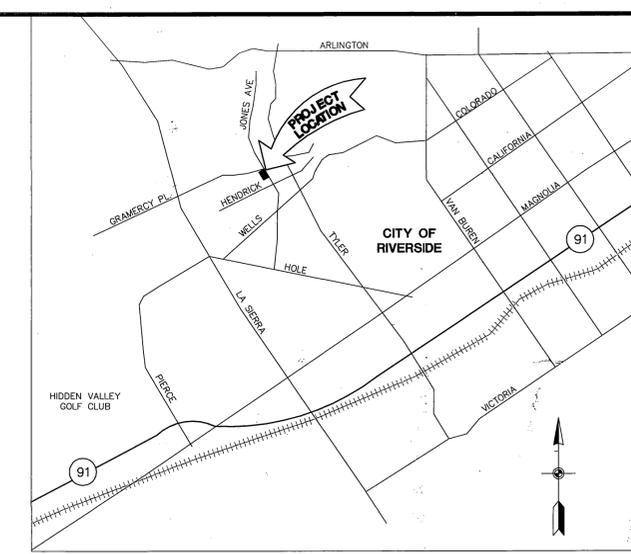


PARCEL MAP 32393 STREET IMPROVEMENT PLANS GRAMERCY PLACE & JONES AVENUE CITY OF RIVERSIDE, CA



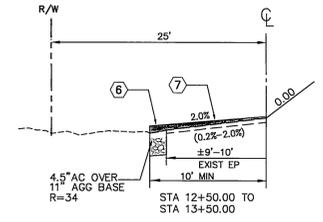
VICINITY MAP
NTS

GENERAL NOTES:

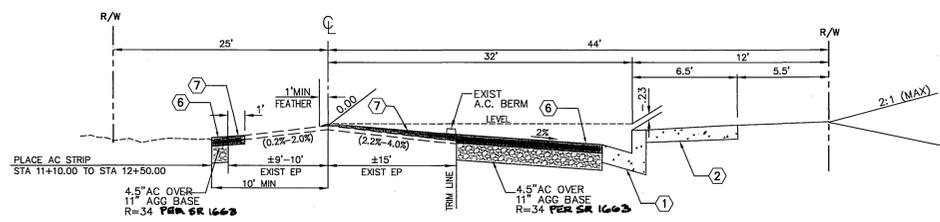
1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
4. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
7. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8. WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
9. CONSTRUCT DRIVEWAY APPROACHES PER STD 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
10. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE# 1-800-227-2600 TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
11. CONTRACTOR TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
12. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICTS WITH PROPOSED AND/OR EXISTING FACILITIES.
13. NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 6" ABOVE THE UPPER MANHOLE RIM ELEVATION OF THE SEWER LINE SEGMENT BEING CONNECTED TO, WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
14. A PLUG SHALL BE INSTALLED AND WILL REMAIN IN PLACE WHERE THE NEW SEWER CONNECTS WITH THE EXISTING SEWER UNTIL THE NEW SEWER IS ACCEPTED BY THE CITY.
15. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
16. 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.
17. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
18. PLACE STREET TREES AS REQUIRED BY CITY OF RIVERSIDE PARKS & REC.
19. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
20. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
21. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.

PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S)

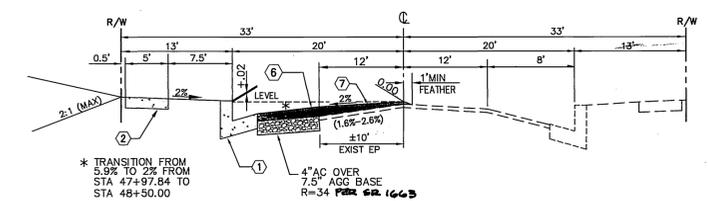
1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NONEXISTENCE OF ANY UTILITY AND/OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL DUE PRECAUTIONARY MEANS TO PROTECT THE UTILITIES OF RECORD OR NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
2. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.



**TYPICAL SECTION
NTS
GRAMERCY PLACE**
T.I.=7.5



**TYPICAL SECTION
NTS
GRAMERCY PLACE**
T.I.=7.5



**TYPICAL SECTION
NTS
JONES AVENUE**
T.I.=6.0

ELECTRIC DEPARTMENT NOTE

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF STREET LIGHTS AND UNDERGROUND ELECTRIC FACILITIES. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION TO OBTAIN APPROVED STREET LIGHT AND ELECTRIC PLANS. CONTACT:
VAHID BAZEL, P.E.
PH. NO. (951) 826-5830
3900 MAIN ST. 4TH FLR.
RIVERSIDE CA 92522

STREET CONSTRUCTION NOTES

- 1) CONSTRUCT CURB & GUTTER PER CITY STD. 200, TYPE 1
- 2) CONSTRUCT SIDEWALK PER CITY STD. 325
- 3) CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304 (TYPE I)
- 4) CONSTRUCT DRIVEWAY APPROACH PER CITY STD. 302, TYPE CURB-I, A=20', B=28'
- 5) CONSTRUCT DRIVEWAY APPROACH PER CITY STD. 302, TYPE PL-I, A=20', B=27'
- 6) CONSTRUCT PAVING SECTION PER TYPICAL SECTION SHOWN
- 7) PLACE VARIABLE AC OVERLAY
- 8) CONSTRUCT AC BERM PER CITY STD. 250, TYPE I
- 9) RELOCATE SIGN
- 10) ADJUST TO GRADE

QUANTITIES

- 470 LF
- 2,323 SF
- 1 EA
- 1 EA
- 2 EA
- 6,475 SF
- 253 TONS
- 21 LF
- 1 EA
- 2 EA

SEWER CONSTRUCTION NOTES

- 11) CONSTRUCT 4" PVC LATERAL WITH PL CLEANOUTS PER CITY OF RIVERSIDE STD DWG 562A PIPE BEDDING CASE 1 PER CITY OF RIVERSIDE STD DWG 452

QUANTITIES

- 3 EA

WATER CONSTRUCTION NOTES

- 12) INSTALL 1" SERVICE & 3/4" METER PER CWD-600 (BY CITY FORCES)
- 13) CUT AND PLUG EXISTING WATER SERVICE (BY CITY FORCES)

- 3 EA
- 1 EA

WATER DEPARTMENT NOTE

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

UTILITY COMPANIES

- WATER & ELECTRIC**
CITY OF RIVERSIDE
3900 MAIN ST.
RIVERSIDE, CA 92522
(951) 826-5285
- SOUTHERN CALIFORNIA GAS COMPANY**
1981 W. LUGONIA AVENUE
REDLANDS, CA 92374
(909) 335-7586
- PACIFIC BELL**
3939 E. CORONADO
ANAHEIM, CA 92807
(714) 666-5454
- CHARTER COMMUNICATIONS**
7337 CENTRAL AVE
RIVERSIDE, CA 92504
(951) 343-5142

ASSESSOR'S PARCEL NOS:

147-181-001

LEGAL DESCRIPTION:

LOT 6, AS SHOWN ON TRACT MAP NO. ONWENSA ON FILE RECORDED IN BOOK 11 OF PAGES 98 & 99 MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BENCHMARK:

G1-N3 ELEVATION: 751.716
DATUM: 1929 ADJUSTMENT YEAR: 1971
DESCRIPTION:
RAILROAD SPIKE IN A COMBINATION POWER POLE NO. 581503H IN THE NORTHEASTERLY CORNER OF GRAMERCY PLACE AND JONES AVENUE. ENTERED AND ADJUSTED: JUNE 1997.



GEOTECHNICAL ENGINEER:
THE SOIL GUYS
619 S. GILBUCK DR.
ANAHEIM, CA 92802
(714) 491-8798
REPORT NO. SG0502014 - 3/14/05

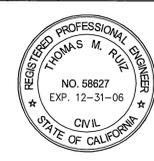
OWNER / DEVELOPER:
TY HURTADO
12921 OLD FOOTHILL BLVD.
SANTA ANA, CA 92705
(714) 580-1218

PREPARED BY:



ENGINEER IN RESPONSIBLE CHARGE

THOMAS M. RUIZ
R.C.E. No. 58627 expires 12/31/06
DATE 10/24/05



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

APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER	PC	11/16/05	THOMAS M. RUIZ
TRAFFIC DIVISION			
PARKS DEPARTMENT			
MARK	REVISIONS	APPR.	DATE
DESIGNED BY	TTR	DRAWN BY	JAW
		CHECKED BY	TTR

**PARCEL MAP 32393
STREET IMPROVEMENT PLANS
GRAMERCY PLACE &
JONES AVENUE
TITLE SHEET**

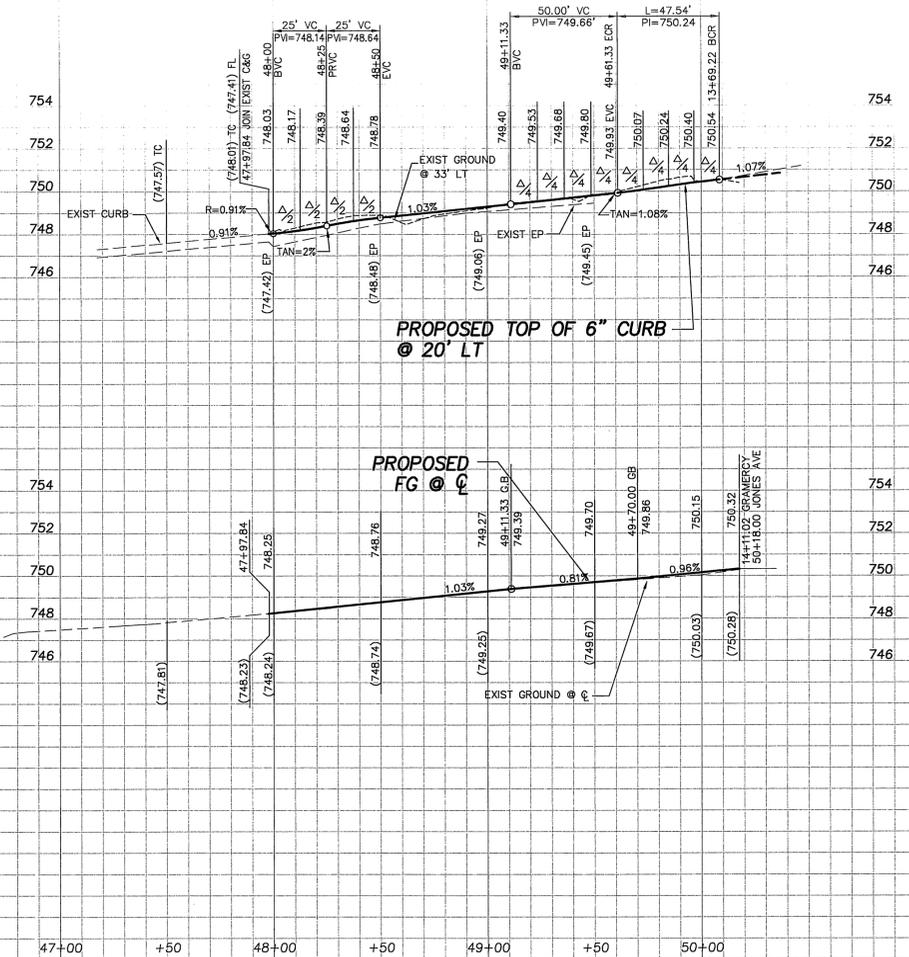
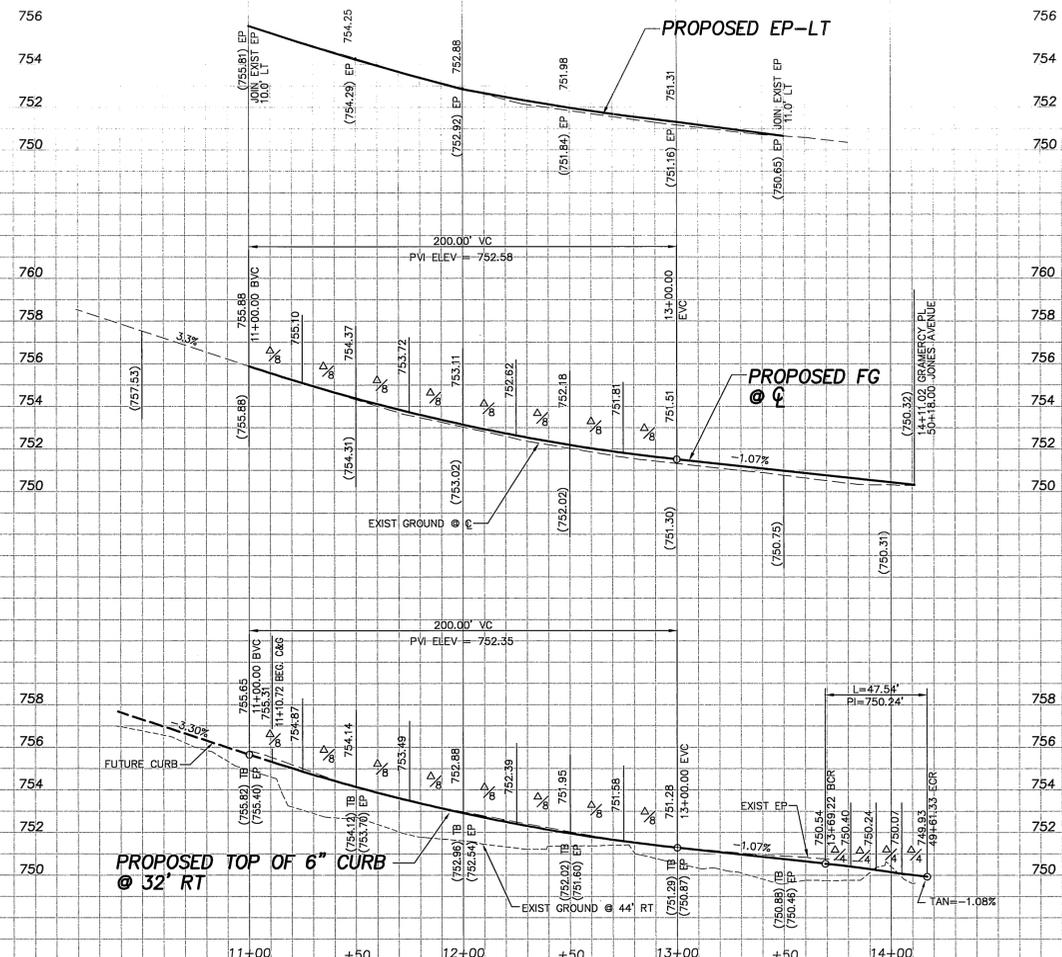
PW #05-0396

R-3863

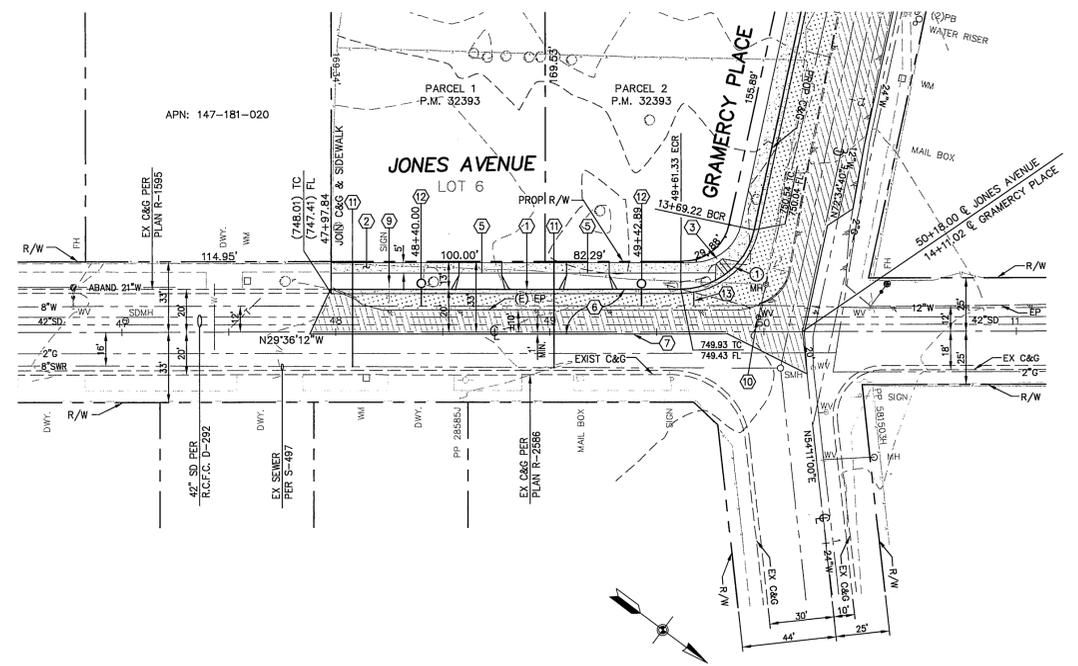
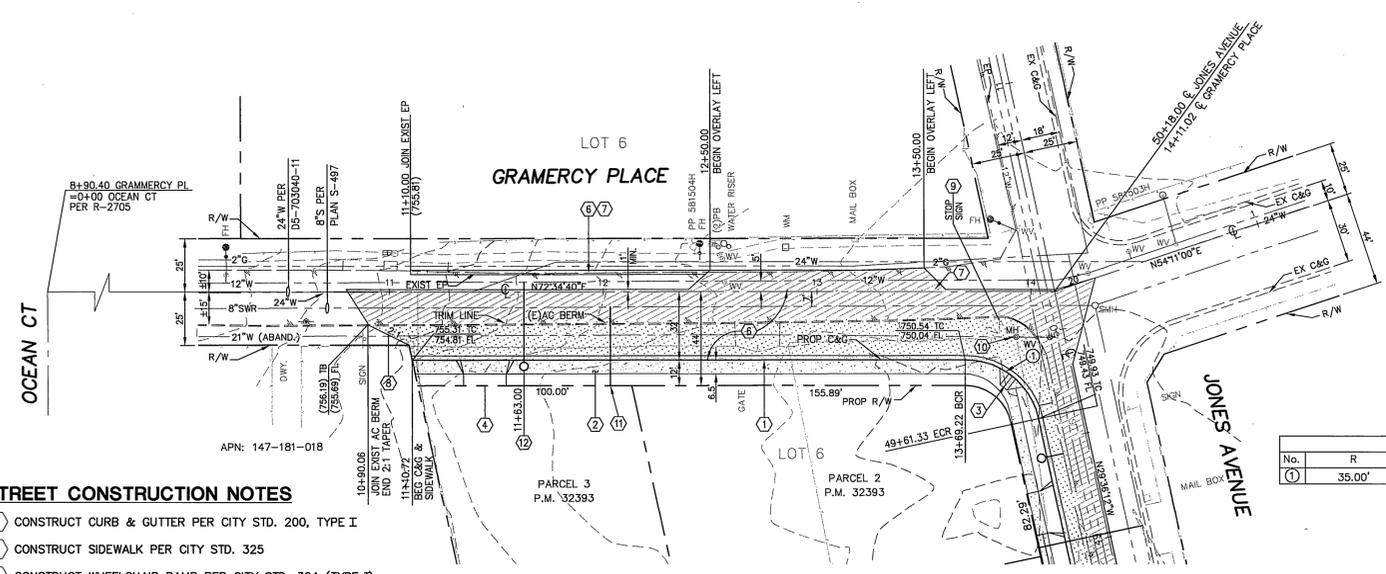
SHEET 1 OF 2

HORIZONTAL SCALE: N/A VERTICAL SCALE: N/A

DATE PLOTTED: 11/16/05 11:58 AM



SCALE
HORIZ. 1"=40'
VERT. 1"=4'



- STREET CONSTRUCTION NOTES**
- 1 CONSTRUCT CURB & GUTTER PER CITY STD. 200, TYPE I
 - 2 CONSTRUCT SIDEWALK PER CITY STD. 325
 - 3 CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304 (TYPE I)
 - 4 CONSTRUCT DRIVEWAY APPROACH PER CITY STD. 302, TYPE CURB-I, A=20', B=28'
 - 5 CONSTRUCT DRIVEWAY APPROACH PER CITY STD. 302, TYPE PL-II, A=20', B=27'
 - 6 CONSTRUCT PAVING SECTION PER TYPICAL SECTION SHOWN
 - 7 PLACE VARIABLE AC OVERLAY
 - 8 CONSTRUCT AC BERM PER CITY STD. 250, TYPE I
 - 9 RELOCATE SIGN
 - 10 ADJUST TO GRADE

- SEWER CONSTRUCTION NOTES**
- 11 CONSTRUCT 4" PVC LATERAL WITH PL CLEANOUTS PER CITY OF RIVERSIDE STD DWG 562A PIPE BEDDING CASE 1 PER CITY OF RIVERSIDE STD DWG 452

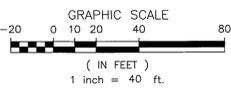
- WATER CONSTRUCTION NOTES**
- 12 INSTALL 1" SERVICE & 3/4" METER PER CWD-600 (BY CITY FORCES) 3 EACH
 - 13 CUT AND PLUG EXISTING WATER SERVICE (BY CITY FORCES) 1 EACH

DATA TABLE

No.	R	Δ	L	TANGENT
1	35.00'	77°49'08"	47.54'	28.25'

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

BENCHMARK:
G1-N3 ELEVATION = 751.716'
RAILROAD SPIKE IN POWER POLE NO. 581503H AT NORTHEAST CORNER OF GRAMERCY PLACE AND JONES AVENUE.



CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
WATER DIVISION
APPROVED BY: *MW McLeid*
DATE: 10/12/05

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
ELECTRIC DIVISION
APPROVED BY: *Buttman*
DATE: 10/12/05

PREPARED BY:
FES INC.
FORKERT ENGINEERING AND SURVEYING, INC.
22311 BROOKHURST ST., STE. 1
HUNTINGTON BEACH, CA 92646
TEL: (714) 963-6793
FAX: (714) 963-7296
CITY OF RIVERSIDE BUS. CERTIFICATE #119711 EXP. DATE: 3/16/06

ENGINEER IN RESPONSIBLE CHARGE
Thomas M. Ruiz
THOMAS M. RUIZ
R.C.E. No. 58627 expires 12/31/06
DATE: 10/04/05



MARK	REVISIONS	APPR.	DATE

DESIGNED BY: *JTK* DRAWN BY: *JW* CHECKED BY: *JTK*

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: *PC* DATE: 11/1/05
PRINCIPAL ENGINEER
TRAFFIC DIVISION
PARKS DEPARTMENT
APPROVED BY: *Thomas M. Ruiz*
CITY ENGINEER
DATE: 11/1/05

PARCEL MAP 32393
STREET IMPROVEMENT PLAN
GRAMERCY PLACE &
JONES AVENUE
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 1"=4'

PW #05-0396
R-3863
SHEET 2 OF 2