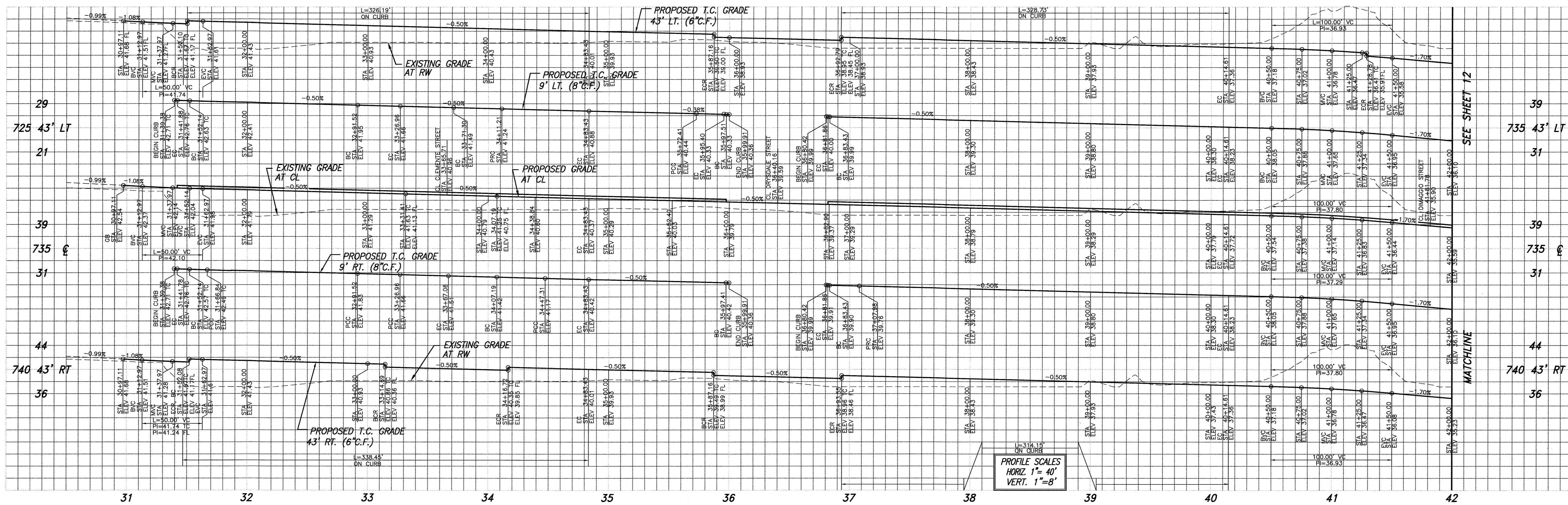
PLANS PREPARED BY:
adkan ENGINEERS
 CIVIL ENGINEERING & ARCHITECTURAL PLANNING
 6879 AIRPORT DRIVE, RIVERSIDE, CA 92504
 TEL: (951) 988-0241 FAX: (951) 943-9370
 DATE: 6/24/14 UNDER THE SUPERVISION OF: *CL* R.C.E. 53390 6/30/15

BENCHMARK: H3-D3
 CITY OF RIVERSIDE
 BENCH MARK TRANSFER:
 SET CHISLED "X" IN THE TOP OF EASTERY BASE
 BOLT OF AN 18" DIAMETER TRAFFIC SIGNAL POLE
 AT THE NORTHEASTLY CURB RETURN OF JURUPA
 AVENUE AND VAN BUREN BOULEVARD.
 H3-D3—TRANSFER.
 DATUM: 1929
 ELEVATION: 726.212

DESIGNED BY: Rick DRAWN BY: Rick CHECKED BY: C-
 REV SWR LIFT STATION LOCATION

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 2/5/2015
 ENGINEERING MANAGER
 CAPITAL PROJECTS
 TRAFFIC ENGINEERING

STREET IMPROVEMENT PLAN PW13-0370
TRACT 28987
 DIMAGGIO STREET
 STA 10+00.00 TO STA 20+00.00
 R-3817
 SHEET 8 OF 12
 HORIZ. SCALE: 1" = 40' VERT. SCALE: AS NOTED
 J.N. 8489

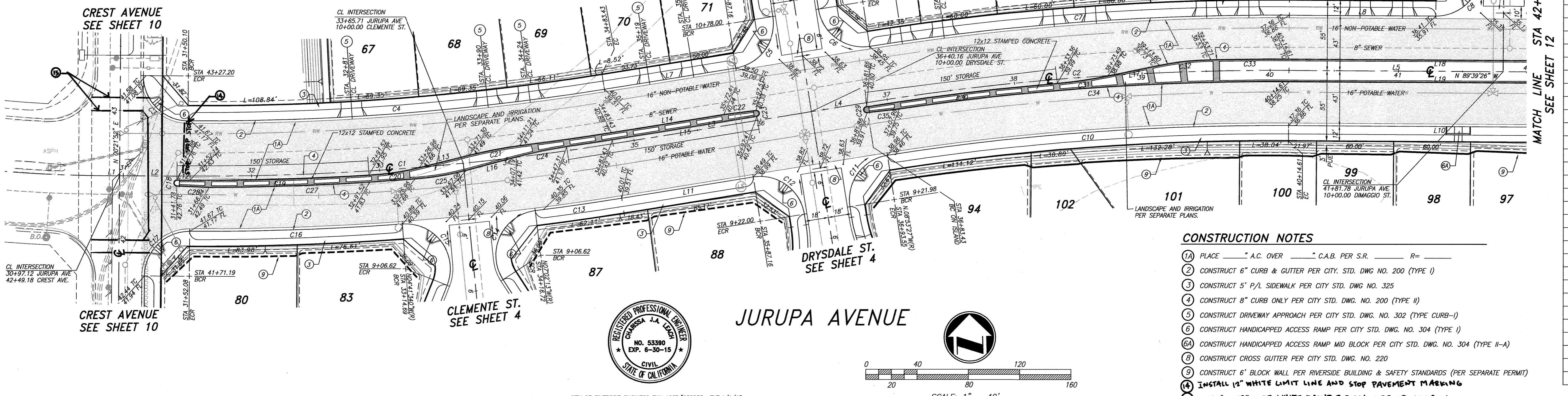


LINE	LENGTH	DIRECTION
L1	12.85'	N89°38'58"W
L2	55.01'	N89°39'14"W
L3	156.73'	N80°51'18"E
L4	43.28'	N80°51'18"E
L5	167.16'	N89°39'26"W

LINE	LENGTH	DIRECTION
L6	68.22'	N89°39'26"W
L7	103.73'	N80°51'19"E
L8	114.17'	N89°39'26"W
L9	15.22'	N89°39'26"W
L10	235.39'	N89°39'26"W

LINE	LENGTH	DIRECTION
L11	103.72'	N80°51'18"E
L12	10.23'	N89°39'11"W
L13	40.28'	N76°04'21"E
L14	88.97'	N80°51'18"E
L15	113.97'	N80°51'18"E

LINE	LENGTH	DIRECTION
L16	40.62'	N75°07'08"E
L17	40.62'	N78°22'47"E
L18	235.38'	N89°39'26"W
L19	235.38'	N89°39'26"W

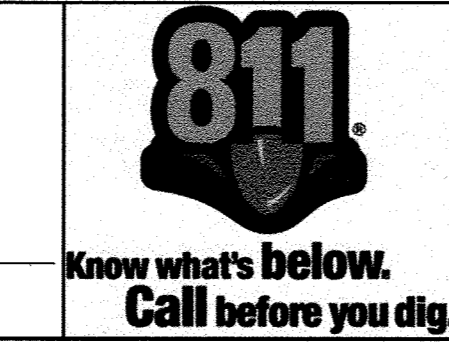


CURVE	LENGTH	RADIUS	DELTA	TAN
C1	331.30'	2000.00'	9°29'28"	166.03'
C2	331.19'	2000.00'	9°29'16"	165.97'
C3	54.95'	35.00'	89°57'34"	34.98'
C4	326.19'	1957.00'	9°33'00"	163.48'
C5	54.98'	35.00'	90°00'00"	35.00'
C6	54.81'	35.00'	89°43'54"	34.84'
C7	328.73'	2043.00'	9°13'10"	164.72'
C8	54.39'	35.00'	89°02'39"	34.42'
C9	54.98'	35.00'	90°00'00"	35.00'
C10	314.15'	1957.00'	9°11'51"	157.41'
C11	55.16'	35.00'	90°17'24"	35.18'
C12	54.98'	35.00'	90°00'00"	35.00'
C13	68.14'	2043.00'	1°54'40"	34.07'
C14	70.77'	35.00'	115°51'30"	55.86'
C15	70.77'	35.00'	115°51'29"	55.86'
C16	166.09'	2043.00'	4°39'29"	83.09'
C17	54.97'	35.00'	89°58'57"	34.99'
C18	7.75'	2.50'	177°43'30"	125.50'
C19	139.63'	2003.00'	3°59'39"	69.84'
C20	40.09'	212.25'	10°49'22"	20.11'
C21	39.89'	367.72'	6°12'55"	19.96'
C22	25.12'	78282.51'	0°01'05"	12.56'
C23	7.75'	2.50'	177°43'06"	125.55'
C24	40.21'	375.82'	6°07'49"	20.12'
C25	40.45'	215.21'	10°46'06"	20.28'
C27	160.85'	2009.00'	4°35'14"	80.47'
C28	23.14'	3109.76'	0°25'35"	11.57'
C29	7.75'	2.50'	177°33'06"	117.00'
C30	150.22'	1997.05'	4°18'36"	75.15'
C31	40.23'	377.07'	6°06'45"	20.13'
C32	40.43'	215.19'	10°45'54"	20.28'
C33	61.18'	2009.00'	1°44'41"	30.59'
C34	305.25'	1991.00'	8°47'04"	152.93'
C35	25.09'	1943.01'	0°44'23"	12.55'

- CONSTRUCTION NOTES**
- PLACE " A.C. OVER " C.A.B. PER S.R. R=
 - CONSTRUCT 6" CURB & GUTTER PER CITY STD. DWG. NO. 200 (TYPE I)
 - CONSTRUCT 5" P/L SIDEWALK PER CITY STD. DWG. NO. 325
 - CONSTRUCT 8" CURB ONLY PER CITY STD. DWG. NO. 200 (TYPE II)
 - CONSTRUCT DRIVEWAY APPROACH PER CITY STD. DWG. NO. 302 (TYPE CURB-I)
 - CONSTRUCT HANDICAPPED ACCESS RAMP PER CITY STD. DWG. NO. 304 (TYPE I)
 - CONSTRUCT HANDICAPPED ACCESS RAMP MID BLOCK PER CITY STD. DWG. NO. 304 (TYPE II-A)
 - CONSTRUCT CROSS GUTTER PER CITY STD. DWG. NO. 220
 - CONSTRUCT 6" BLOCK WALL PER RIVERSIDE BUILDING & SAFETY STANDARDS (PER SEPARATE PERMIT)
 - INSTALL 12" WHITE LIMIT LINE AND STOP PAVEMENT MARKING
 - INSTALL 12" WIDE WHITE PAINT FOR 10' WIDE CROSSWALK

RIVERSIDE PUBLIC UTILITIES— ELECTRIC
 REVIEWED FOR CONFLICTS BY: *Jimmy Apple* 7/2/14
 DATE:

RIVERSIDE PUBLIC UTILITIES— WATER
 REVIEWED FOR CONFLICTS BY: *Matthew Roberts* 01/09/2015
 DATE:



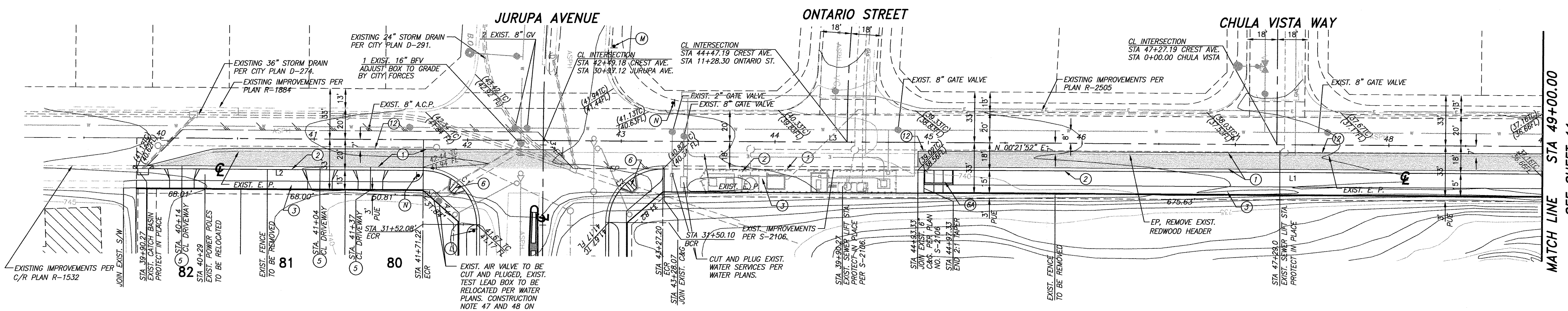
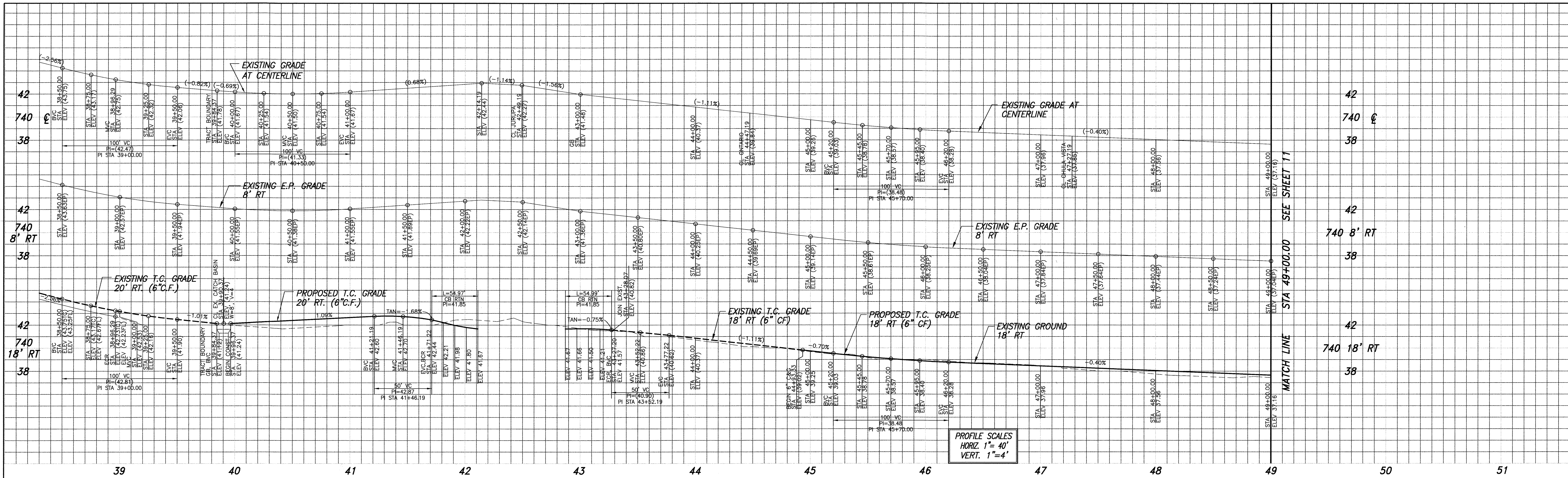
PLANS PREPARED BY:
adkan ENGINEERS
 CIVIL ENGINEERING/SURVEYING/PLANNING
 6879 AIRPORT DRIVE, RIVERSIDE, CA 92504
 TEL: (951) 988-0241 FAX: (951) 343-9370
 DATE: 6/30/14
 UNDER THE SUPERVISION OF: *CL*
 R.C.E. 63390 6/30/14

BENCHMARK: H3-D3
 CITY OF RIVERSIDE
 BENCH MARK TRANSFER:
 SET CHISLED "X" IN THE TOP OF EASTERY BASE
 BOLT OF AN 18" DIAMETER TRAFFIC SIGNAL POLE
 AT THE NORTHEASTLY CURB RETURN OF JURUPA
 AVENUE AND VAN BUREN BOULEVARD.
 H3-D3-TRANSFER.
 DATUM: 1929
 ELEVATION: 726.212

SCALE: 1" = 40'
 DESIGNED BY: Rick DRAWN BY: Rick CHECKED BY: C-

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 2/15/14
 ENGINEERING MANAGER
 CAPITAL PROJECTS
 TRAFFIC ENGINEERING

STREET IMPROVEMENT PLAN
TRACT 28987
 JURUPA AVENUE
 STA 311+00 TO STA 42+50
 PW13-0370
 R-3817
 SHEET 9 OF 12
 J.N. 8489

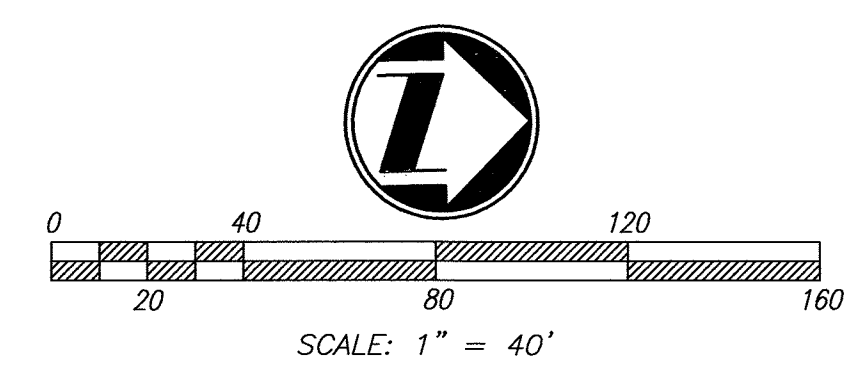


- CONSTRUCTION NOTES**
- 1 PLACE " A.C. OVER " C.A.B. PER S.R. R=
 - 2 CONSTRUCT 6" CURB & GUTTER PER CITY STD. DWG NO. 200 (TYPE I)
 - 3 CONSTRUCT 5' P/L SIDEWALK PER CITY STD. DWG NO. 325
 - 5 CONSTRUCT DRIVEWAY APPROACH PER CITY STD. DWG. NO. 302 (TYPE CURB-I)
 - 6 CONSTRUCT HANDICAPPED ACCESS RAMP PER CITY STD. DWG. NO. 304 (TYPE I)
 - 6A CONSTRUCT HANDICAPPED ACCESS RAMP MID BLOCK PER CITY STD. DWG. NO. 304 (TYPE II-A)
 - 12 SAW CUT, JOIN EXISTING PAVING PER DETAIL HEREON

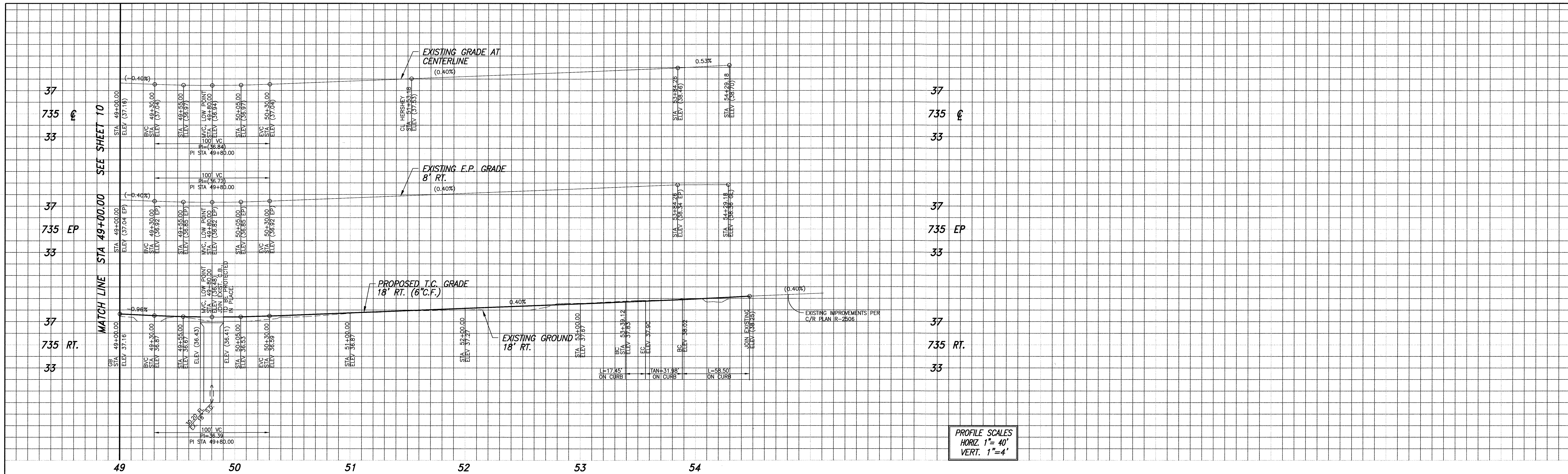
WATER DEPARTMENT NOTE:
 DEVELOPER TO GIVE THE WATER DEPARTMENT FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW THE CITY TEN (10) WORKING DAYS FOR COMPLETION OF THE WORK. (95) 351-6368 (SHEET 10)

LINE TABLE			
LINE	LENGTH	BEARING	
L1	572.78	S00°21'52"W	
L2	186.83	S00°21'52"W	
L3	915.56	S00°22'08"W	

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	89°58'57"	35.00	54.97	34.99
C2	90°01'08"	35.00	54.99	35.01



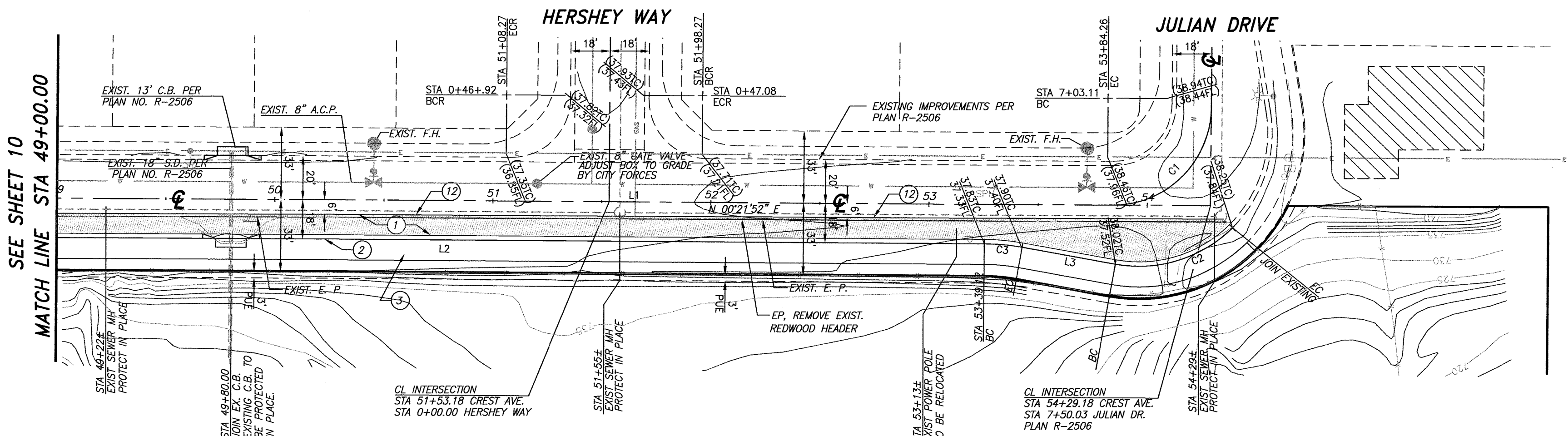
RIVERSIDE PUBLIC UTILITIES- ELECTRIC REVIEWED FOR CONFLICTS BY: <i>Summa Anjali</i> 8/7/14 DATE:	RIVERSIDE PUBLIC UTILITIES- WATER REVIEWED FOR CONFLICTS BY: <i>Matthew B. L.</i> 01/09/2015 DATE:		CITY OF RIVERSIDE BUSINESS TAX ACCT. #058833 EXP. 1/1/15 PLANS PREPARED BY: CIVIL ENGINEERING-SURVEYING-PLANNING 6879 AIRPORT DRIVE, RIVERSIDE, CA 92504 TEL: (951) 698-0241 • FAX: (951) 613-9370 DATE: 6/20/14 UNDER THE SUPERVISION OF: <i>Chryssa J. Leach</i> RCB-03900 6/30/15	BENCHMARK: H3-D3 CITY OF RIVERSIDE BENCH MARK TRANSFER: SET CHISLED "X" IN THE TOP OF EASTERLY BASE BOLT OF AN 18" DIAMETER TRAFFIC SIGNAL POLE AT THE NORTHEASTERLY CURB RETURN OF JURUPA AVENUE AND VAN BUREN BOULEVARD. H3-D3-TRANSFER. DATUM: 1929 ELEVATION: 726.212	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="4">CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT</th> </tr> <tr> <td>APPROVED BY:</td> <td>DATE:</td> <td>BY:</td> <td>APPROVED BY:</td> </tr> <tr> <td>ENGINEERING MANAGER</td> <td>4/16/14</td> <td><i>Yule G.</i></td> <td><i>Summa Anjali</i></td> </tr> <tr> <td>CAPITAL PROJECTS</td> <td></td> <td><i>Yule G.</i></td> <td></td> </tr> <tr> <td>TRAFFIC ENGINEERING</td> <td>2/15/15</td> <td><i>R.H.</i></td> <td></td> </tr> <tr> <td colspan="2">DESIGNED BY: Rick</td> <td colspan="2">DRAWN BY: Rick</td> </tr> <tr> <td colspan="2">CHECKED BY: C-</td> <td colspan="2">DATE: 2/15/2015</td> </tr> </table>	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT				APPROVED BY:	DATE:	BY:	APPROVED BY:	ENGINEERING MANAGER	4/16/14	<i>Yule G.</i>	<i>Summa Anjali</i>	CAPITAL PROJECTS		<i>Yule G.</i>		TRAFFIC ENGINEERING	2/15/15	<i>R.H.</i>		DESIGNED BY: Rick		DRAWN BY: Rick		CHECKED BY: C-		DATE: 2/15/2015		STREET IMPROVEMENT PLAN TRACT 28987 CREST AVENUE STA 39+84.37 TO STA 49+00.00 R-3817 SHEET 10 OF 12 HORIZ. SCALE: 1"= 40' VERT. SCALE: AS NOTED J.N. 8489
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT																																		
APPROVED BY:	DATE:	BY:	APPROVED BY:																															
ENGINEERING MANAGER	4/16/14	<i>Yule G.</i>	<i>Summa Anjali</i>																															
CAPITAL PROJECTS		<i>Yule G.</i>																																
TRAFFIC ENGINEERING	2/15/15	<i>R.H.</i>																																
DESIGNED BY: Rick		DRAWN BY: Rick																																
CHECKED BY: C-		DATE: 2/15/2015																																



PROFILE SCALES
 HORIZ. 1" = 40'
 VERT. 1" = 4'

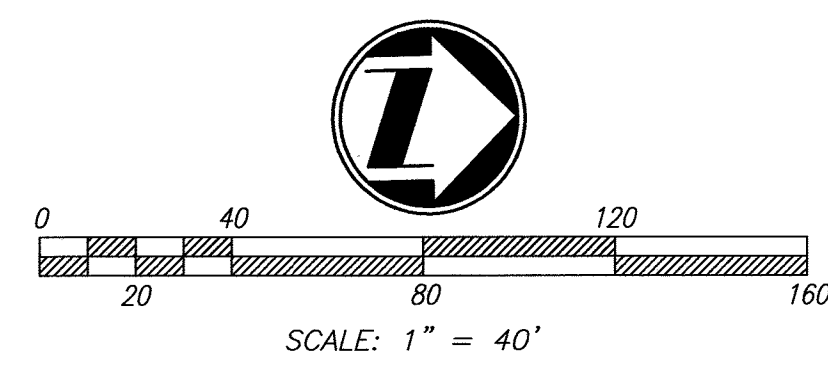
CONSTRUCTION NOTES

- ① PLACE " A.C. OVER " C.A.B. PER S.R. R=
- ② CONSTRUCT 6" CURB & GUTTER PER CITY STD. DWG NO. 200 (TYPE 1)
- ③ CONSTRUCT 6.5" CURB SIDEWALK PER CITY STD. DWG NO. 325
- ⑤ CONSTRUCT DRIVEWAY APPROACH PER CITY STD. DWG. NO. 302 (TYPE CURB-1)
- ⑫ SAW CUT, JOIN EXISTING PAVING PER DETAIL HEREON

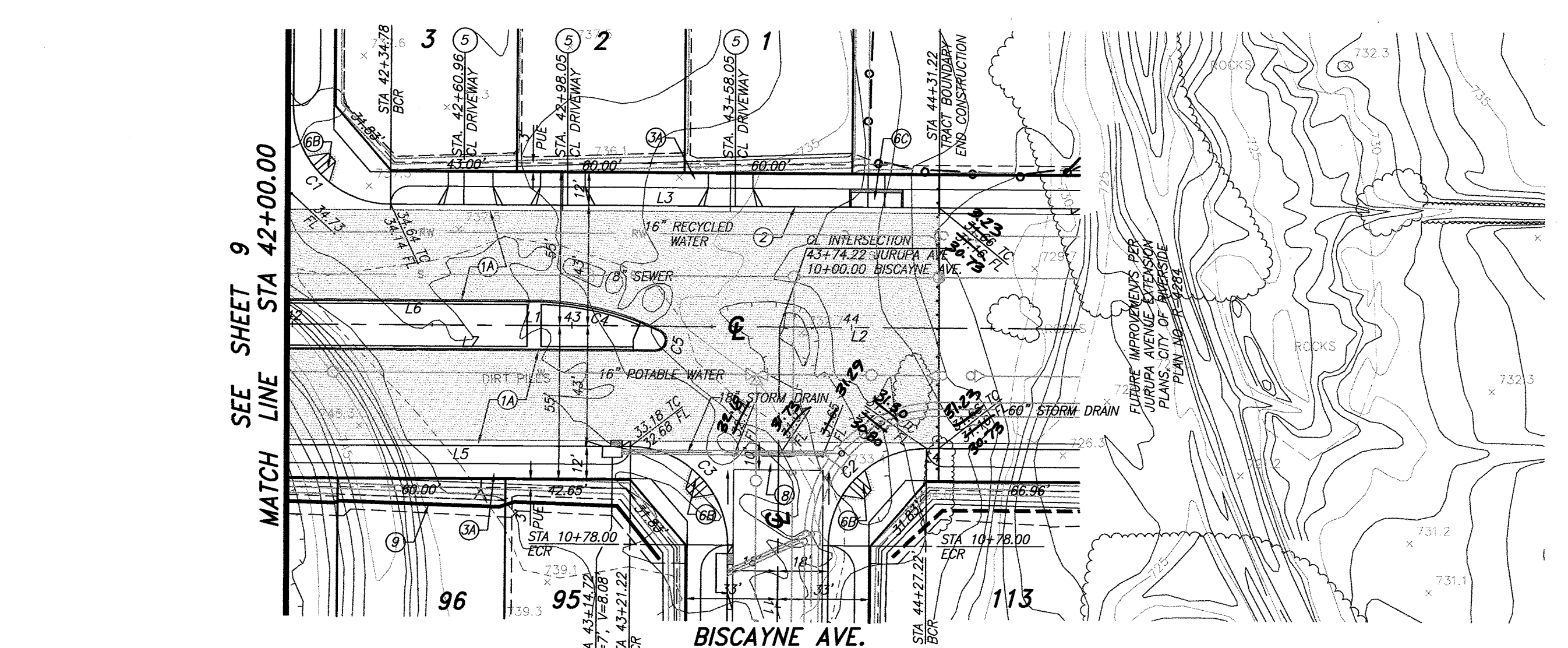
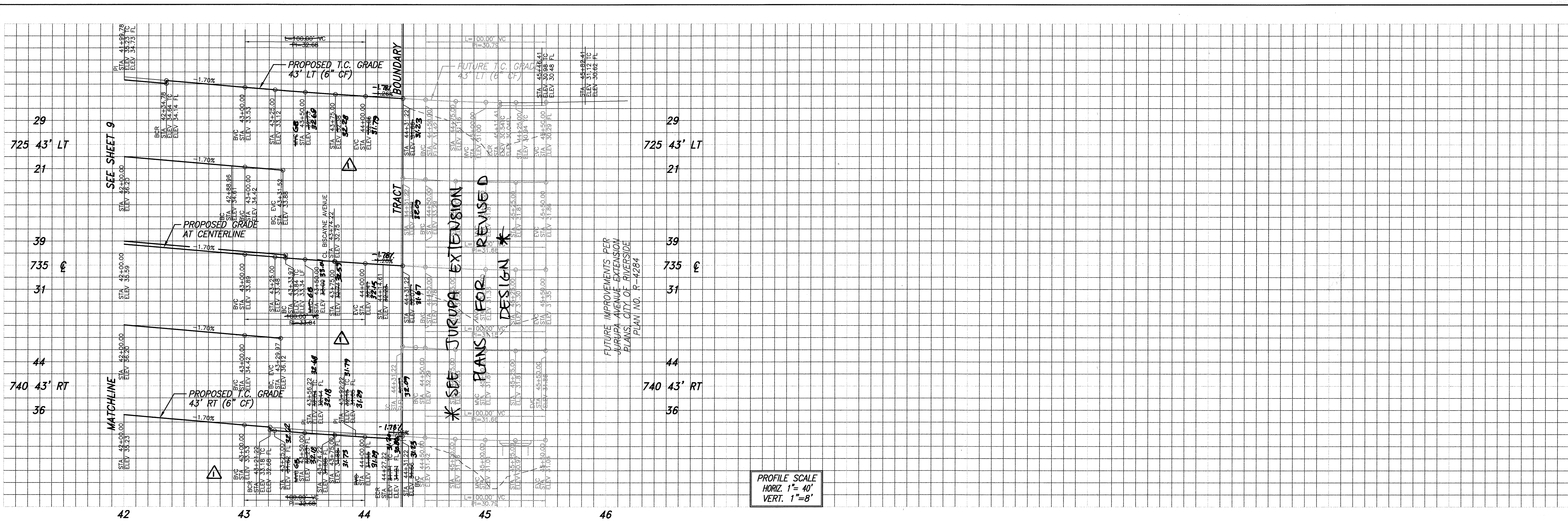


LINE	LENGTH	BEARING
L1	529.12	N00°21'54"E
L2	473.66	N00°21'52"E
L3	43.50	N10°21'52"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°06'21"	63.00	99.08	63.12
C2	54°56'50"	61.00	58.50	31.72
C3	10°00'00"	100.00	17.45	8.75



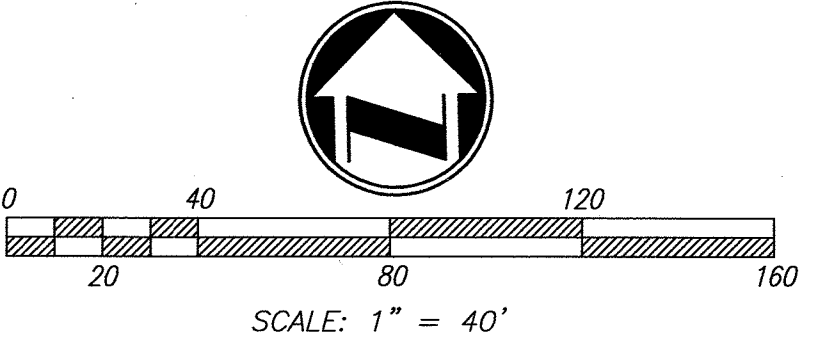
RIVERSIDE PUBLIC UTILITIES- ELECTRIC Reviewed for conflicts by: <i>Summ</i> 8/1/14	RIVERSIDE PUBLIC UTILITIES- WATER Reviewed for conflicts by: <i>Matthew</i> 01/09/2015		PLANS PREPARED BY: CIVIL ENGINEERING • SURVEYING • PLANNING 6870 AIRPORT DRIVE, RIVERSIDE, CA 92504 TEL: (951) 988-0241 • FAX: (951) 991-343-9370 DATE: 6/30/14 UNDER THE SUPERVISION OF: <i>Chan</i> R.C.E. 53390 6/30/14	BENCHMARK: H3-D3 CITY OF RIVERSIDE BENCH MARK TRANSFER: SET CHISLED "X" IN THE TOP OF EASTERLY BASE BOLT OF AN 18" DIAMETER TRAFFIC SIGNAL POLE AT THE NORTHEASTERLY CORNER RETURN OF JURUPA AVENUE AND VAN BUREN BOULEVARD. H3-D3-TRANSFER. DATUM: 1929 ELEVATION: 726.212	 APPROVED BY: <i>[Signature]</i> ENGINEERING MANAGER CAPITAL PROJECTS TRAFFIC ENGINEERING DATE: 2/15/2015	STREET IMPROVEMENT PLAN TRACT 28987 CREST AVENUE STA 49+00.00 TO STA 54+29.18 R-3817 SHEET 11 OF 12 J.N. 8489
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CONSTRUCTION NOTES

- 1A PLACE _____ " A.C. OVER _____ " C.A.B. PER S.R. _____ R= _____
- 2 CONSTRUCT 6" CURB & GUTTER PER CITY STD. DWG NO. 200 (TYPE I)
- 3A CONSTRUCT 5' P/L SIDEWALK PER CITY STD. DWG NO. 325
- 4 CONSTRUCT 8" CURB ONLY PER CITY STD. DWG. NO. 200 (TYPE II)
- 5 CONSTRUCT DRIVEWAY APPROACH PER CITY STD. DWG. NO. 302 (TYPE CURB-I)
- 6B CONSTRUCT HANDICAPPED ACCESS RAMP PER CITY STD. DWG. NO. 304 (TYPE II)
- 6C CONSTRUCT HANDICAPPED ACCESS RAMP MID BLOCK PER CITY STD. DWG. NO. 304 (TYPE II-A)
- 7 CONSTRUCT CATCH BASIN PER CITY STD. DWG. NO. 405
- 8 CONSTRUCT CROSS GUTTER PER CITY STD. DWG. NO. 220
- 9 CONSTRUCT 6' BLOCK WALL PER RIVERSIDE BUILDING & SAFETY STANDARDS (SEPARATE PERMIT)
- 10 INSTALL 2" X 4" REDWOOD HEADER
- 13 CONSTRUCT BARRICADE PER CITY STD. DWG. NO. 180

JURUPA AVENUE

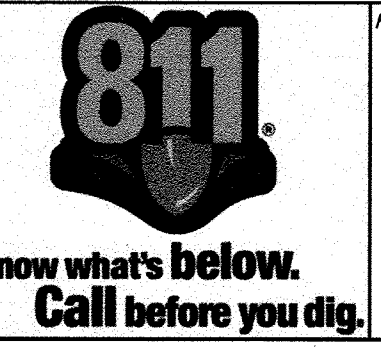


LINE	LENGTH	DIRECTION
L1	176.55'	N89°39'26"W
L2	57.17'	N89°39'26"W
L3	196.36'	N89°39'26"W
L4	4.42'	N89°38'55"W
L5	121.22'	N89°39'26"W
L6	91.30'	N89°39'26"W
L7	132.30'	N89°39'26"W

CURVE	LENGTH	RADIUS	DELTA	TAN
C1	54.98'	35.00'	90°00'00"	35.00'
C2	54.98'	35.00'	90°00'06"	35.00'
C3	54.98'	35.00'	90°00'00"	35.00'
C4	44.36'	103.50'	24°33'23"	22.53'
C5	10.73'	4.00'	153°43'30"	17.14'

RIVERSIDE PUBLIC UTILITIES— ELECTRIC
 REVIEWED FOR CONFLICTS BY: *Sumi Agha* 7/2/14 DATE:

RIVERSIDE PUBLIC UTILITIES— WATER
 REVIEWED FOR CONFLICTS BY: *Matthew R. L...* 01/09/2015 DATE:



CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP:1/1/15
 PLANS PREPARED BY:
adkan ENGINEERS
 CIVIL ENGINEERS—SURVEYING—PLANNING
 6870 AIRPORT DRIVE, RIVERSIDE, CA 92504
 TEL: (951) 945-0241 • FAX: (951) 343-9370
 DATE: 6/29/14
 UNDER THE SUPERVISION OF: *[Signature]* R.C.E. 53390 6/30/15

BENCHMARK: H3-53
 CITY OF RIVERSIDE
 BENCH MARK TRANSFER:
 SET CHISLED "X" IN THE TOP OF EASTERLY BASE
 BOLT OF AN 18" DIAMETER TRAFFIC SIGNAL POLE
 AT THE NORTHEASTERLY CURB RETURN OF JURUPA
 AVENUE AND VAN BUREN BOULEVARD.
 H3-03—TRANSFER.
 DATUM: 1929
 ELEVATION: 726.212
 DESIGNED BY: *Rick* DRAWN BY: *Rick* CHECKED BY: *C-*

REVISIONS	APPR.	DATE
1. REVISED SITE PLAN DUE TO FIELD CONDITIONS	<i>[Signature]</i>	2/15/2015

**CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT**
 APPROVED BY: *[Signature]* DATE: 2/15/2015
 ENGINEERING MANAGER
 CAPITAL PROJECTS
 TRAFFIC ENGINEERING
 CITY ENGINEER / P.W. DIRECTOR
 DATE: 2/15/2015

STREET IMPROVEMENT PLAN
TRACT 28987
 JURUPA AVENUE
 STA 42+00 TO STA 44+31.22
 STORM DRAIN LINE "A", LATERAL "A-1"
 R-3817
 SHEET 12 OF 12
 J.N. 8489
 HORIZ. SCALE: 1"= 40' VERT. SCALE: AS NOTED

GENERAL NOTES:

IRRIGATION SYSTEM DESIGN CRITERIA FOR CAPITAL PROJECTS:

WATER SERVICE: Contractor shall contact the City of Riverside, Public Utilities, Water Department or Western Municipal Water District and obtain and pay for new water meter(s) as necessary to adequately serve the irrigation system as designed. Meter and backflow devices shall be located in the parkway (within public right-of-way) a minimum of 100' from any intersection or major driveway (curb return type driveway opening). Contractor shall be responsible for all water costs throughout the maintenance and plant establishment period if applicable.

ELECTRIC SERVICE: Contractor shall contact the City of Riverside, Public Utilities Electrical Division to obtain and pay for a new 'non-metered' electrical service as necessary to serve each new irrigation controller(s). Service shall be underground type. Coordinate location and obtain approval from the City's inspector.

IRRIGATION CONTROLLER: The irrigation controller(s) (one required at each point of connection, i.e. P.O.C.). Each shall be sized to accommodate the number of valves required to serve the entire project and to provide a minimum of two spare stations. The controller and enclosure shall be the type and manufacturer as indicated on the plans and/or irrigation legend. Controller shall be weatherproof, per City specs, installed within a locking stainless steel metal enclosure to support controller manufacturer requirements, as well as City requirements, and shall be located a minimum of 100' from any intersection or major driveway (curb return driveway opening). A concrete pad the same width and thickness, as the controller pad shall be installed between the controller and the back sidewalk.

ENR/IGW: Sleeves shall be installed in straight lines (no turns or bends, either vertical or horizontal).

- All lines beneath street areas (i.e. **NOI** within the landscape planting areas) shall be constant pressure lines installed in sleeves with tracer tape (type of sleeve indicated on tape) installed six inches above each sleeve.
- Main line sleeves under street areas shall be Class 315 PVC or SCH. 40.
- Controller wires installed within streets shall be sleeved in gray PVC SCH. 40 conduit, with 12" minimum separation from the mainline water sleeve.
- Main line, lateral lines and control wires installed beneath hardscape within the landscape area extending for five feet or more must be sleeved. The sleeve shall extend twelve inches beyond edge of hardscape.
- Main line and lateral lines shall be sleeved in SCH. 40 PVC.
- Controller wires shall be installed gray SCH. 40 PVC conduit.

CONTROL WIRE: All control wire located under pavement of any type shall separately sleeved from main line and laterals. Provide a minimum of two spare control wires at each terminating end of the mainline, stubbed out in a valve box with the lid marked "SW". Station control wire shall be 14 gauge, common wire 12 gauge and spare wires 14 gauge. Spare wire shall be a different color from station and common wires.

MAINLINE: Size all mainlines as necessary to keep water velocity below 5 feet per second. Pressure supply lines 2 inches in diameter and up to 8 inches in diameter shall be either class 315 solvent weld PVC or gasket type PVC. Solvent weld and ring type pipe shall be used together on the same pressure supply line. Pressure supply lines 1-1/2" in diameter and smaller shall be SCH. 40 PVC. Provide a line size gate valve within a valve box immediately upstream of line entering a sleeve passing under the street area. Thrust blocks shall be installed per pipe manufacturer requirements or as directed by City inspector.

LATERAL LINES: Size all lateral lines as necessary to keep water velocity below 5 feet per second. Design lateral line placements at edges of planting specs to avoid conflict with plantings. The pipe shall be SCH. 40 PVC. All main line and lateral lines running parallel to the lines shall have a minimum horizontal separation of 12 inches.

CONTROL VALVES: All irrigation control valves shall be brass, pressure regulation (master valve non-pressure regulating), sized to provide the water volume required with pressure loss through the valve kept at below a maximum of 10% if the available static pressure. Install valves in "inline" configuration. All stations shall be sized to avoid 100 G.P.A demand or 50 heads per station, whichever is greater.

VALVE BOXES: All valve boxes shall be concrete body, with cast iron, hinged, locking lids. Lids shall be marked by manufacturer of lids (welded into top of lid) with numbers for station identification, "GV" for Gate Valve, "QC" for Quick Coupler, "MV" for Master Valve, "FM" for Flow Meter, "SW" for Spare Wire, "SB" for Wire Splice Box and "FI" for Fertilizer Injector.

QUICK COUPLERS: Provide quick coupler valves at a minimum of 50' from the end of the landscaped area in each island/parkways and spaced at a maximum of 100' O.C. in shrub and turf areas.

BUBBLERS: All bubblers shall be of the type and manufacturer indicated on the plans and shall be installed with triple swing joints in a 3" PVC perforated drain pipe, with a 3" PVC cap filled with crushed 1" rock as detailed. Two bubblers shall be installed at each tree, with a 48" minimum spacing between each bubbler. Trees shall be planted 50' minimum from each nose, then spaced 45' minimum between each tree.

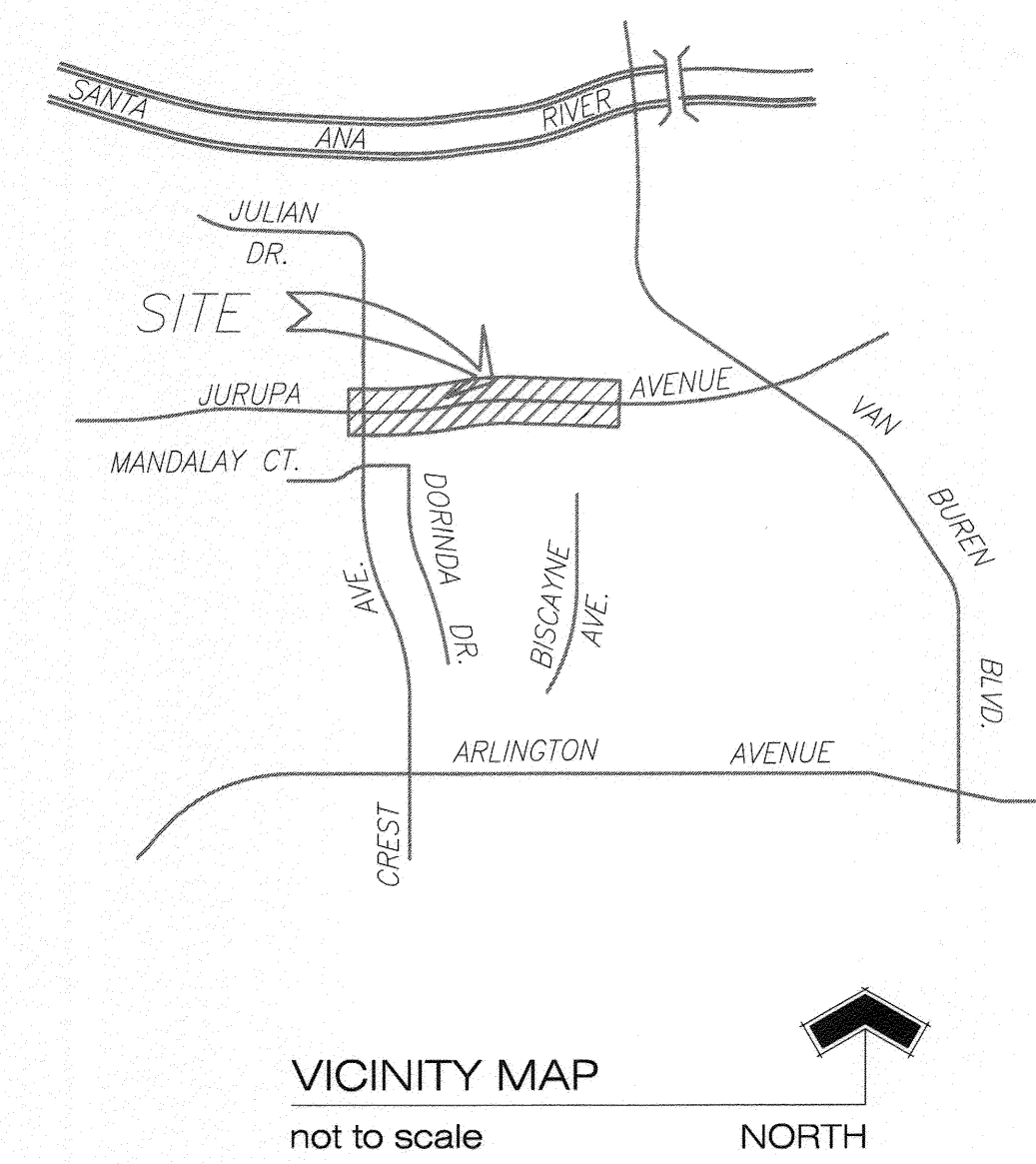
MISCELLANEOUS CURB MARKING: The rain bucket and the ET gauge shall be installed per manufacturer requirements. Stencil valve box markings to curb top along right-of-way with a commercial quality ALKYD marking paint (equal to Sherwin-Williams Sefast Premium ALKYD zone marking paint, A303 Yellow, A305 Black - (800) 524-5979. Paint black 3" markings atop a yellow background, which extends a minimum 1" beyond stenciled markings.

RECORD PRINTS: Initially shall be marked up blue line prints. All dimensions noted on a compact disc (CD) with all global positioning system (GPS) coordinates for each required item, and all information is to be transferred to either Sepia Mylar or Photo Mylar prints prior to turn-over to the City at final acceptance if the project.

PUBLIC LANDSCAPING:

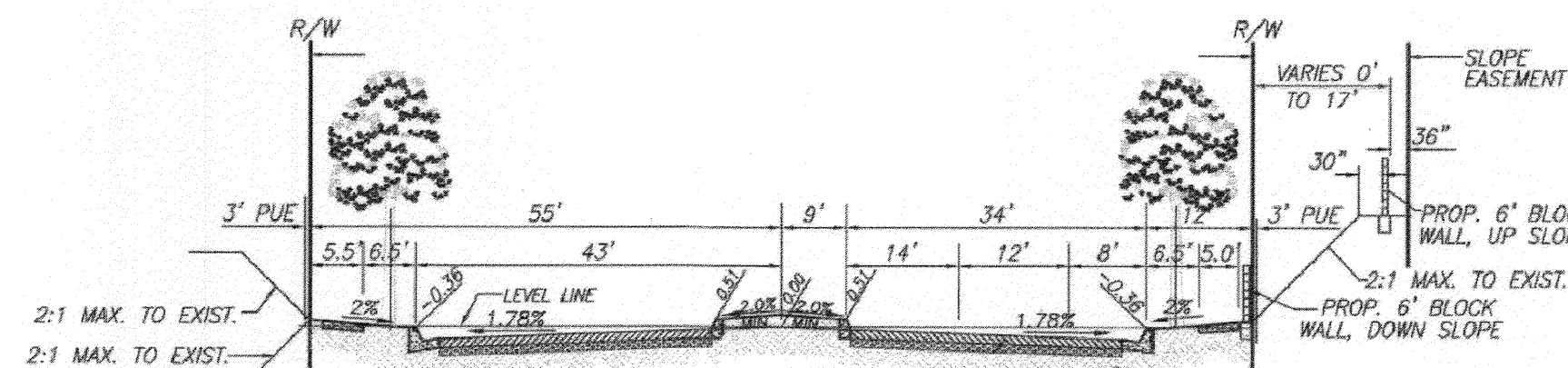
- All related work shall conform to the City of Riverside Public Works Department standards and specifications for planting and irrigation work (Sections 02441 and 02483).
- A "Public Landscape" permit, as issued by the Public Works Department is required. Contact Public Works Landscape at (951) 351-6313 to schedule a pre-construction meeting and to obtain a permit.
- When calling for inspections contact the Public Works Landscape Inspector a minimum of 48 hours in advance to schedule an inspection. A written approval will be provided on the Public Landscape Permit Card for each stage of inspection. A verbal approval will not be acceptable. Inspections are required per the standard specifications, and include, but are not necessarily limited to the following:
 - After completion of final grading and when all utility services have been marked, but prior to initiating any landscape work within the public right-of-way;
 - At time of installation of irrigation sleeves and constant pressure mainlines, but prior to backfill of trenches for same (Note: mainlines must be pressure tested in the presence of the Public Works Landscape Inspector);
 - At the time of installation of irrigation valves, laterals and heads;
 - For spotting of all trees prior to digging planting pits;
 - While digging plant pit sand planting/relocating trees;
 - After planting and all other indicated work has been completed, for start of maintenance.
 - At substantial completion of the project for City's acceptance to start the maintenance period;
 - At the end of the maintenance period, the contractor/developer shall call the Public Works Landscape Inspector at the number listed above for a final acceptance inspection in order to be released from Maintenance. Contractor's bond will not be released until after the City's issuance of written notifications that the project has passed final inspection and the Public Works Department is assuming maintenance responsibilities.
- The developer shall be responsible to acceptably maintain all plantings for a minimum period as specified in the bid documents.

NOTE: In the interest of public safety and maintenance the Public Works Landscape Inspector shall have the authority to revise the tree qualities and locations shown on approved plans based upon field conditions found at the time of installation of the trees.



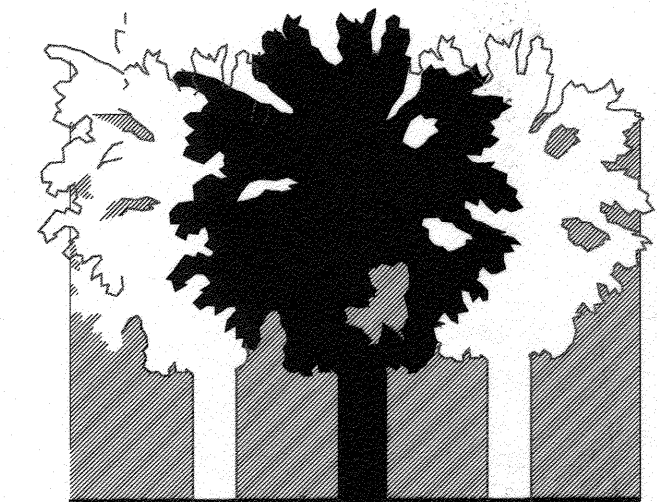
LANDSCAPE QUANTITIES:

Jurupa Avenue	
Total Irrigated Area	= 22,623 Sq. Ft.
Total Landscape Planted Area	= 22,623 Sq. Ft.
Total Number of Trees	= 57 Qty.
Total Decorative Pavement	= 3,354 Sq. Ft.
Total Length of Mow Curb	= 75 L. Ft.
Total Area Maintained By City	= 25,977 Sq. Ft.



TYPICAL SECTION - JURUPA AVENUE
NOT TO SCALE

JURUPA AVENUE EXTENSION PHASE

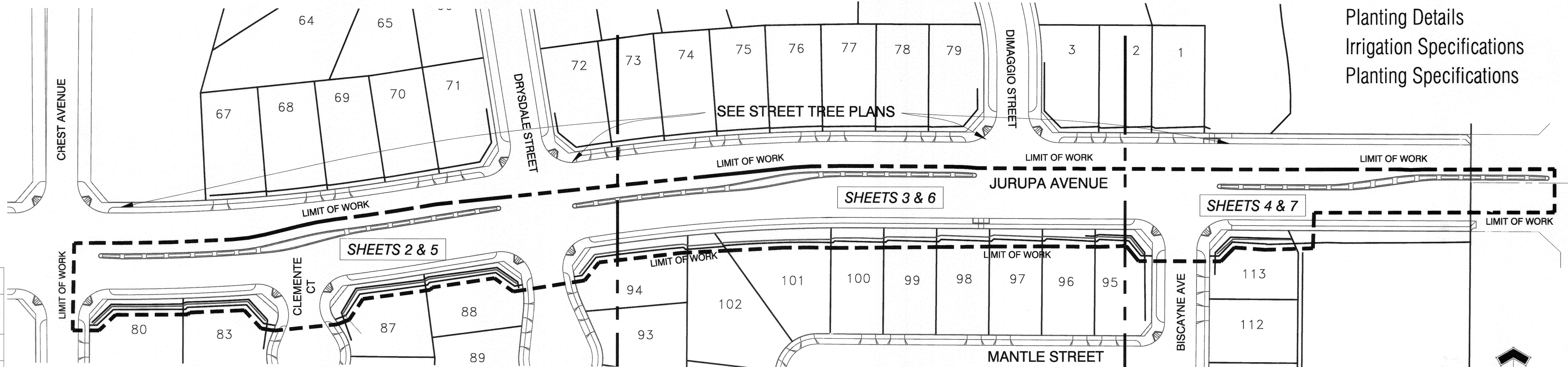


1585 S. 'D' Street, Suite 103
San Bernardino, CA 92408
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Richard Pope
Landscape Architect
CA# 2664

Sheet Index

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Irrigation Plan	3
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Planting Plan	5
Planting Plan	6
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Irrigation Details	8
Planting Details	9
Irrigation Specifications	10
Planting Specifications	11

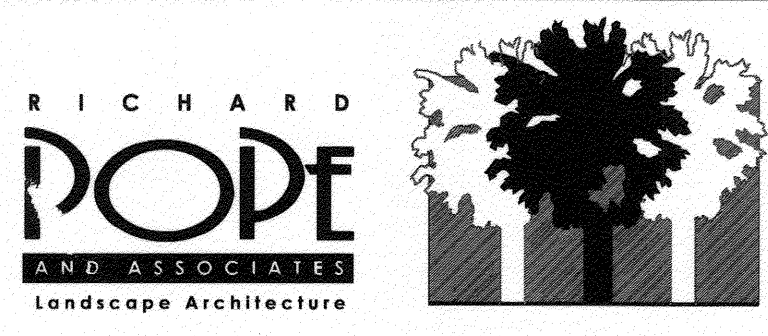
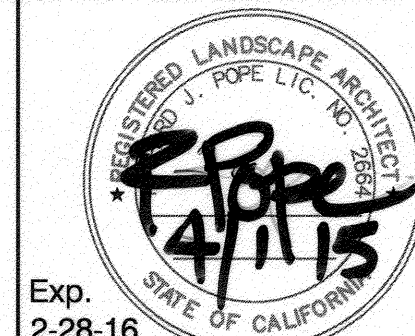


SITE PLAN
Scale: 1" = 60' NORTH

RIVERSIDE PUBLIC UTILITIES
ELECTRIC OVERHEAD & UNDERGROUND
APPROVED: [Signature] DATE: 4/15/2015

RIVERSIDE PUBLIC UTILITIES
WATER DIVISION
APPROVED: [Signature] DATE: 4/15/2015

IMPORTANT NOTICE
Section 4219-A217 of the Government Code requires a Dig Alert Identification Number to be issued before a "Normal" or "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



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Landscape Architect CA# 2664
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RPA Job # 13-31

BENCHMARK: H3-D3
CITY OF RIVERSIDE
TOP OF A EASTERLY BASE BOLT OF A 12" DIAMETER TRAFFIC SIGNAL POLE AT THE NORTHERLY CURB RETURN OF JURUPA AVENUE AND VAN BUREN BOULEVARD. ADJUSTED AND ENTERED: MAY 1997
ELEVATION: 726.212 DATUM 1929

MARK	REVISIONS	APPR.	DATE
DESIGNED BY: RP	DRAWN BY: AD/DR	CHECKED BY: RP	

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE	APPROVED BY
ENGINEERING MANAGER	EM	4/27/15	[Signature]
CAPITAL PROJECTS			
PW TREES & LANDSCAPE	CF	4/29/15	[Signature]
			CITY ENGINEER/PW DIRECTOR
			DATE: 4/29/2015

LANDSCAPE IMPROVEMENT PLAN
JURUPA AVENUE EXTENSION PHASE
TITLE SHEET

PW14-0506
R-3817-ML
SHEET 1 OF 11

PRESSURE LOSS CALCULATIONS:

EXISTING STATIC PRESSURE (psi) : 75

COMPONENT	SIZE	GPM	LENGTH	LOSS/100'	NET LOSS
WATER METER	1-1/2"	25	—	—	1.30
COPPER SERVICE LINE	1-1/2"	—	50'	2.78	1.39
BACKFLOW PREVENTER	2"	—	—	—	12.0
MASTER VALVE	2"	—	—	—	1.00
FLOW METER	2"	—	—	—	1.00
MAINLINE	2"	1,000'	0.49	—	4.90
CONTROL VALVE	1"	—	—	—	2.90
ELEVATION	—	—	—	—	—
LATERALS	—	—	—	—	5.0
SUBTOTAL:					29.49
25% PRESSURE ALLOWANCE FOR FITTINGS:					7.37
SPRINKLER OPERATING PRESSURE:					30.0
TOTAL PRESSURE LOSS (psi):					66.86

EXISTING STATIC PRESSURE (psi) : 75 (at 740 elev.)
 TEST DATE: **March 18, 2014**
 AGENCY: **City of Riverside Water Department**
 PHONE NO.: **(951) 826-5285**
 CHECKED BY: **Paul**

P.O.C. at **NEW 1-1/2" METER WITH 1-1/2" COPPER SERVICE**.
 Prior to installation of irrigation system, the Contractor shall verify static pressure at P.O.C. at **75 P.S.I.** Should pressure be below that, the Landscape Architect shall be notified.

Equipment Legend

- | | |
|---|--|
| <p>1-1/2" Water Meter</p> <p>Reduced Pressure Backflow Preventer Febco 825-YA, 2" Located in Strong Box SBBC-45SS-Riv low profile vandal resistant enclosure BFP and enclosure to be powdercoated green.</p> <p>Gate valve Nibco T-113-K, 2" Bronze</p> <p>Mainline PVC. SCH. 40 (Purple Non-Potable)</p> <p>Lateral Line PVC. SCH. 40 (Purple Non-Potable)</p> <p>Irrigation Sleeve PVC. SCH. 40 at 2 1/2" X Dia. of Pipe</p> <p>Automatic Irrigation Smart Controller Calsense Controller ET-2000e-24-LR-RRe-G-RB-LR-DOME-RRe-TP1-TP110 Located in Myers MEUG 22X-ENC-RIVSS vandal resistant enclosure.
To order Controller: Contact Bob Moxley at 760-580-9428</p> | <p>SEE IRRIGATION DETAILS, SHEET 8</p> <p>Low flow control zone Rain-Bird XZC-100-PRB-COM 1" valve, filter and regulator Valves 3 gpm and under use: Rain-Bird XZC-075-PRF 3/4" valve, filter and regulator</p> <p>Remote control valve Toro P-220-S + EFF-KIT-60HZ</p> <p>Quick coupling valve Rain-Bird 44-NP, 1"</p> <p>Flow Sensor Calsense FM-1B, 1"</p> <p>Master Valve Hunter ICV-201G-R, 2"</p> <p>Spare Wire Box - Stub out 2 extra wires with an 18" loop.</p> |
|---|--|

Sprinkler Heads

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	NOZZLE	RADIUS	G.P.M.	P.S.I.	PATTERN
●	Rain-Bird	1800 Series	12" Shrub pop-up	5H	5'	0.20	30	180°
○				8Q	8'	0.26		90°
○				8T	8'	0.35		135°
○				8H	8'	0.52		180°
○				10Q	10'	0.39		90°
○				10T	10'	0.53		135°
○				10H	10'	0.79		180°
○				12Q	12'	0.65		90°
○				12T	12'	0.87		135°
○				12H	12'	1.30		180°
○				15Q	15'	0.92		90°
○				15T	15'	1.23		135°
○				15H	15'	1.85		180°
○				10-VAN	10'	0.75		ADJ.
○			1400 Series Bubbler in Deep Root Watering System	RWS-B-C-1404	Trickle	1.00		Flood

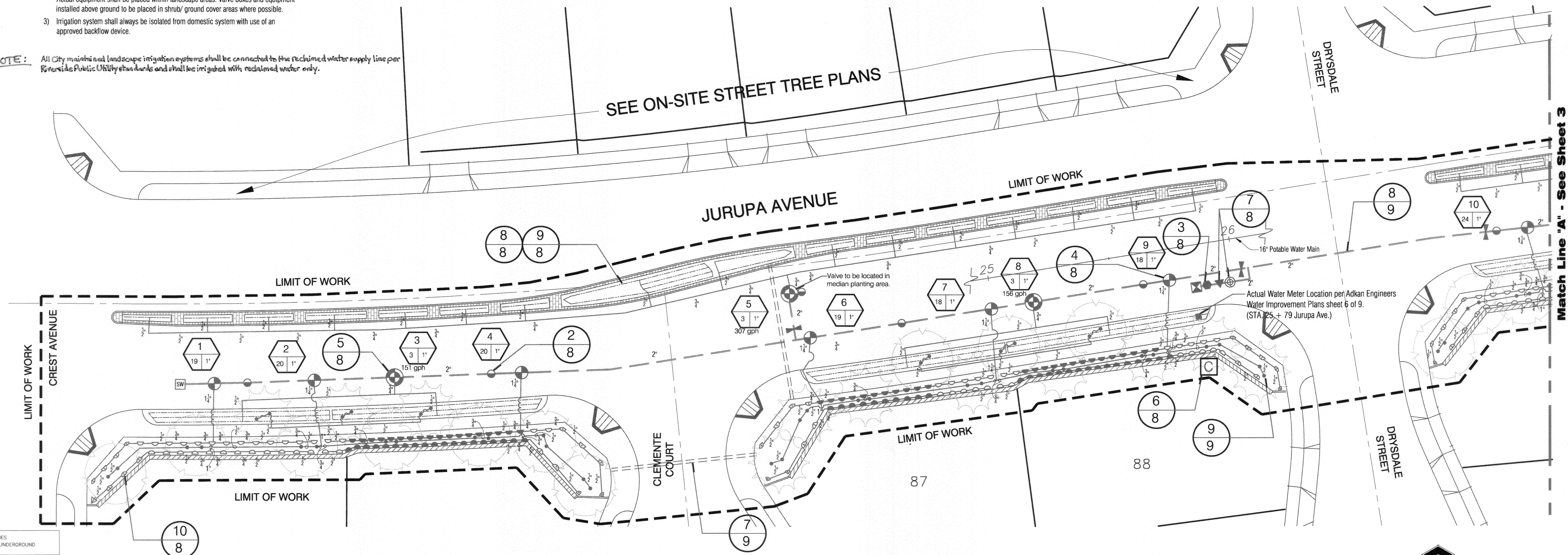
Drip Irrigation Emission Devices

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	NOZZLE	RADIUS	G.P.M.	P.S.I.	PATTERN
---	Rain-Bird	XFD (PURPLE)	On-Surface Dripline Using 24" Spacing	XFD-P-06-24	Drip	0.60	30	Flood

Irrigation Notes

- 1) Mainline, wires and lateral lines shall be sleeved under all driveways and walkways.
- 2) The irrigation equipment is shown in the street/ hardscape areas for clarification only. Actual equipment shall be placed within landscape areas. Valve boxes and equipment installed above ground to be placed in shrub/ ground cover areas where possible.
- 3) Irrigation system shall always be isolated from domestic system with use of an approved backflow device.

NOTE: All City maintained landscape irrigation systems shall be connected to the reclaimed water supply line per Riverside Public Utility standards and shall be irrigated with reclaimed water only.



IRRIGATION PLAN
 Scale: 1" = 20'
 NORTH

RIVERSIDE PUBLIC UTILITIES
 ELECTRIC OVERHEAD & UNDERGROUND

[Signature]
 APPROVED
 DATE 4/14/15

RIVERSIDE PUBLIC UTILITIES
 WATER DIVISION

[Signature]
 APPROVED
 DATE 4/14/15

Sheet number Detail/ section number Station number Gallons per minute Valve size

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 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

RICHARD POPE AND ASSOCIATES
 Landscape Architecture
 Exp. 2-28-16

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 RPA Job # 13-31

BENCHMARK: H3-D3
 CITY OF RIVERSIDE
 TOP OF A EASTERLY BASE BOLT OF A 12" DIAMETER TRAFFIC SIGNAL POLE AT THE NORTHERLY CURB RETURN OF JURUPA AVENUE AND VAN BUREN BOULEVARD. ADJUSTED AND ENTERED: MAY 1997
 ELEVATION: 726.212 DATUM 1929

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* BY: *[Signature]* DATE: 4/14/15
 ENGINEERING MANAGER
 CAPITAL PROJECTS
 PW TREES & LANDSCAPE

APPROVED BY: *[Signature]*
 CITY ENGINEER/PW DIRECTOR
 DATE: 4/29/2015

DESIGNED BY: *[Signature]* DRAWN BY: *[Signature]* CHECKED BY: *[Signature]*

LANDSCAPE IMPROVEMENT PLAN
JURUPA AVENUE EXTENSION PHASE
 IRRIGATION PLAN

PW14-0506
 R-3817-ML
 SHEET 2 OF 11

PRESSURE LOSS CALCULATIONS:

EXISTING STATIC PRESSURE (psi) - 75

COMPONENT	SIZE	GPM	LENGTH	LOSS/100'	NET LOSS
WATER METER	1-1/2"	25	-	-	1.30
COPPER SERVICE LINE	1-1/2"	-	50'	2.78	1.39
BACKFLOW PREVENTER	2"	-	-	-	12.0
MASTER VALVE	2"	-	-	-	1.00
FLOW METER	2"	-	-	-	1.00
MAINLINE	2"	-	1,000'	0.49	4.90
CONTROL VALVE	1"	-	-	-	2.90
ELEVATION	-	-	-	-	5.0
LATERALS	-	-	-	-	-
SUBTOTAL:					29.49
25% PRESSURE ALLOWANCE FOR FITTINGS:					7.37
SPRINKLER OPERATING PRESSURE:					30.0
TOTAL PRESSURE LOSS (psi):					66.86

EXISTING STATIC PRESSURE (psi) : **75** (at 740 elev.)
 TEST DATE: **March 18, 2014**
 AGENCY: **City of Riverside Water Department**
 PHONE NO.: **(951) 826-5285**
 CHECKED BY: **Paul**

P.O.C. at **NEW 1-1/2" METER WITH 1-1/2" COPPER SERVICE**.
 Prior to installation of irrigation system, the Contractor shall verify static pressure at P.O.C. at **75 P.S.I.** Should pressure be below that, the Landscape Architect shall be notified.

Irrigation Notes

- 1) Mainline, wires and lateral lines shall be sleeved under all driveways and walkways.
- 2) The irrigation equipment is shown in the street/hardscape areas for clarification only. Actual equipment shall be placed within landscape areas. Valve boxes and equipment installed above ground to be placed in shrub/ground cover areas where possible.
- 3) Irrigation system shall always be isolated from domestic system with use of an approved backflow device.

Equipment Legend

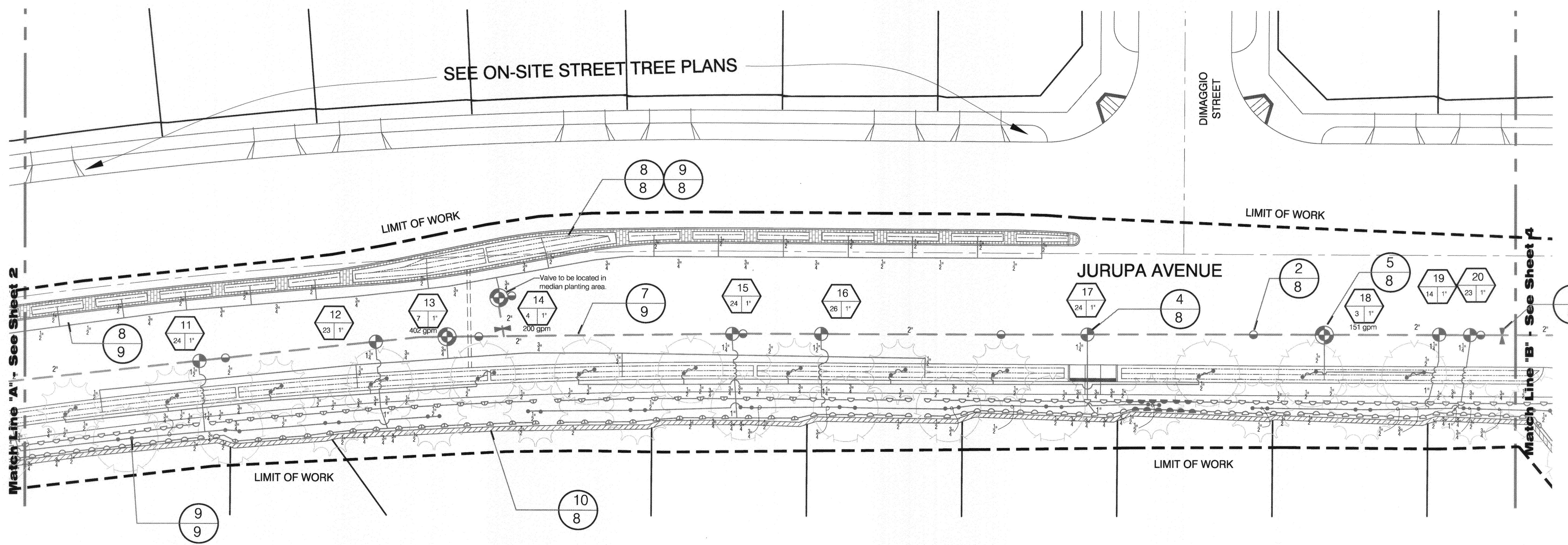
SYMBOL	DESCRIPTION	SEE IRRIGATION DETAILS, SHEET 8
☒	1-1/2" Water Meter	
●	Reduced Pressure Backflow Preventer Fetco 825-YA, 2" Located in Strong Box SBBC-45SS-Riv low profile vandal resistant enclosure BFP and enclosure to be powdercoated green.	
⋈	Gate valve Nibco T-113-K, 2" Bronze	
---	Mainline PVC, SCH. 40 (Purple Non-Potable)	
---	Lateral Line PVC, SCH. 40 (Purple Non-Potable)	
---	Irrigation Sleeve PVC, SCH. 40 at 2 1/2" X Dia. of Pipe	
Ⓢ	Automatic Irrigation Smart Controller Calsense Controller ET-2000e-24-LR-RRe-G-RB-LR-DOME-RRe-TP1-TP110 Located in Myers MEUG 22X-ENC-RIVSS vandal resistant enclosure. To order Controller: Contact Bob Moxley at 760-580-9428	
⊕	Low flow control zone Rain-Bird XZC-100-PRB-COM 1" valve, filter and regulator Valves 3 gpm and under use: Rain-Bird XZC-075-PRF 3/4" valve, filter and regulator	
⊕	Remote control valve Toro P-220-S+EFF-KIT-60HZ	
⊕	Quick coupling valve Rain-Bird 44-NP, 1"	
◀	Flow Sensor Calsense FM-1B, 1"	
⊕	Master Valve Hunter ICV-201G-R, 2"	
Ⓢ	Spare Wire Box - Stub out 2 extra wires with an 18" loop.	

Sprinkler Heads

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	NOZZLE	RADIUS	G.P.M.	P.S.I.	PATTERN
☐	Rain-Bird	1800 Series	12" Shrub pop-up	5H	5'	0.20	30	180°
○				80	8'	0.26		90°
○				8T	8'	0.35		135°
○				8H	8'	0.52		180°
○				10Q	10'	0.39		90°
○				10T	10'	0.53		135°
○				10H	10'	0.79		180°
○				12Q	12'	0.65		90°
○				12T	12'	0.87		135°
○				12H	12'	1.30		180°
○				15Q	15'	0.92		90°
○				15T	15'	1.23		135°
○				15H	15'	1.85		180°
○				10-VAN	10'	0.75		ADJ.
○								Flood

Drip Irrigation Emission Devices

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	NOZZLE	RADIUS	G.P.M.	P.S.I.	PATTERN
---	Rain-Bird	XFD (PURPLE)	On-Surface Dripline Using 24" Spacing	XFD-P-06-24	Drip	0.60	30	Flood



RIVERSIDE PUBLIC UTILITIES
 ELECTRIC OVERHEAD & UNDERGROUND

[Signature]
 APPROVED DATE *[Date]*

RIVERSIDE PUBLIC UTILITIES
 WATER DIVISION

[Signature]
 APPROVED DATE *[Date]*

Sheet number Detail/ section number Station number Gallons per minute Valve size

IRRIGATION PLAN
 Scale: 1" = 20'
 NORTH

IMPORTANT NOTICE
 Section 4216/4217 of the Government Code
 requires a Dig Alert identification
 Number to be placed before a
 "Horn to Excavate" will be void.
 For your Dig Alert ID Number call
 CALL TOLL FREE
 48 HOURS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
 1-800-227-2600

RICHARD POPE AND ASSOCIATES
 Landscape Architects
 Exp. 2-28-16
 STATE OF CALIFORNIA

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 e-mail: rpa.la@verizon.net
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 phone: (909) 888-5568
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 RPA Job # 13-31

BENCHMARK: H3-D3
 CITY OF RIVERSIDE
 TOP OF A EASTERLY BASE BOLT OF A 12" DIAMETER TRAFFIC SIGNAL
 POLE AT THE NORTHERLY CURB RETURN OF JURUPA AVENUE
 AND VAN BUREN BOULEVARD. ADJUSTED AND ENTERED: MAY 1997
 ELEVATION: 726.212 DATUM 1929

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: *[Date]*
 ENGINEERING MANAGER
 CAPITAL PROJECTS
 PW TREES & LANDSCAPE
 CITY ENGINEER/PW DIRECTOR
 DATE: *[Date]*

LANDSCAPE IMPROVEMENT PLAN
**JURUPA AVENUE
 EXTENSION PHASE**
 IRRIGATION PLAN

PW14-0506
 R-3817-ML
 SHEET 3 OF 11

PRESSURE LOSS CALCULATIONS:

EXISTING STATIC PRESSURE (psf) : 75

COMPONENT	SIZE	GPM	LENGTH	LOSS/100'	NET LOSS
WATER METER	1-1/2"	25	--	--	1.30
COPPER SERVICE LINE	1-1/2"	--	50'	2.78	1.39
BACKFLOW PREVENTER	2"	--	--	--	12.0
MASTER VALVE	2"	--	--	--	1.00
FLOW METER	2"	--	--	--	1.00
MAINLINE	2"	--	1,000'	0.49	4.90
CONTROL VALVE	1"	--	--	--	2.90
ELEVATION	--	--	--	--	--
LATERALS	--	--	--	--	5.0
SUBTOTAL:					29.49
25% PRESSURE ALLOWANCE FOR FITTINGS:					7.37
SPRINKLER OPERATING PRESSURE:					30.0
TOTAL PRESSURE LOSS (psf):					66.86

EXISTING STATIC PRESSURE (psi) : **75** (at 740 elev.)
 TEST DATE: **March 18, 2014**
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P.O.C. at **NEW 1-1/2" METER WITH 1-1/2" COPPER SERVICE**.
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Equipment Legend

SEE IRRIGATION DETAILS, SHEET 8

SYMBOL	DESCRIPTION
	1-1/2" Water Meter
	Reduced Pressure Backflow Preventer Febco 825-YA, 2" Located in Strong Box SBBC-45SS-Riv low profile vandal resistant enclosure BFP and enclosure to be powdercoated green.
	Gate valve Nibco T-113-K, 2" Bronze
	Mainline PVC. SCH. 40 (Purple Non-Potable)
	Lateral Line PVC. SCH. 40 (Purple Non-Potable)
	Irrigation Sleeve PVC. SCH. 40 at 2 1/2" X Dia. of Pipe
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	Remote control valve Toro P-220-S + EFF-KIT-60HZ
	Quick coupling valve Rain-Bird 44-NP, 1"
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	Master Valve Hunter ICV-201G-R, 2"
	Spare Wire Box - Stub out 2 extra wires with an 18" loop.

Sprinkler Heads

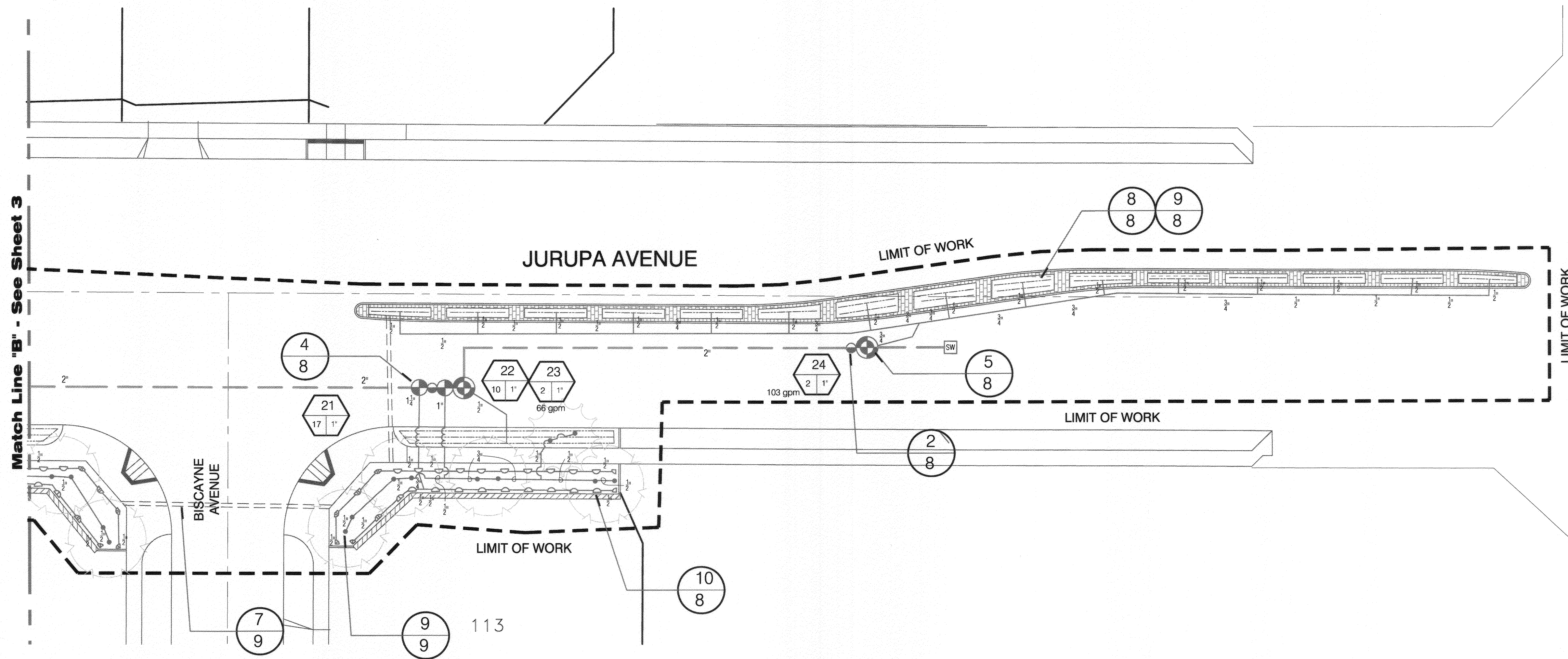
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	Rain-Bird	1800 Series	12" Shrub pop-up	5H	5'	0.20	30	180°
	Rain-Bird			8Q	8'	0.26		90°
	Rain-Bird			8T	8'	0.35		135°
	Rain-Bird			8H	8'	0.52		180°
	Rain-Bird			10Q	10'	0.39		90°
	Rain-Bird			10T	10'	0.53		135°
	Rain-Bird			10H	10'	0.79		180°
	Rain-Bird			12Q	12'	0.65		90°
	Rain-Bird			12T	12'	0.87		135°
	Rain-Bird			12H	12'	1.30		180°
	Rain-Bird			15Q	15'	0.92		90°
	Rain-Bird			15T	15'	1.23		135°
	Rain-Bird			15H	15'	1.85		180°
	Rain-Bird			10-VAN	10'	0.75		ADJ.
	Rain-Bird							Flood
	1400 Series	Bubbler in Deep Root Watering System	RWS-B-C-1404	Trickle	1.00			

Drip Irrigation Emission Devices

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	NOZZLE	RADIUS	G.P.M.	P.S.I.	PATTERN
	Rain-Bird	XFD (PURPLE)	On-Surface Dripline Using 24" Spacing	XFD-P-06-24	Drip	0.60	30	Flood

Irrigation Notes

- 1) Mainline, wires and lateral lines shall be sleeved under all driveways and walkways.
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RIVERSIDE PUBLIC UTILITIES
 ELECTRIC OVERHEAD & UNDERGROUND
 APPROVED: *[Signature]* DATE: 4/14/15
 RIVERSIDE PUBLIC UTILITIES
 WATER DIVISION
 APPROVED: *[Signature]* DATE: 4/15/15

IRRIGATION PLAN
 Scale: 1" = 20'
 NORTH

<p>IMPORTANT NOTICE Section 4216/6217 of the Government Code requires a Dig Alert Identification Number to be placed before a "permit to excavate" will be void. For your Dig Alert ID, Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600</p>	<p>RICHARD POPE AND ASSOCIATES Landscape Architecture 1585 S. 'D' Street, Suite 103 San Bernardino, CA 92408 e-mail: rpa.la@verizon.net Richard Pope, Landscape Architect CA# 2664 phone: (909) 888-5568 fax: (909) 384-9854 RPA Job # 13-31</p>	<p>BENCHMARK: H3-D3 CITY OF RIVERSIDE TOP OF A EASTERLY BASE BOLT OF A 12" DIAMETER TRAFFIC SIGNAL POLE AT THE NORTHERLY CURB RETURN OF JURUPA AVENUE AND VAN BUREN BOULEVARD. ADJUSTED AND ENTERED: MAY 1997 ELEVATION: 726.212 DATUM 1929</p>	<p>CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT</p>		<p>LANDSCAPE IMPROVEMENT PLAN JURUPA AVENUE EXTENSION PHASE IRRIGATION PLAN</p>	<p>PW14-0506 R-3817-ML SHEET 4 OF 11</p>
			<p>APPROVED BY: <i>[Signature]</i> DATE: 4/29/15 ENGINEERING MANAGER CAPITAL PROJECTS</p>	<p>APPROVED BY: <i>[Signature]</i> DATE: 4/29/15 CITY ENGINEER/PW DIRECTOR</p>		

Planting Notes

In addition to specified backfill mix, plants shall also receive Gro-Power 7 gram Planting Tablets at the following rates: 3 tablets per 1 gallon, 8 tablets per 5 gallon, 15 tablets per 15 gallon, 16 tablets per 24" box, 30 tablets per 36" box.

A 3" deep layer of shredded bark mulch shall be placed in all planting beds under and around trees and shrubs, and 2" deep layer in all ground cover areas.

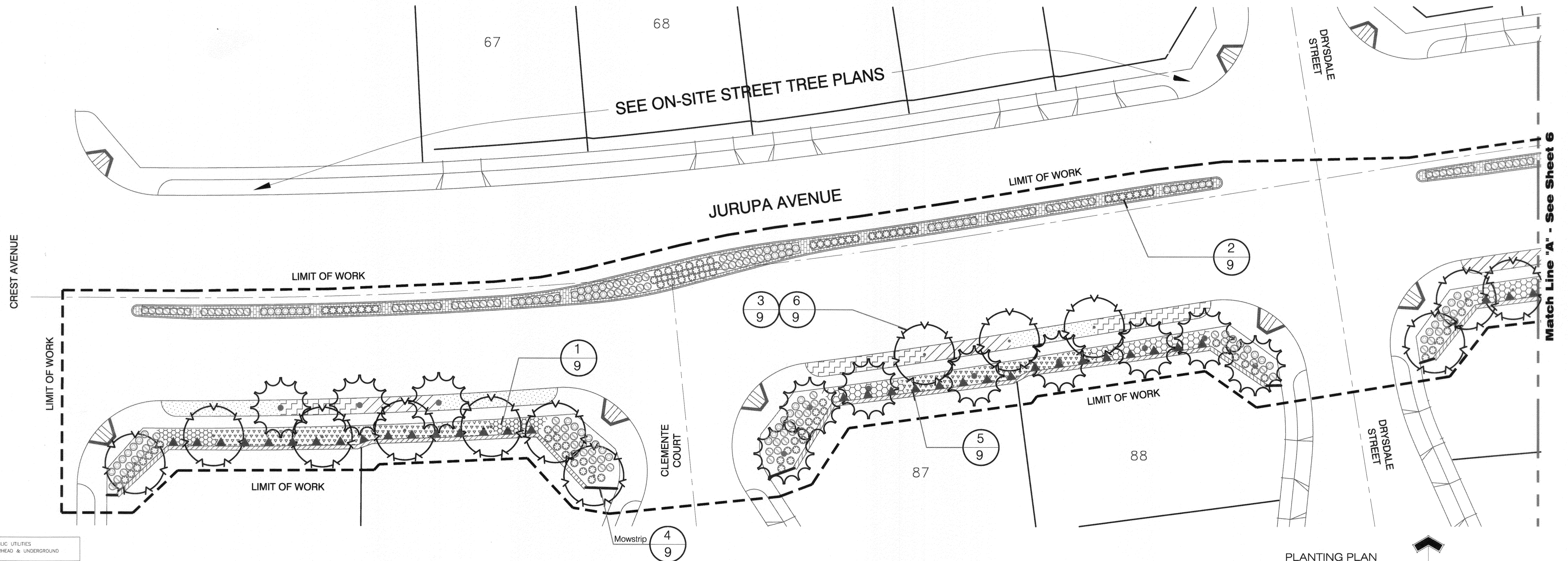
Plant counts are for bidding purposes only. Contractor shall be responsible for exact count per plan.

All above ground utilities and Irrigation equipment shall be screened.

PLANTING LEGEND

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
	31	24" Box	Cercis canadensis 'Forest Pansy'	Eastern Redbud		1 Gal.	@ 24" O.C.	Hemerocallis Hybrid 'Bright N Tight Orange'	Day Lily
	26	24" Box	Geijera parviflora	Australian Willow		1 Gal.	@ 24" O.C.	Nandina domestica 'Gulf Stream'	Dwarf Heavenly Bamboo
	175	5 Gal.	Nandina domestica 'Gulf Stream'	Dwarf Heavenly Bamboo		1 Gal.	@ 24" O.C.	Callistemon 'Little John'	Little John
	244	5 Gal.	Rosa 'Noare'	Rose		1 Gal.	@ 3" O.C.	Acacia redolens 'Low Boy'	Prostrate Acacia
	198	5 Gal.	Strelitzia reginae	Bird Of Paradise		Flats @ 18" O.C.		Rosmarinus 'Huntington's Carpet'	Dwarf Rosemary
	100	1 Gal. @ 10' O.C.	Ficus Pumila	Creeping Fig		1 Gal.	@ 3" O.C.	Cotoneaster dameri 'Coral Beauty'	Bearberry
	3354	Sq. Ft.	3" Colored and Stamped Concrete - Color and Pattern to match existing.						
	75	L. Ft.	6" Concrete Mow Strip						

NOTE: DO NOT PLANT SLOPE GROUND COVER WITHIN 2' OF SIDEWALK OR OF SHRUBS AT CORNER TREATMENTS.



PLANTING PLAN
Scale: 1" = 20'
NORTH

RIVERSIDE PUBLIC UTILITIES
ELECTRIC OVERHEAD & UNDERGROUND

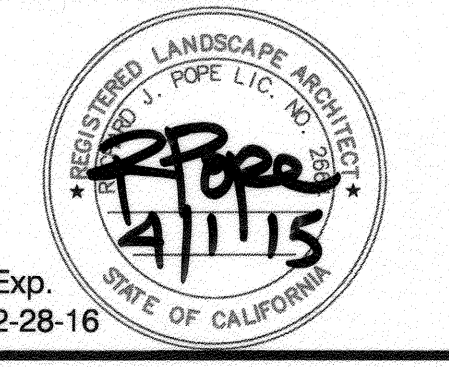
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RIVERSIDE PUBLIC UTILITIES
WATER DIVISION

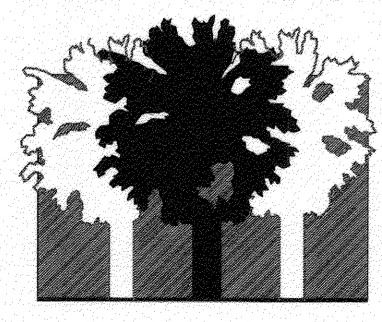
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Sheet number Detail/ section number

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RICHARD POPE AND ASSOCIATES
Landscape Architecture



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San Bernardino, CA 92408
e-mail: rpa.la@verizon.net
Richard Pope,
Landscape Architect CA# 2664
phone: (909) 888-5568
fax: (909) 384-9854
RPA Job # 13-31

BENCHMARK: H3-D3
CITY OF RIVERSIDE
TOP OF A EASTERLY BASE BOLT OF A 12" DIAMETER TRAFFIC SIGNAL POLE AT THE NORTHERLY CURB RETURN OF JURUPA AVENUE AND VAN BUREN BOULEVARD. ADJUSTED AND ENTERED: MAY 1997
ELEVATION: 726.212 DATUM 1929

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: *RF* DRAWN BY: *KD/TR* CHECKED BY: *RF*

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* BY: *[Signature]* DATE: 4/22/15
ENGINEERING MANAGER
CAPITAL PROJECTS
PW TREES & LANDSCAPE

APPROVED BY: *[Signature]* DATE: 4/22/15
CITY ENGINEER/PW DIRECTOR

LANDSCAPE IMPROVEMENT PLAN
JURUPA AVENUE
EXTENSION PHASE
PLANTING PLAN

PW14-0506
R-3817-ML
SHEET 5 OF 11

Planting Notes

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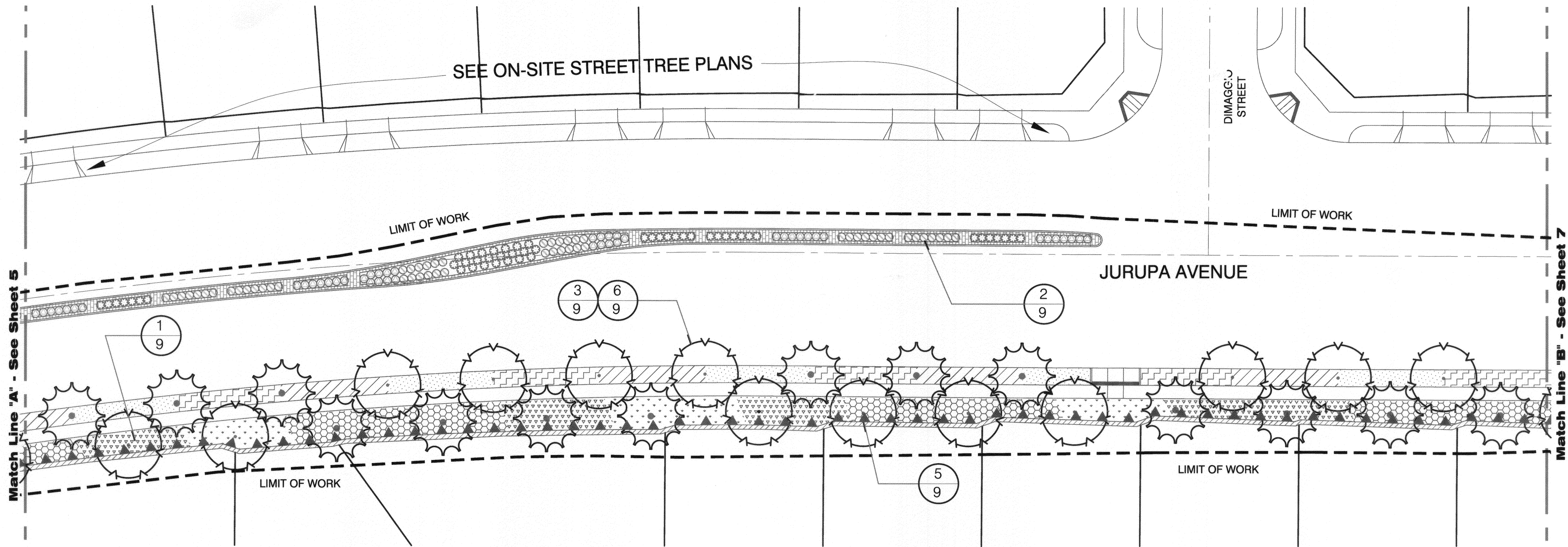
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PLANTING LEGEND

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
	31	24" Box	Cercis canadensis 'Forest Pansy'	Eastern Redbud		1 Gal. @ 24" O.C.		Hemerocallis Hybrid 'Bright N Tight Orange'	Day Lily
	26	24" Box	Geijera parviflora	Australian Willow		1 Gal. @ 24" O.C.		Nandina domestica 'Gulf Stream'	Dwarf Heavenly Bamboo
	175	5 Gal.	Nandina domestica 'Gulf Stream'	Dwarf Heavenly Bamboo		1 Gal. @ 24" O.C.		Callistemon 'Little John'	Little John
	244	5 Gal.	Rosa 'Noare'	Rose		1 Gal. @ 3' O.C.		Acacia redolens 'Low Boy'	Prostrate Acacia
	198	5 Gal.	Strelitzia reginae	Bird Of Paradise		Flats @ 18" O.C.		Rosmarinus 'Huntington's Carpet'	Dwarf Rosemary
	100	1 Gal. @ 10' O.C.	Ficus Pumila	Creeping Fig		1 Gal. @ 3' O.C.		Cotoneaster dameri 'Coral Beauty'	Bearberry
	3354	Sq. Ft.	3" Colored and Stamped Concrete - Color and Pattern to match existing.						
	75	L. Ft.	6" Concrete Mow Strip						

SEE PLANTING DETAILS, SHEET 9

NOTE: DO NOT PLANT SLOPE GROUND COVER WITHIN 2' OF SIDEWALK OR OF SHRUBS AT CORNER TREATMENTS.



RIVERSIDE PUBLIC UTILITIES
ELECTRIC OVERHEAD & UNDERGROUND

[Signature] 4/16/15
APPROVED DATE

RIVERSIDE PUBLIC UTILITIES
WATER DIVISION

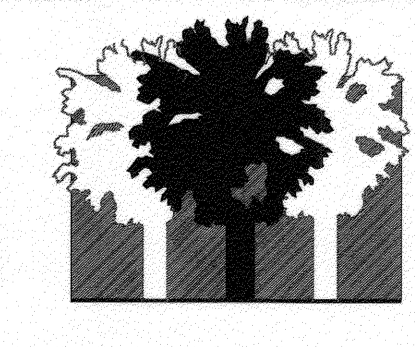
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APPROVED DATE

Sheet number Detail/ section number

PLANTING PLAN
Scale: 1" = 20'
NORTH

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REGISTERED LANDSCAPE ARCHITECT
RICHARD POPE AND ASSOCIATES
Landscape Architecture
Exp. 2-28-16



1585 S. 'D' Street, Suite 103
San Bernardino, CA 92408
e-mail: rpa.la@verizon.net
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BENCHMARK: H3-D3
CITY OF RIVERSIDE
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MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

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ENGINEERING MANAGER
CAPITAL PROJECTS
PW TREES & LANDSCAPE

APPROVED BY: *[Signature]* DATE: 4/29/15
CITY ENGINEER/PW DIRECTOR

DESIGNED BY: RP DRAWN BY: KD/TE CHECKED BY: RP

LANDSCAPE IMPROVEMENT PLAN
JURUPA AVENUE EXTENSION PHASE
PLANTING PLAN

PW14-0506
R-3817-ML
SHEET 6 OF 11

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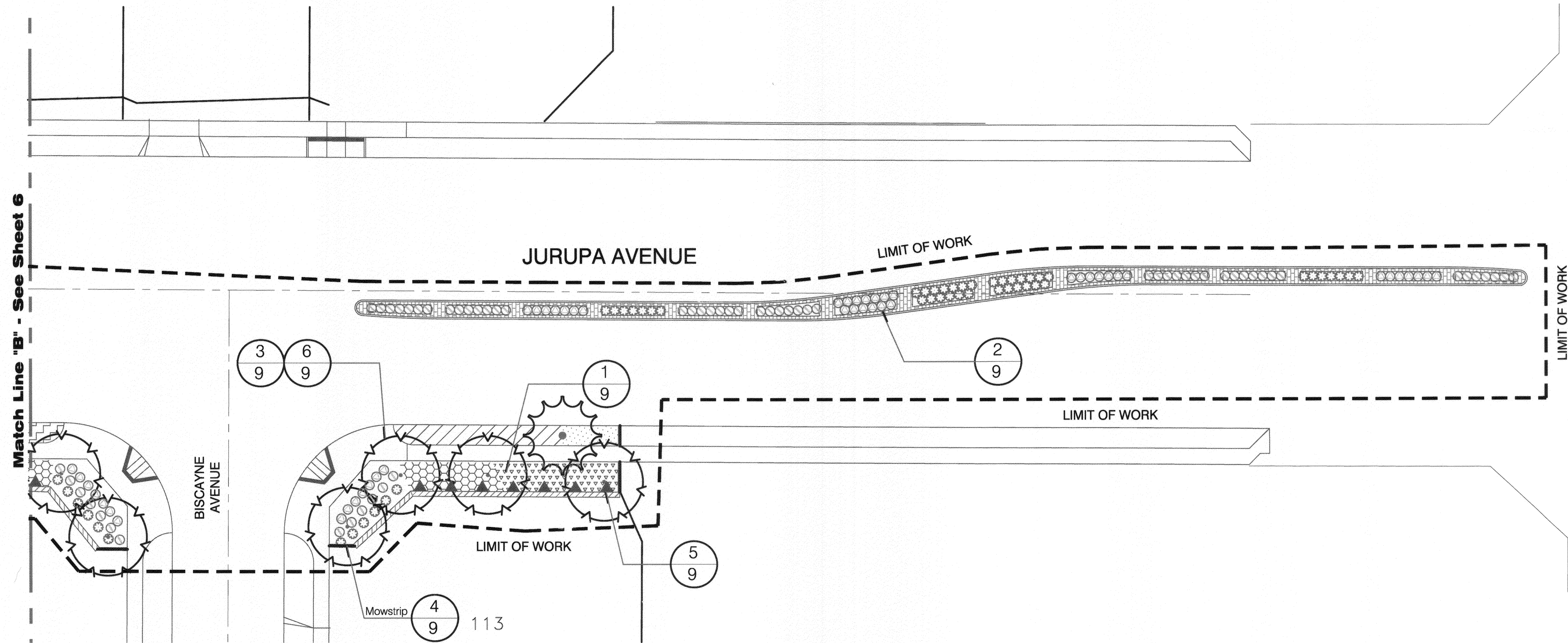
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PLANTING LEGEND

SEE PLANTING DETAILS, SHEET 9

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RIVERSIDE PUBLIC UTILITIES
ELECTRIC OVERHEAD & UNDERGROUND

[Signature] 4/10/15
APPROVED DATE

RIVERSIDE PUBLIC UTILITIES
WATER DIVISION

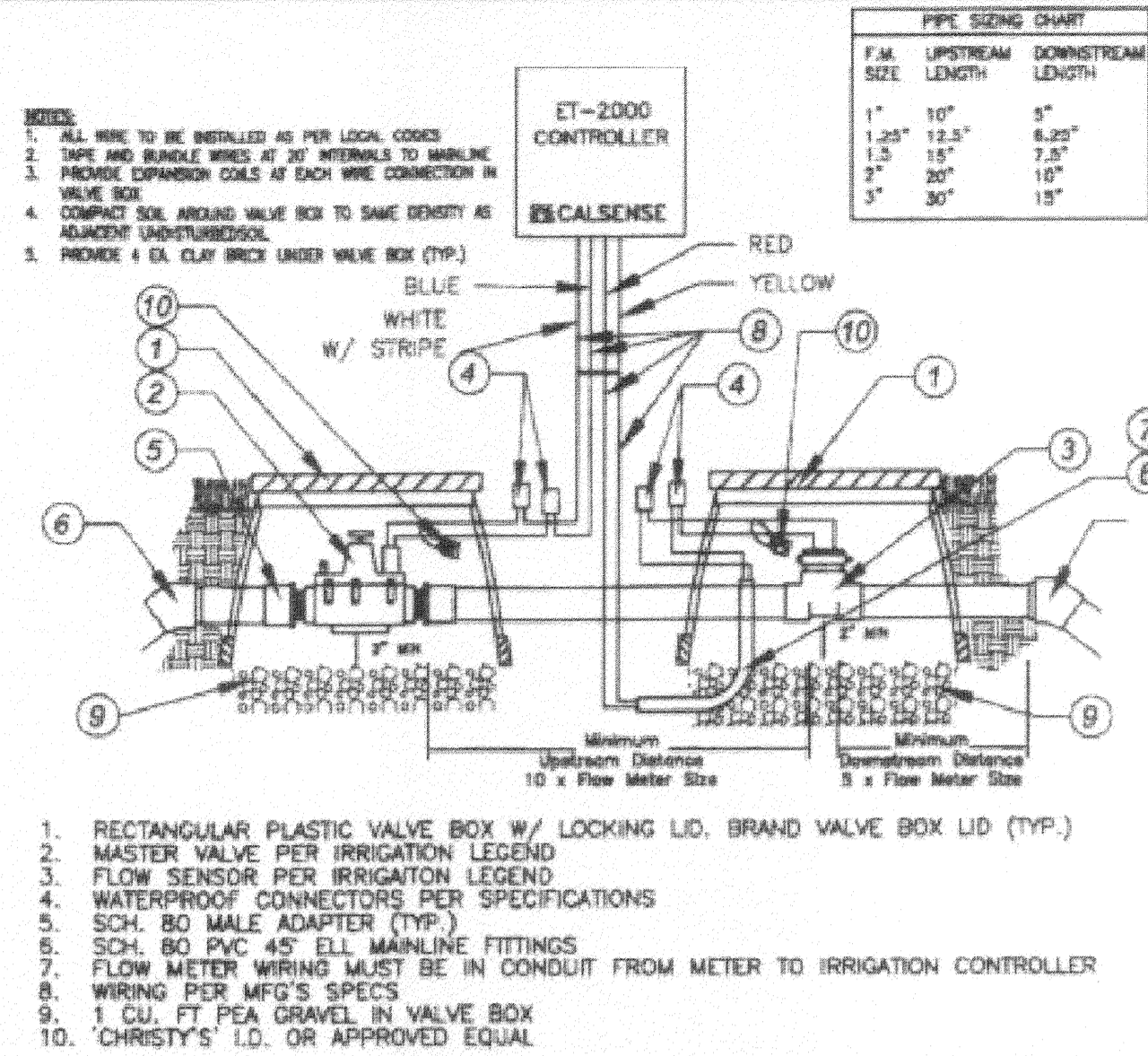
[Signature] 4/10/15
APPROVED DATE

PLANTING PLAN
Scale: 1" = 20'
NORTH

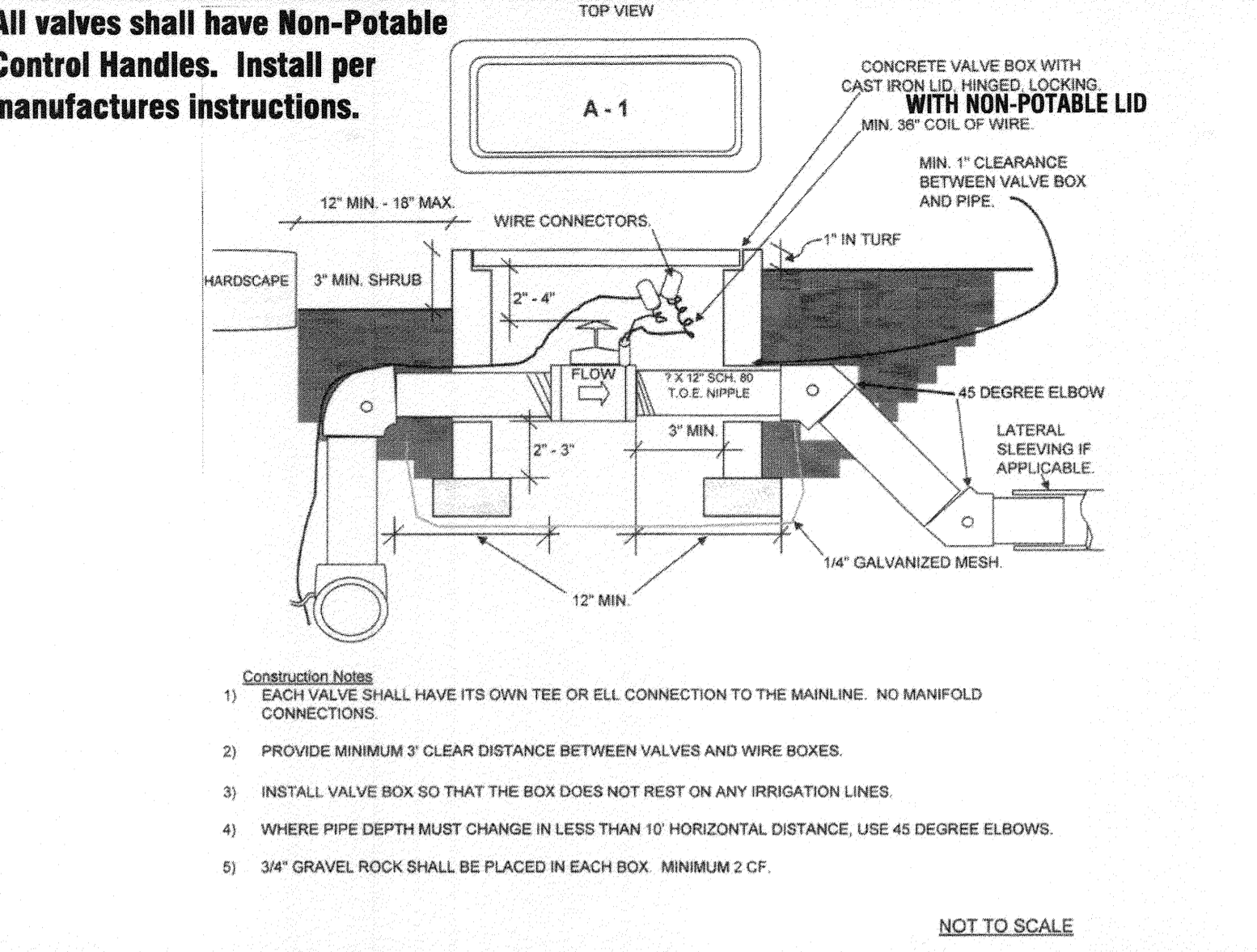
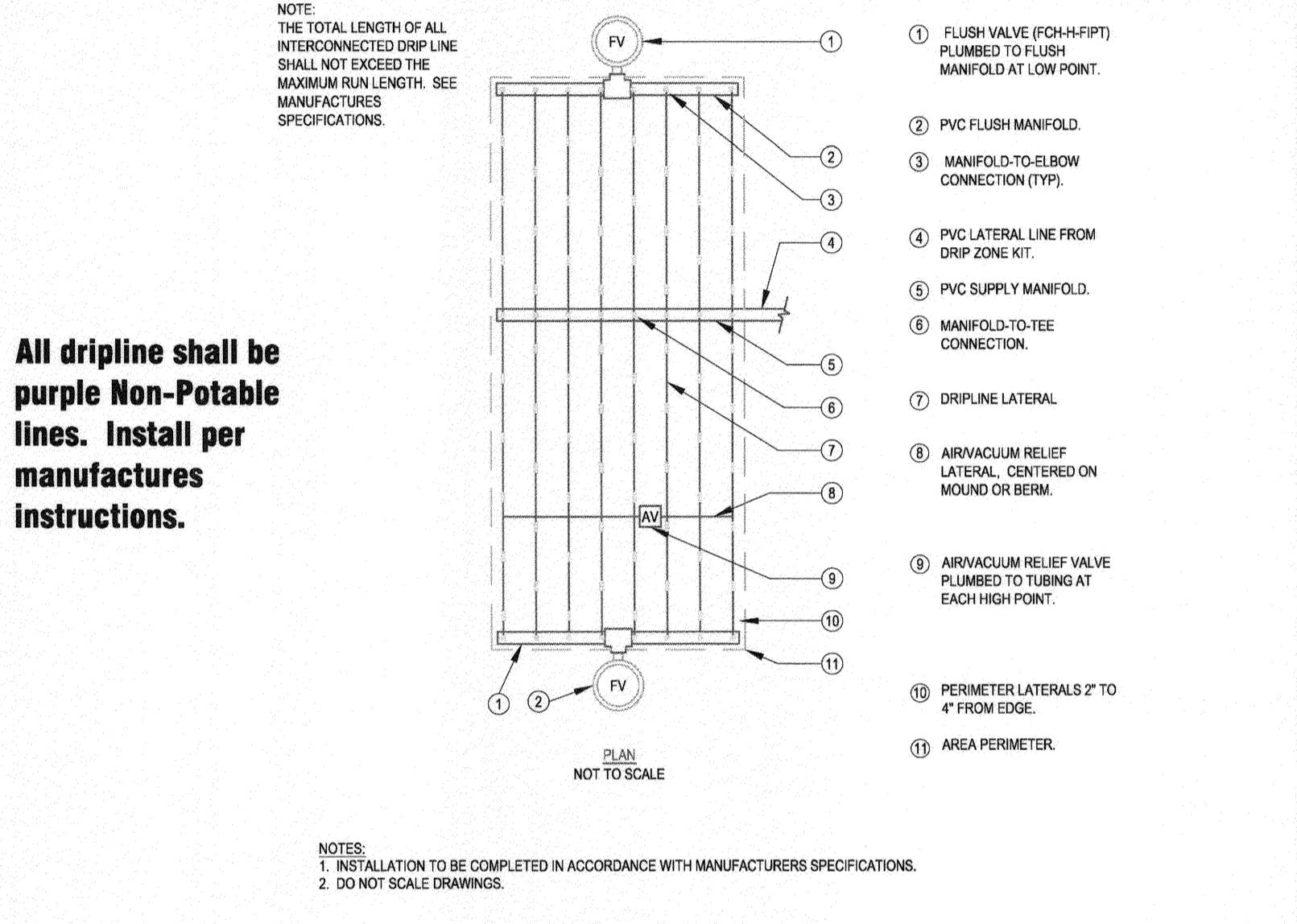
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Non-potable Water Notes

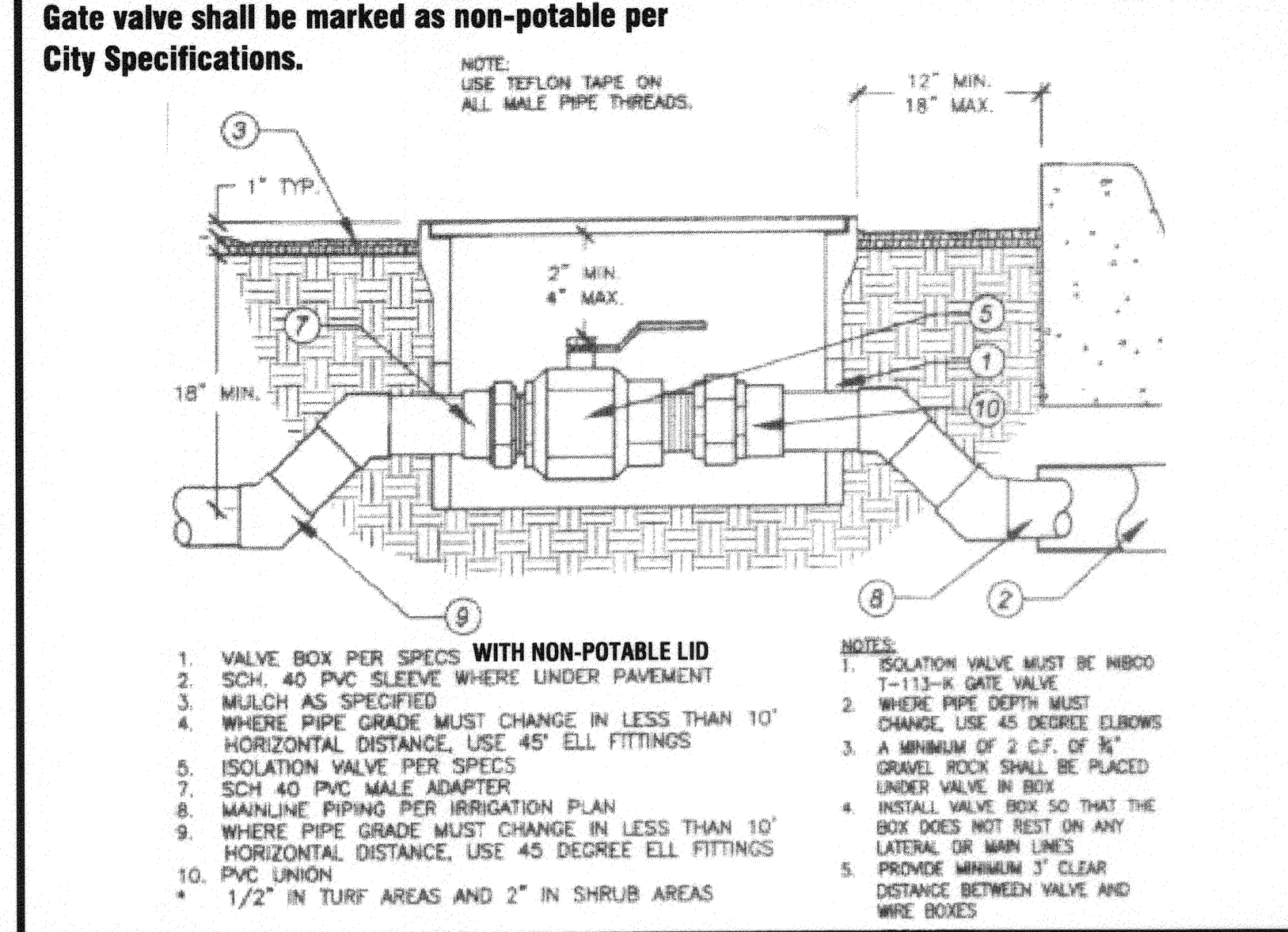
- A. The installation of the irrigation water system shall conform to the regulations for the construction of irrigation water systems within the City of Ontario and the accompanying plans and specifications.
- B. All on-site constant non-potable and potable water main line piping installed on this project shall be identified in accordance with the City of Ontario and the City of Ontario PWA specifications.
- C. **Non-potable water piping shall be purple PVC.**
- D. Marking on the purple PVC pipe shall include the following:
"CAUTION: NON-POTABLE WATER - DO NOT DRINK". Nominal pipe size. PVC-1120. Pressure rating in pounds per square inch at 73 degrees. ASTM designations such as 1785, 2241, 2672, 3139. Printing shall be placed continuously on two sides of the pipe.
- E. All non-potable water sprinkler control valves, isolation valves, quick couplers, and all appurtenances shall be tagged with identification tags.
 - Tags shall be weatherproof plastic, 3" x 4", purple in color with the words **"WARNING - NON-POTABLE WATER - DO NOT DRINK"** imprinted on one side, and **"AVISA - AGUA IMPURA - NO TOMAR"** on the other side. Imprinting shall be permanent and black in color. Use tags as manufactured by T. Christy Enterprises or approved equal.
 - One tag shall be attached to each appurtenance as follows:
 - Attach to valve stem directly or with plastic tie-wrap or
 - Attach to solenoid wire directly or with plastic tie-wrap or
 - Attach to valve cover with existing valve cover bolt.
 - Attach to the body of the relative appurtenance with a plastic tie-wrap.
- F. Warning tape shall be used on all constant pressure main line piping carrying potable water.
- G. Warning tape shall be a minimum of 3-inches wide and shall run continuously for the entire length of all constant pressure main line piping. The tape shall be attached to the top of the pipe with plastic tape banded around the warning tape and the pipe every five feet on center. Warning tape shall be as manufactured by Thor Enterprises, Inc. (1-800-USA-THOR) or approved equal.
- H. Warning tape for the constant pressure potable water piping shall be purple in color with the words **"CAUTION: RECYCLED WATER - DO NOT DRINK"** imprinted in minimum 1-inch high letters, black in color. Imprinting shall be continuous and permanent.
- I. City of Ontario PWA Office shall be notified two days prior to the start of irrigation construction and each workday thereafter until completion of project.
- J. All pressure main line piping from the non-potable water shall be installed to maintain 10 feet minimum horizontal separation from all potable water piping. Where non-potable and potable water pressure main line piping cross, the non-potable water piping shall be installed below the potable water piping in a Class 200 purple-colored PVC sleeve which extends a minimum of 5 feet on either side of the potable water piping. Provide a minimum vertical clearance of 6 inches. Conventional (white) PVC pipe may be used for sleeving material if it is taped with 3 inch wide purple warning tape which reads **"CAUTION: NON-POTABLE WATER - DO NOT DRINK"**.
- K. The irrigation system has been designed to and must be operated between the hours of 9:00 P.M. and 6:00 A.M. unless otherwise directed by Engineer.
- L. All new common areas where non-potable water is used and that are accessible to the general public shall be posted with conspicuous signs that include the following wording in a size no less than 4 inches high by 8 inches wide: **"NON-POTABLE WATER - DO NOT DRINK" OR "AVISA - AGUA IMPURA - NO TOMAR"**. Each sign shall also display an international symbol conveying the same warning.
- M. Adjust spray heads to eliminate over spray onto areas not under the control of the customer. For example: pool decks, private patios, streets and sidewalks.
- N. Contact City of Ontario PWA Department two days prior to the irrigation System coverage test and arrange a coverage test walk through of the system.
- O. Failure to comply with any or all of the above guidelines puts your system in violation of the City of Ontario PWA Rules and Regulations, and will result in termination of service until the appropriate corrective steps have been taken.
- P. Warning tape on non-potable water constant pressure main line piping is only allowed on project-by-project approval from the District Engineering Office. If approved, it must follow these installation specifications.
 - Warning tape shall be used on all constant pressure mains.
 - Warning tape shall be a minimum of 3 inches wide and shall run continuously for the entire length of all constant pressure main line piping. The tape shall be attached to the top of the pipe with plastic tape banded around the warning tape and the pipe every 5 feet on center.
 - Warning tape for the constant pressure non-potable water piping shall be purple in color with the words **"NON-POTABLE WATER - DO NOT DRINK"** imprinted in minimum 1-inch high, black letters. Imprinting shall be continuous and permanent.



MASTER VALVE AND FLOW METER N.T.S. 7

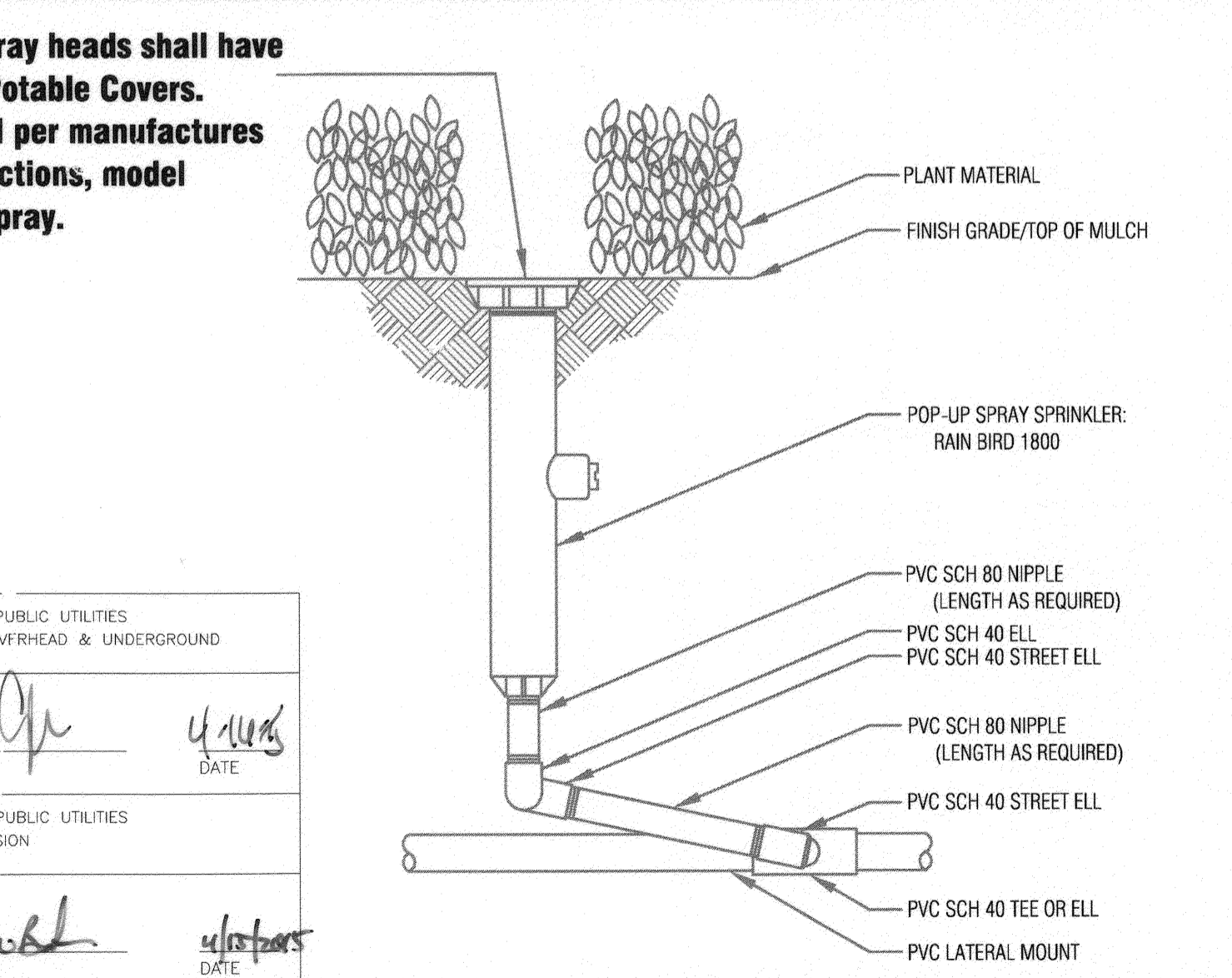


REMOTE CONTROL VALVE N.T.S. 4

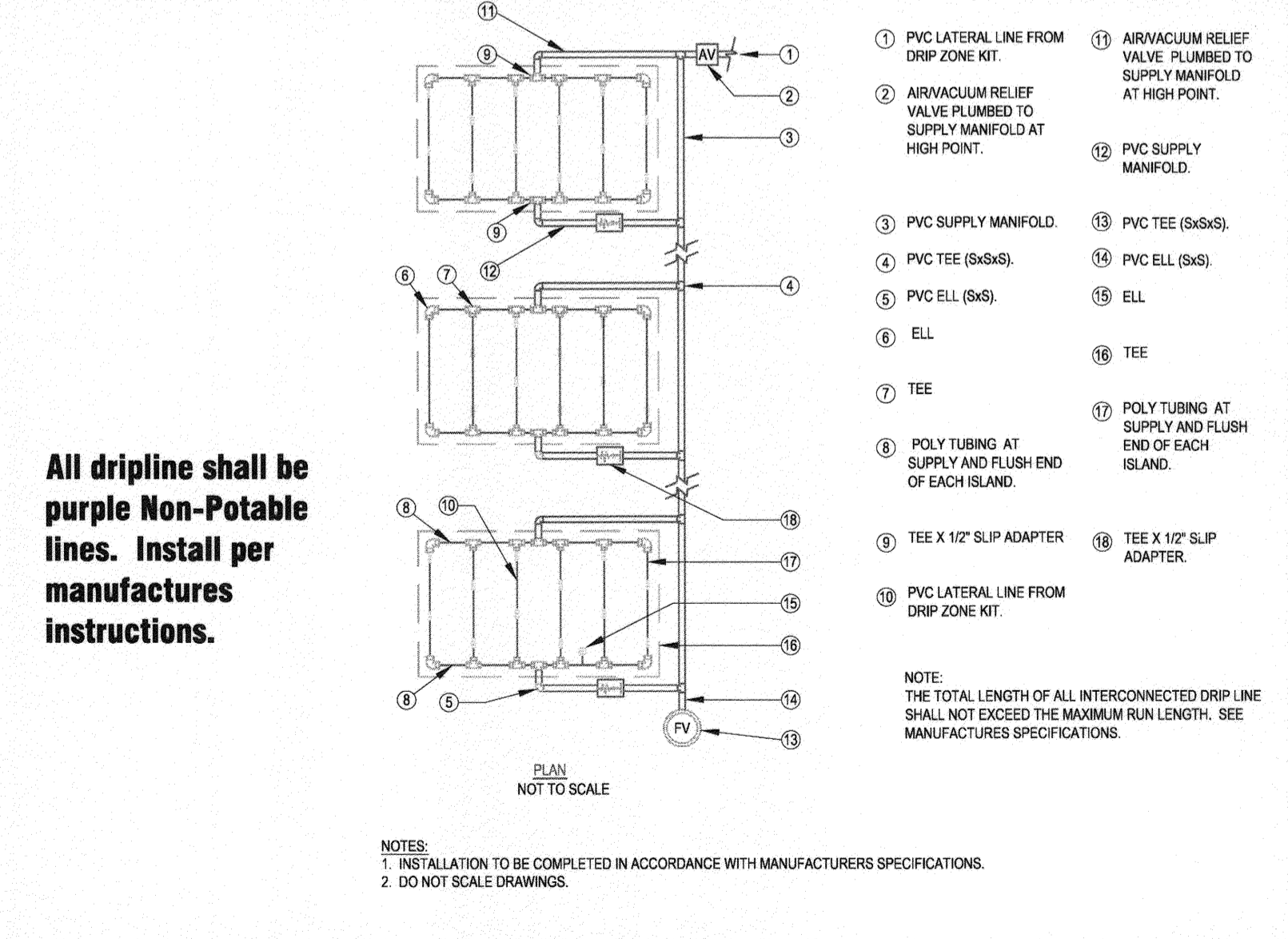


GATE VALVE N.T.S. 1

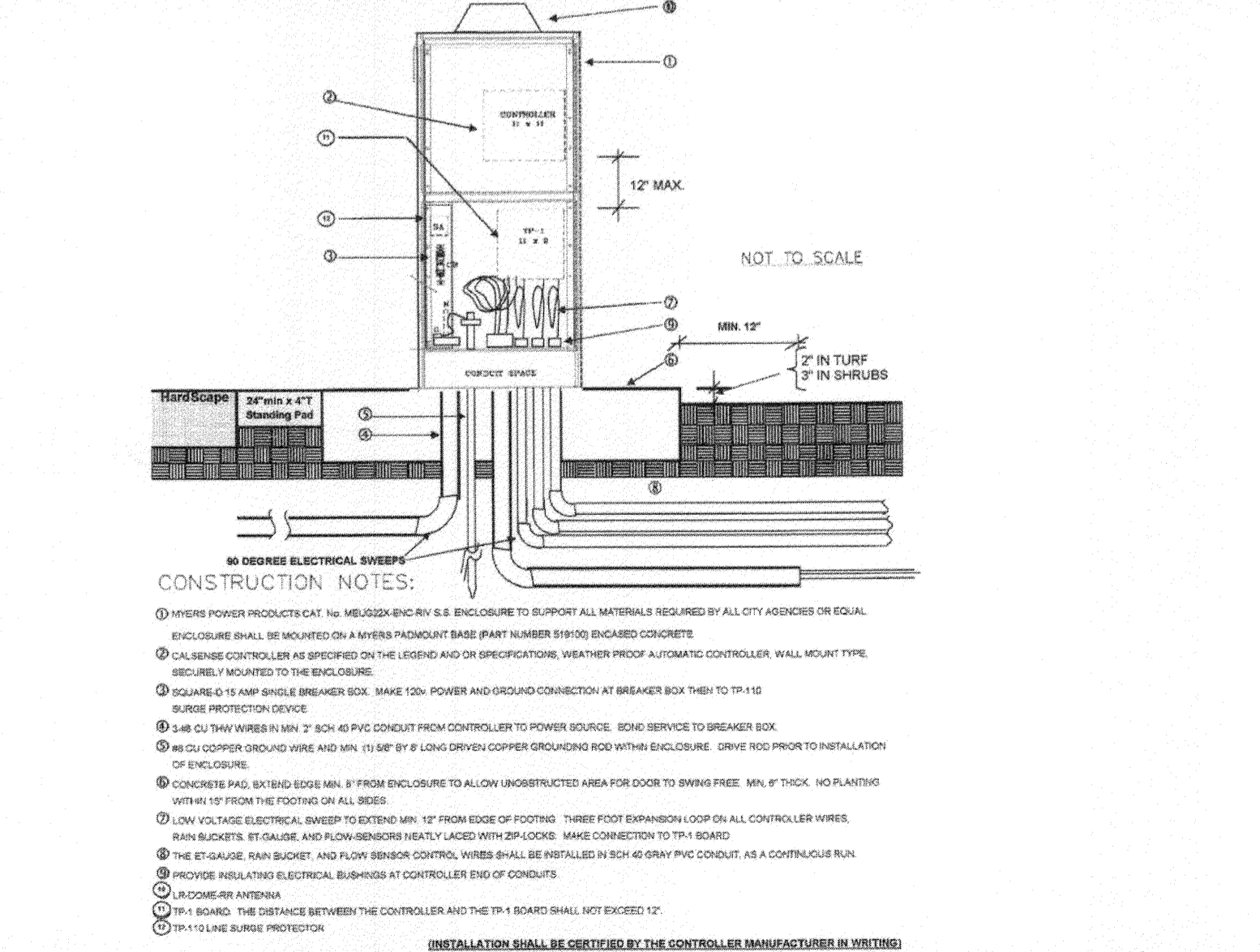
NON-POTABLE WATER NOTES N.T.S. 10



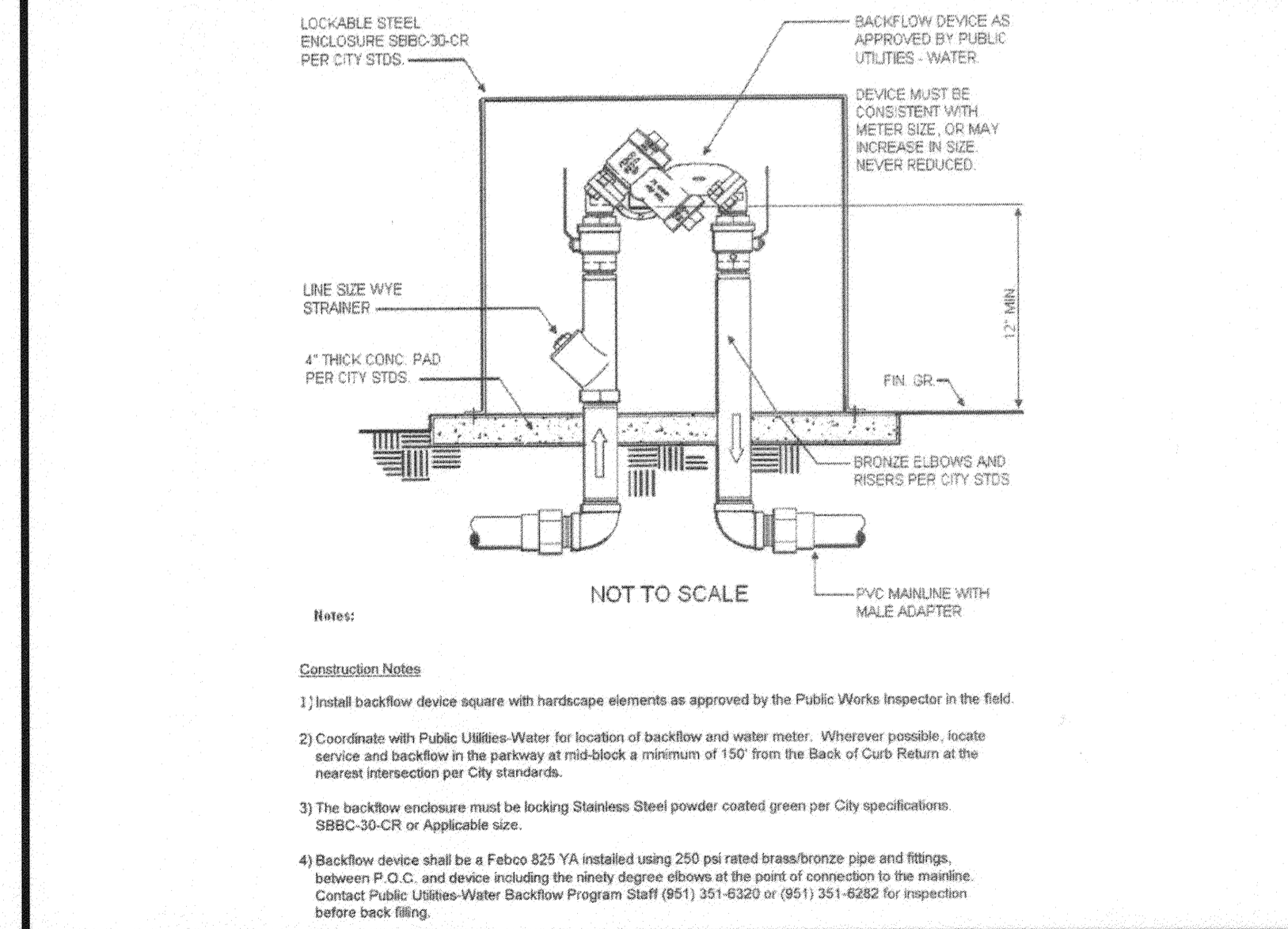
LANDSCAPE DRIPLINE LATERALS N.T.S. 8



DRIP CONTROL ZONE N.T.S. 5



QUICK-COUPLING VALVE N.T.S. 2



POP-UP N.T.S. 10

LANDSCAPE DRIPLINE LATERALS IN ISLANDS N.T.S. 9

AUTOMATIC CONTROLLER IN ENCLOSURE N.T.S. 6

REDUCED PRESSURE BACKFLOW PREVENTER N.T.S. 3

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CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 4/29/15
 ENGINEERING MANAGER
 CAPITAL PROJECTS
 PW TREES & LANDSCAPE
 DESIGNED BY: RP DRAWN BY: AD/TK CHECKED BY: RP

LANDSCAPE IMPROVEMENT PLAN
 JURUPA AVENUE EXTENSION PHASE
 IRRIGATION DETAILS
 PW14-0506
 R-3817-ML
 SHEET 8 OF 11

IRRIGATION SCHEDULES

ESTABLISHMENT PERIOD OF 3 MONTHS:

HYDROZONE ONE (DRIP) - TREES, SHRUBS AND GROUND COVER

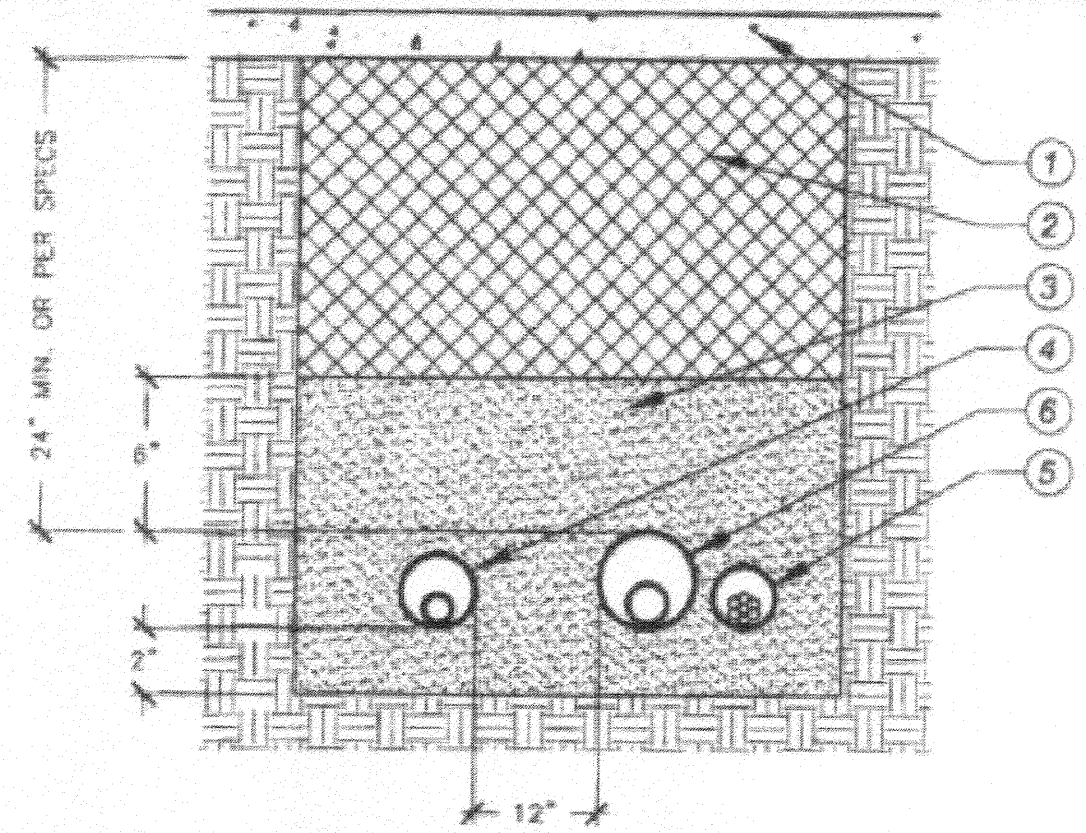
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Irrig. Freq.(days/wk)	2	2	3	3	4	4	4	4	4	2	2	2
Cycles/Day	2	2	2	2	2	2	2	2	2	2	2	2
Min./Cycly	20	20	25	25	25	40	40	40	40	25	25	20

ESTABLISHED PLANTINGS:

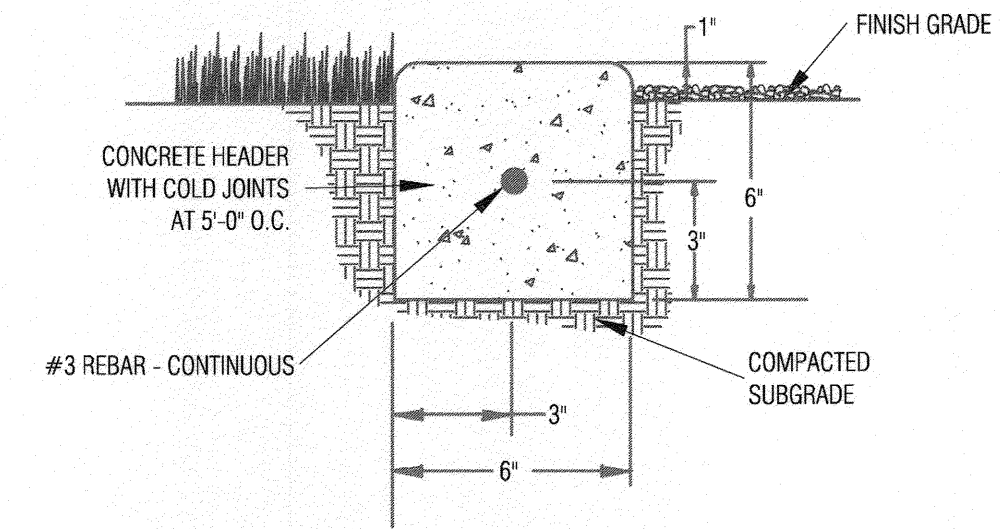
HYDROZONE ONE (DRIP) - TREES, SHRUBS AND GROUND COVER

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Irrig. Freq.(days/wk)	1	1	2	2	3	4	4	4	3	1	1	1
Cycles/Day	1	1	1	1	1	1	1	1	1	1	1	1
Min./Cycly	20	20	30	30	30	45	45	45	30	30	20	20

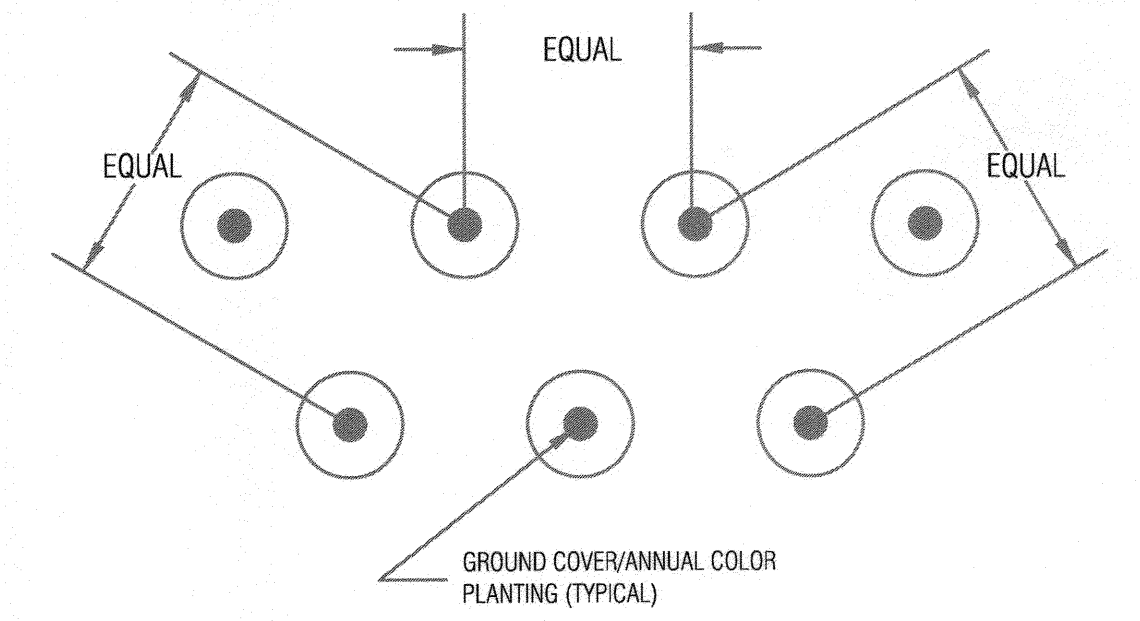
NOTE: SCHEDULE IS A GUIDE ONLY. ACTUAL FIELD CONDITIONS MAY REQUIRE MORE OR LESS WATERING TIME AS PLANTS MATURE. CONTRACTOR AND/OR OWNER TO ADJUST AS NEEDED.



- HARDSCAPE (TYPICAL)
 - CLEAN BACKFILL - 90% COMPACTION REQUIRED - SEE SPECS
 - SAND (TYPICAL)
 - PURPLE NON-PRESSURE LATERAL LINE / SLEEVE (SIZE PER CHART)
 - CONTROL WIRE SLEEVE ADJACENT TO MAINLINE SLEEVE (SIZE PER CHART)
 - PURPLE PRESSURE SUPPLY LINE / SLEEVE (SIZE PER CHART)
- NOTES:
 SIZE ALL SLEEVES PER SLEEVING CHART ON PLANS. EXTEND SLEEVES 12" BEYOND EDGE OF HARDSCAPE ON BOTH ENDS. RECLAIMED WATER SLEEVES TO BE A MINIMUM 42"-48" DEEP.



- NOTE:
 1. POURED CONCRETE HEADER SHALL BE FORMED ON BOTH SIDES WITH SMOOTH STEEL TROWEL FINISH ON THE TOP AND 3/4" RADIUS EDGES.
 2. TOP OF THE HEADER SHALL BE 1" ABOVE FINISH GRADE AND CURVE SHALL BE IN UNIFORM AND FREE FLOWING.



- NOTE:
 1. GROUND COVER/ANNUAL COLOR PLANTING SHALL BE TRIANGULAR SHAPED ON-CENTER AS INDICATED IN PLANT LIST.
 2. MULCH GROUND COVER AREAS AFTER PLANTING USING 2" DEPTH OF ORGANIC MULCH MIN. MEDIUM TO HEAVY GRIND. (WIND RESISTANT)
 3. GROUND COVER TO ACHIEVE 100% EFFECTIVE COVERAGE WITHIN ONE (1) YEAR OF PLANTING.

IRRIGATION SCHEDULE | N.T.S. | 10 | SLEEVING | N.T.S. | 7 | CONCRETE MOWSTRIP | N.T.S. | 4 | GROUND COVER PLANTING | N.T.S. | 1

WATER EFFICIENT LANDSCAPE WORKSHEET
 Jurupa Ave. - Landscape Maintenance District
 Fontana, Ca
 Reference Eto: 55.1 RPA Job No.: 13-31
 Total Landscape Area: 23,980
 Special Landscape Area: 0

Hydrozone*	Zone or Valve	Irrigation Method**	Area (Sq Ft.)	% of Landscape Area
LW	1-3, 6-11, 14-17, 19, 20	D	12,024	50%
MW	4, 5, 12, 13, 18, 21	S	11,956	50%
Total			23,980	100%

Section B. WATER BUDGET CALCULATIONS
Section B1. MAWA: Maximum Applied Water Allowance (gallons per year)

Eto	Reference ET (inches per year)	SLA	Special Landscape Area (square feet)
0.7	ET Adjustment Factor	0.3	ET Adjustment Factor for Special Landscape Area
LA	Total Landscape Area (square feet)		
0.62	Conversion Factor (to gallons per sq.ft.)		

(MAWA) Total Landscape Area (Eto) (0.62) [(0.7 x LA) + (0.3 x SLA)] = Gallons Per Year
 (55.10) (0.62) [(0.7 x 23,980) + (0.3 x 0)] = **573,443.33** Gallons Per Year

Section B2. ETWU: Estimated Total Water Use (gallons per year)

Eto	Reference ET (inches per year)	SLA	Special Landscape Area (square feet)
LA	Landscape Area <td>HA</td> <td>Hydrozone Area (square feet)</td>	HA	Hydrozone Area (square feet)
0.62	Conversion Factor (gallons per sq.ft.)		(high, medium, and low water use areas)
PF	Plant Factor from WUCOLS		
IE	Irrigation Efficiency (minimum 0.71)		

(ETWU) Per Hydrozone (Eto) (0.62) [(PF x HA) / IE] + (SLA) = Gallons Per Year
 (55.10) (0.62) [(3607.20) / (0.65)] = **144,975.49** Gallons Per Year

Hydrozone 1 - trees, shrubs and groundcover area - drip

Eto	Reference ET (inches per year)	SLA	Special Landscape Area (square feet)
LA	Landscape Area <td>HA</td> <td>Hydrozone Area (square feet)</td>	HA	Hydrozone Area (square feet)
0.62	Conversion Factor (gallons per sq.ft.)		(high, medium, and low water use areas)
PF	Plant Factor from WUCOLS		
IE	Irrigation Efficiency (minimum 0.71)		

(ETWU) Per Hydrozone (Eto) (0.62) [(PF x HA) / IE] + (SLA) = Gallons Per Year
 (55.10) (0.62) [(4782.40) / (0.71)] = **230,107.53** Gallons Per Year

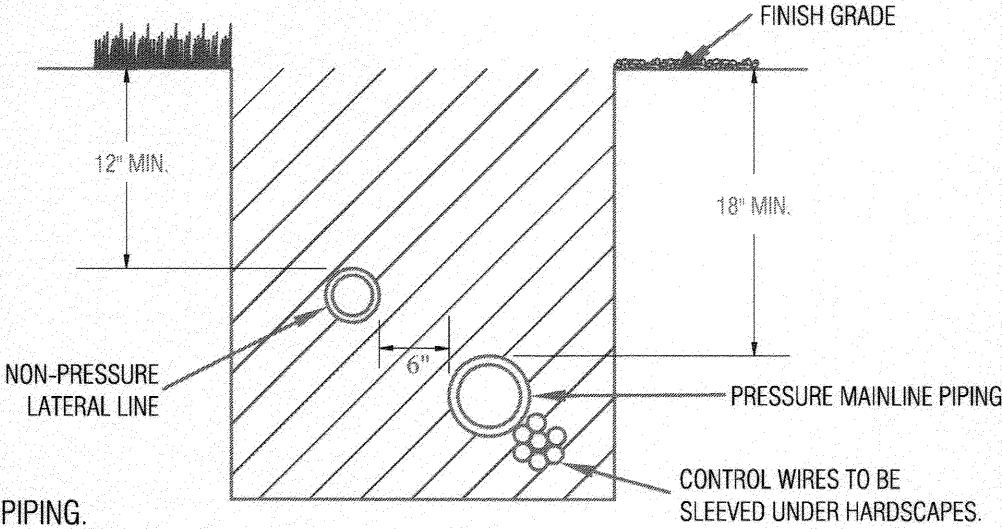
Hydrozone	Plant Water Type(s)	Use Plant Factor (PF)	Area (HA) (square feet)	PF x HA (square feet)
1	low	0.3	12,024	3,607
2	moderate	0.4	11,956	4,782
Total				8,390

RIVERSIDE PUBLIC UTILITIES
 ELECTRIC OVERHEAD & UNDERGROUND
 APPROVED: [Signature] DATE: 4/15/15
 RIVERSIDE PUBLIC UTILITIES
 WATER DIVISION
 APPROVED: [Signature] DATE: 4/15/15

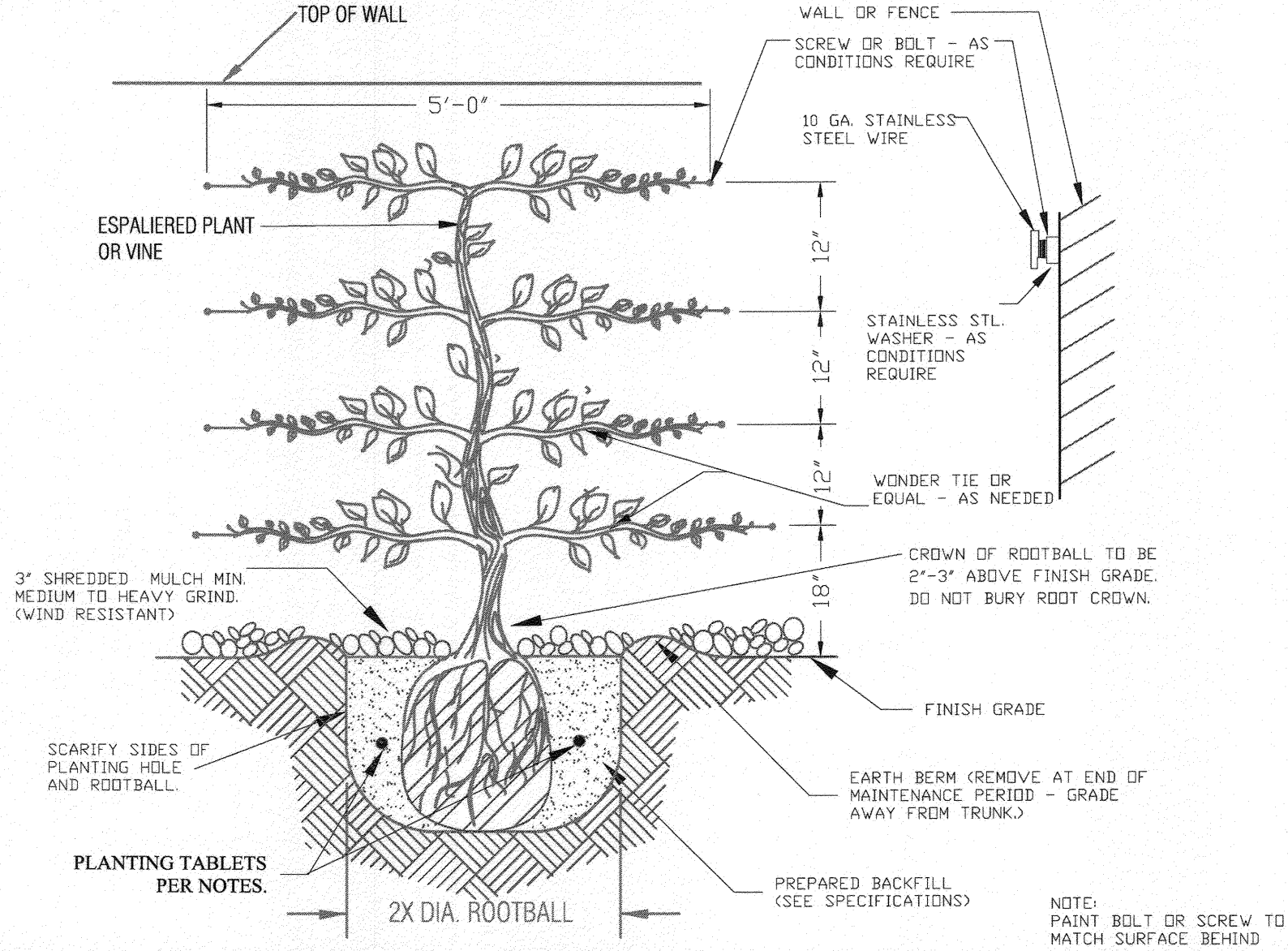
TOTAL ESTIMATED WATER USE (EWA): **375,083.02** Gallons Per Year
 MAWA: 573,443.33 Gallons Per Year
 EWA: 375,083.02 Gallons Per Year
 Difference: 198,360.31

Horizontal separation of 10-foot is required between all non-potable water piping and potable water piping. Vertical separation for non-potable piping shall be a minimum of 1-foot below potable water piping.

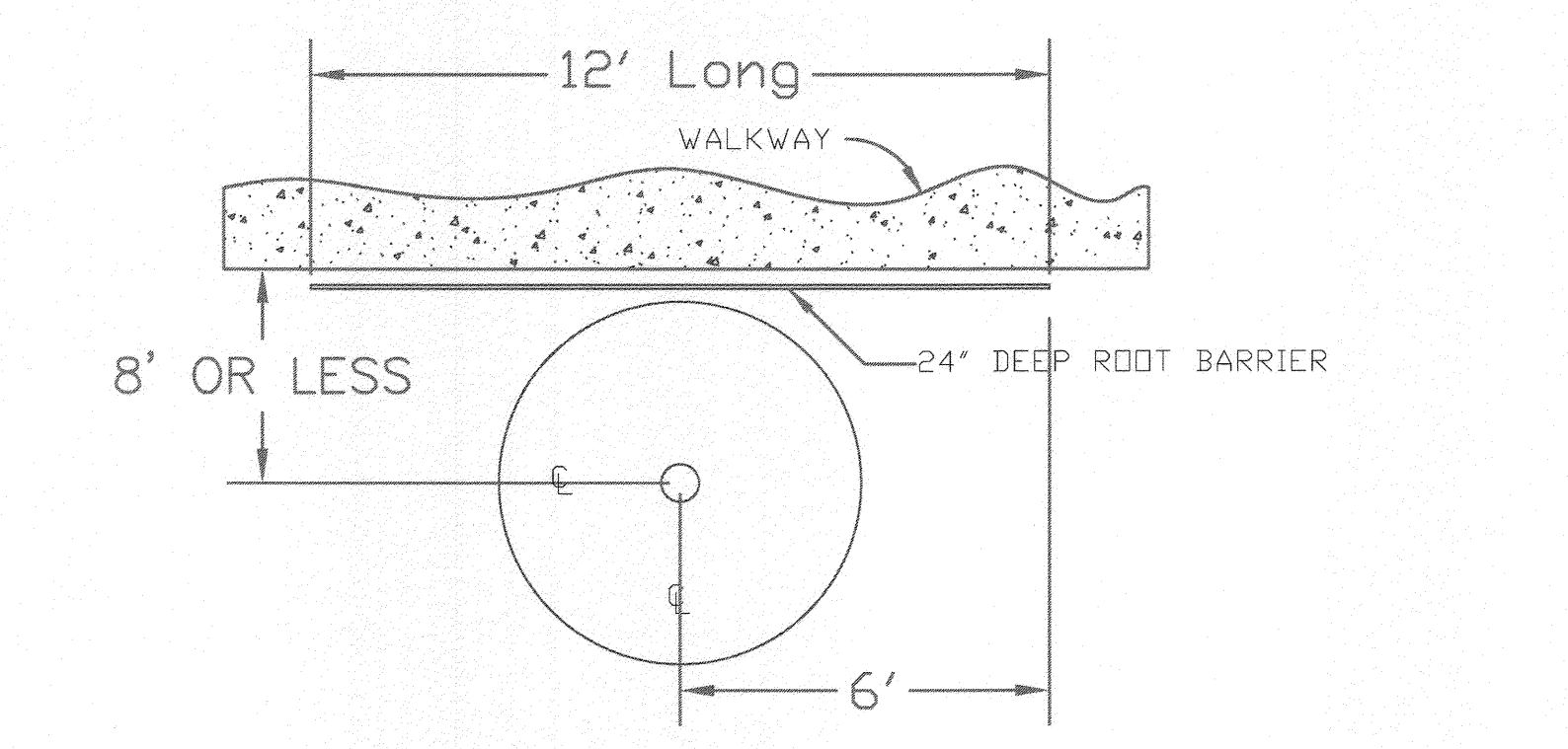
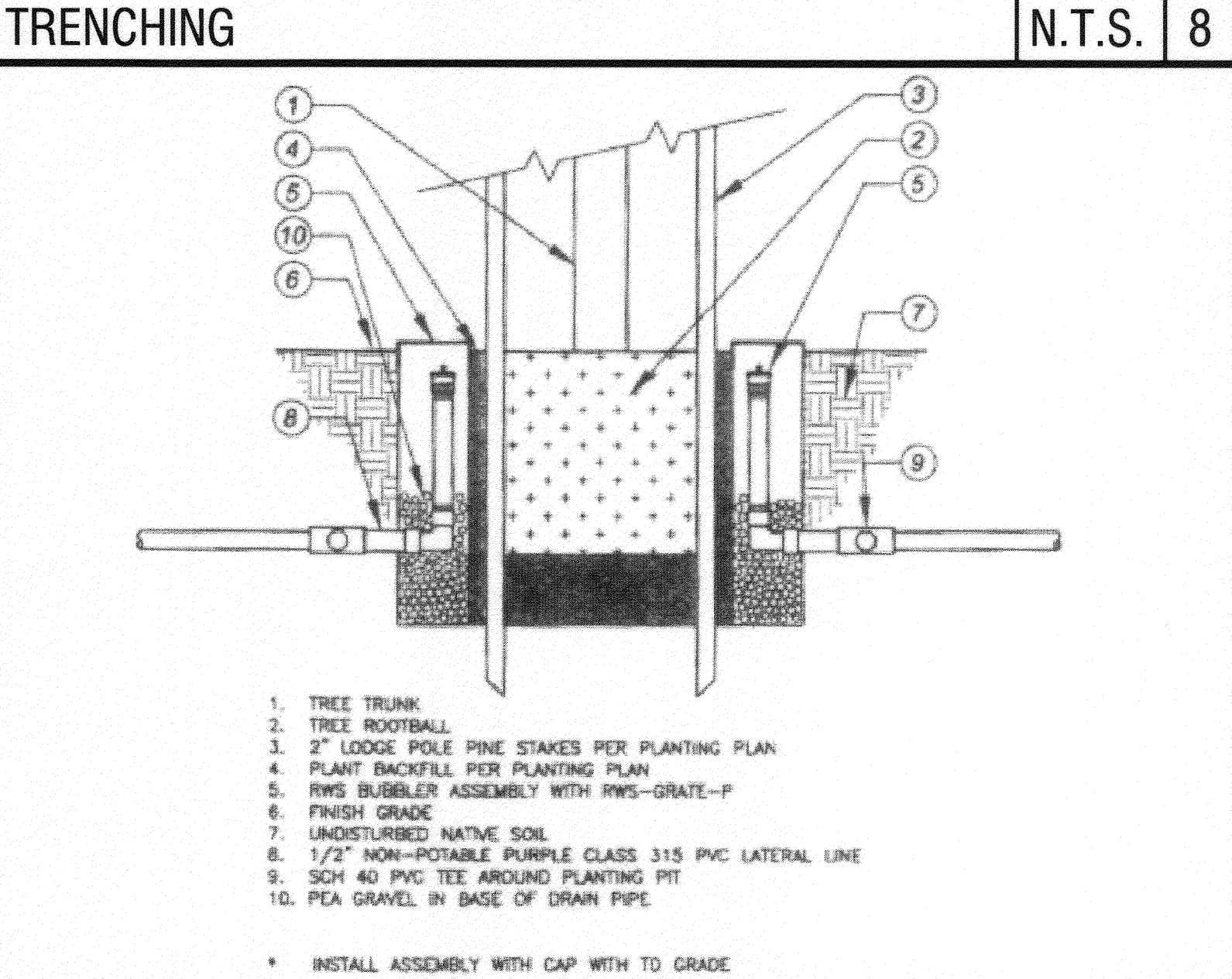
**Non-potable pipe depth from finish grade shall be as listed:
 Constant pressure lines 3-inches and larger: 24 inches
 Constant pressure lines 2 1/2-inches and smaller: 18 inches
 Intermittent pressure lines: 12 inches**



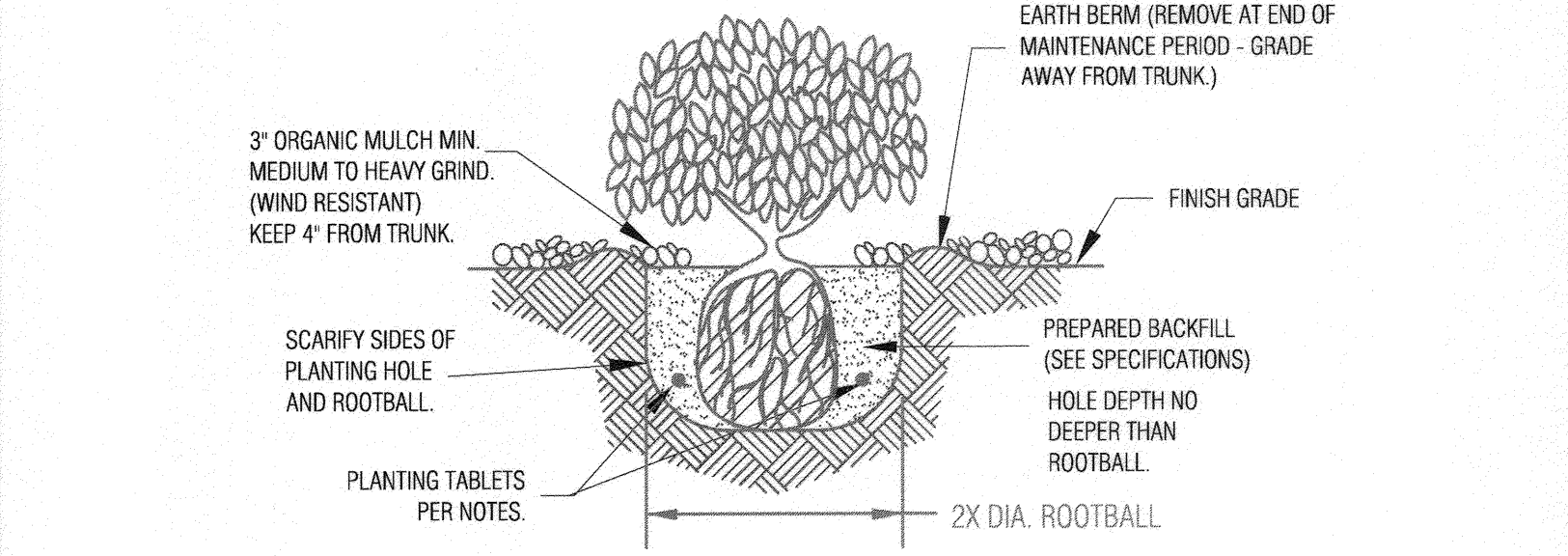
NOTE: PROVIDE 2" OF CLEAN BACKFILL UNDER ALL PIPING. SEE IRRIGATION SPECIFICATIONS FOR BACKFILL AND COMPACTION REQUIREMENTS.



TRENCHING | N.T.S. | 8 | VINE PLANTING | N.T.S. | 5

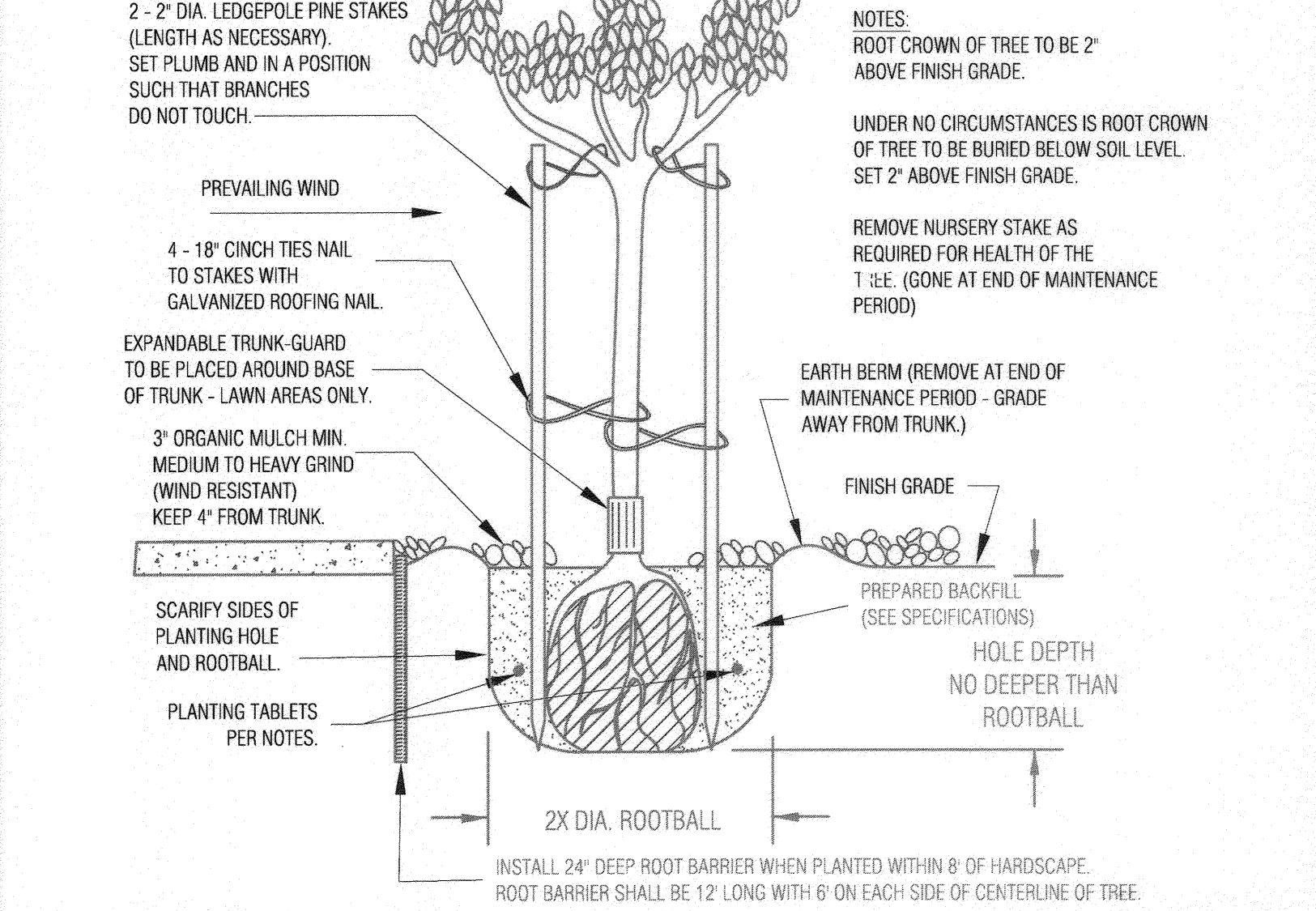


NOTES:
 TREES SHALL NOT BE PLANTED WITHIN 25' OF BEGINNING OF CURVE RADIUS OR WITHIN 10' OF STREET LIGHTS, FIRE HYDRANTS, DRIVEWAYS, ANY METERS OR UTILITIES.



NOTE:
 ROOT CROWN OF SHRUB TO BE 1" ABOVE FINISH GRADE. UNDER NO CIRCUMSTANCES IS ROOT CROWN OF SHRUB TO BE BURIED BELOW SOIL LEVEL.

SHRUB PLANTING | N.T.S. | 2



NOTES:
 ROOT CROWN OF TREE TO BE 2" ABOVE FINISH GRADE.
 UNDER NO CIRCUMSTANCES IS ROOT CROWN OF TREE TO BE BURIED BELOW SOIL LEVEL. SET 2" ABOVE FINISH GRADE.
 REMOVE NURSERY STAKE AS REQUIRED FOR HEALTH OF THE TREE (GONE AT END OF MAINTENANCE PERIOD)

WATER USE CALCULATIONS | N.T.S. | 11 | TREE BUBBLERS | N.T.S. | 9 | TREE PLANTING - PLAN VIEW | N.T.S. | 6 | TREE PLANTING | N.T.S. | 3

IMPORTANT NOTICE
 Section 4216/4217 of the Government Code requires a Dig Alert identification Number to be placed before a "Permit to Excavate" will be void. For your Dig Alert ID Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

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 San Bernardino, CA 92408
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 fax: (909) 384-9854
 RPA Job # 13-31

BENCHMARK: H3-D3
 CITY OF RIVERSIDE
 TOP OF A EASTERLY BASE BOLT OF A 12" DIAMETER TRAFFIC SIGNAL POLE AT THE NORTHERLY CURB RETURN OF JURUPA AVENUE AND VAN BUREN BOULEVARD. ADJUSTED AND ENTERED: MAY 1997
 ELEVATION: 726.212 DATUM 1929

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] BY: [Signature] DATE: 4/15/15
 ENGINEERING MANAGER
 CAPITAL PROJECTS
 PW TREES & LANDSCAPE
 APPROVED BY: [Signature] DATE: 4/29/15
 CITY ENGINEER/PW DIRECTOR

LANDSCAPE IMPROVEMENT PLAN
 JURUPA AVENUE
 EXTENSION PHASE
 PLANTING DETAILS
 PW14-0506
 R-3817-ML
 SHEET 9 OF 11

