

GENERAL NOTES

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPT.
- 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 DRAWING, IT SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED, OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- SEE 'STREET LIGHTING PLANS' FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS. **PER CITY OF RIVERSIDE APPROVED DWG 060113-9.**
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING 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.
- STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- SEE TRAFFIC SIGNAL PLAN X-409A FOR TRAFFIC SIGNAL FACILITIES AND STRIPING.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP(S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS ARE MADE TO MAINTAIN SIGNAL OPERATION.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MERKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.

OWNER

CAMDEN HOLDINGS INC.
9454 WILSHIRE BLVD. #650
BEVERLY HILLS, CA 90212
PHONE# (310) 553-1031

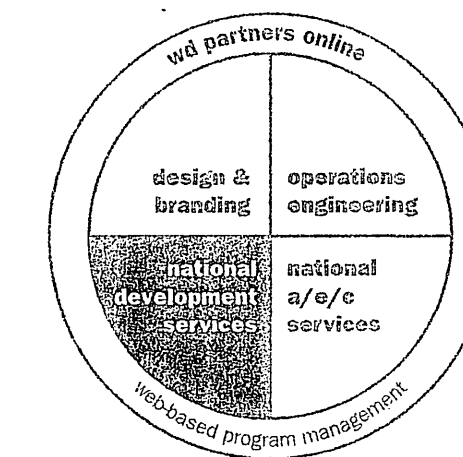
CIVIL ENGINEER



2852 Kelvin Avenue
 Irvine, California 92614
 949.753.7676 T
 949.753.7678 F
 innovate@wdpartners.com

DWG. NO.

- 1 COVER SHEET AND INDEX
- 2 STREET IMPROVEMENT PLAN
- 3 LANDSCAPE AND IRRIGATION



CITY TAX CERTIF. NO. 122516
 EXPIRES 11/18/2006

www.wdpartners.com

atlanta boston chicago columbus dallas los angeles miami

DEVELOPMENT CONTACTS

DEVELOPER:

CAMDEN HOLDINGS INC.
 9454 WILSHIRE BLVD. #650
 BEVERLY HILLS, CA 90212
 ARI MILLER
 310.553.1031

ZONING:

CITY OF RIVERSIDE PLANNING DEPARTMENT
 3900 MAIN STREET
 RIVERSIDE, CA 92522
 YVETTE SENNEWALD
 951.826.5168

SURVEYOR:

NASLAND ENGINEERING
 4740 RUFFNER STREET
 SAN DIEGO, CA 92111
 D.K. NASLAND
 658.292.7770

GEOTECHNICAL:

KRAZAN & ASSOCIATES
 226 NORTH SHERMAN AVENUE, SUITE A
 CORONA, CA 92882
 R. SAMMY SALEM
 909.549.1188

ELECTRIC:

CITY OF RIVERSIDE ELECTRICAL DIVISION
 3900 MAIN STREET
 RIVERSIDE, CA 92522
 WILLIAM MAINORD
 951.826.5393

TELEPHONE:

SBC
 3939 E. CORONADO STREET, 2ND FLOOR
 ANAHEIM, CA 92807
 ANTHONY KWAN
 714.237.6406

NATURAL GAS:

THE GAS COMPANY
 4495 HOWARD AVENUE
 RIVERSIDE, CA 92507
 HECTOR MARTINEZ
 909.335.7674

FIRE:

CITY OF RIVERSIDE FIRE DEPARTMENT
 3755 FAIRMOUNT BOULEVARD
 RIVERSIDE, CA 92501
 BOB JERZ
 951.826.5455

WATER:

CITY OF RIVERSIDE PUBLIC UTILITIES
 3900 MAIN STREET
 RIVERSIDE, CA 92522
 STELLA GARCIA
 951.826.5443

STORM WATER:

CITY OF RIVERSIDE PUBLIC WORKS
 3900 MAIN STREET
 RIVERSIDE, CA 92522
 951.826.5341

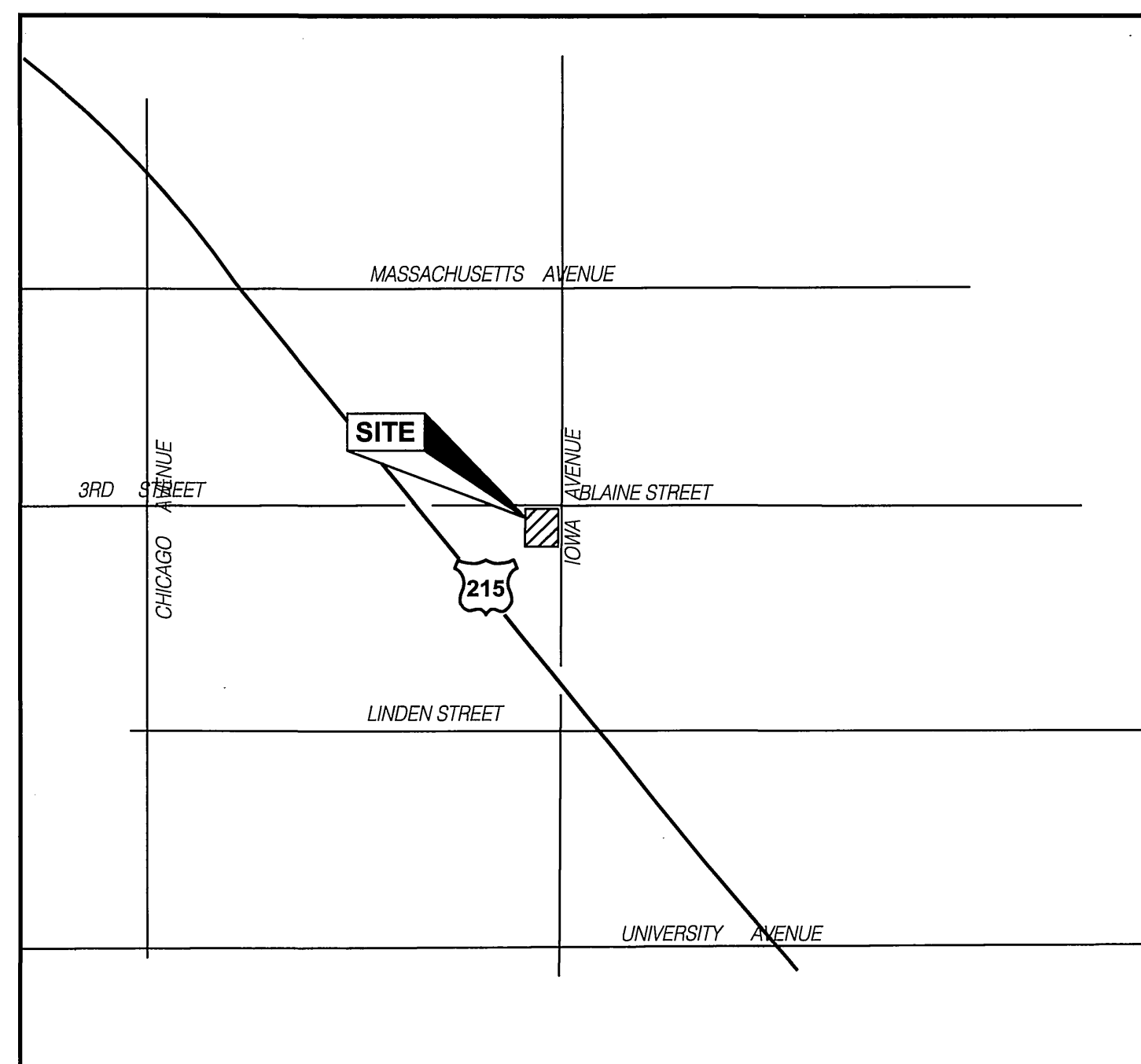
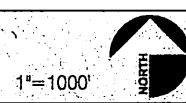
SANITARY SEWER:

CITY OF RIVERSIDE PUBLIC WORKS
 3900 MAIN STREET
 RIVERSIDE, CA 92522
 951.826.5341

CABLE:

CHARTER COMMUNICATIONS
 1.888.975.6100

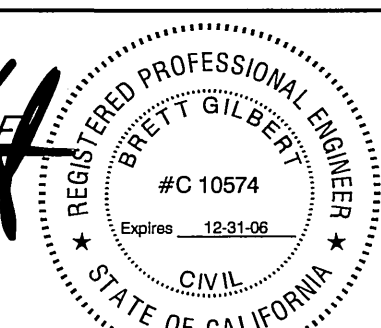
SITE VICINITY MAP



WATER DIVISION NOTE:
 DEVELOPER TO GIVE CITY 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) 351-6388.

WATER APPROVED BY: <u>MW MILLER</u> CITY OF RIVERSIDE WATER DEPT.	DATE <u>11/27/06</u>	BENCHMARK: 18-E3 P.K. NAIL AND CITY ENGINEER TAG IN THE TOP OF CURB 2 FEET SOUTHERLY OF THE SOUTHWEST CURB RETURN AT IOWA AVENUE AND BLAINE STREET. ELEV. 979.847 NGVD29 DATUM
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ELECTRIC APPROVED BY: <u>[Signature]</u> CITY OF RIVERSIDE ELECTRIC DEPT.	DATE <u>11/27/06</u>	ENGINEER IN RESPONSIBLE CHARGE: <u>[Signature]</u> BRETT L. GILBERT R.C.E. No. C 10574 expires 12/31/2006 DATE 01/25/06
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MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE	APPROVED BY
	<u>[Signature]</u>	<u>11/27/06</u>	<u>[Signature]</u>
PRINCIPAL ENGINEER			CITY ENGINEER
TRAFFIC DIVISION			
PARKS DEPARTMENT			

DESIGNED BY RL DRAWN BY ES CHECKED BY AA DATE 2/15/06

1300 BLAINE STREET AND 3335 IOWA AVENUE STREET IMPROVEMENTS

PW-05-0614
R-3881
 SHEET 1 OF 2

LEGAL DESCRIPTION

PARCEL 1, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 2 PAGE(S) 83, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BASIS OF BEARINGS

THE BASIS OF BEARINGS OR THIS SURVEY IS THE CENTERLINE OF IOWA AVENUE AS SHOWN ON PARCEL MAP RECORDED IN BOOK 2, PAGE 83 OF PARCEL MAPS.

I.E. N 00°12'00" E

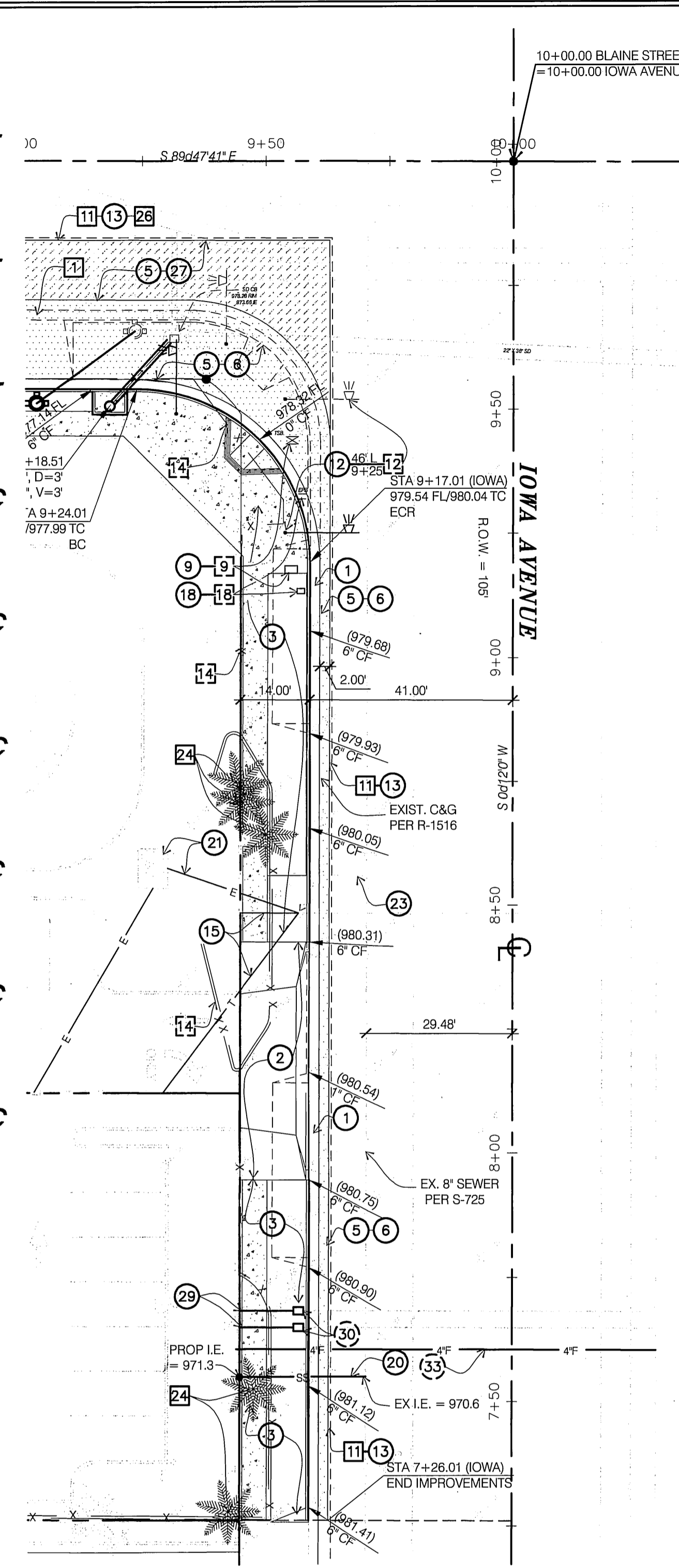
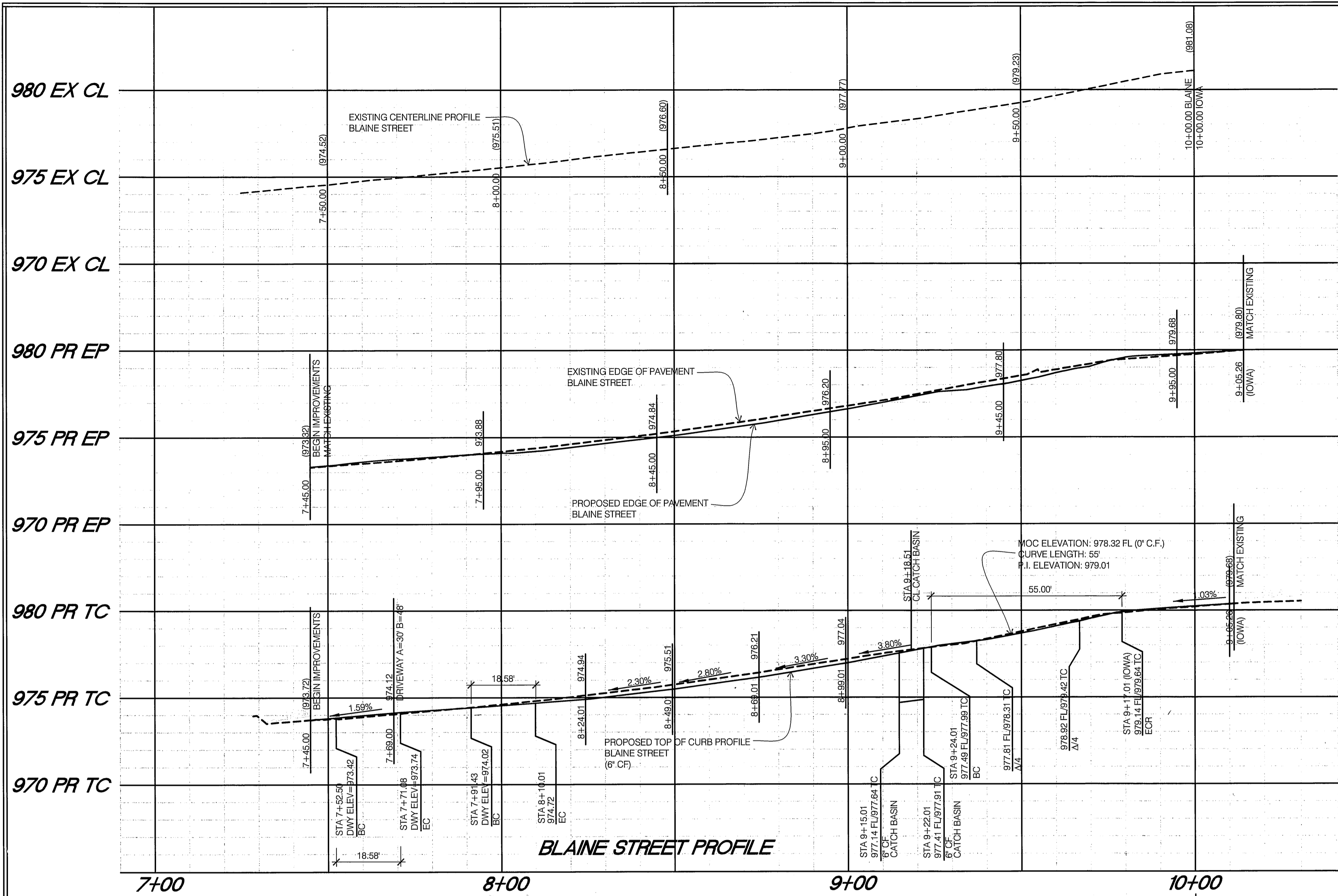
CALL BEFORE YOU DIG!
 CALIFORNIA LAW REQUIRES EXCAVATORS TO NOTIFY THE REGIONAL NOTIFICATION CENTER NOT LESS THAN TWO (2) WORKING DAYS NOR MORE THAN FOURTEEN (14) CALENDAR DAYS PRIOR TO EXCAVATION

Dig Alert
 www.digalert.org
 1-800-227-2600

PLAN CHECK # 05-4278
 CASE # P04-1289

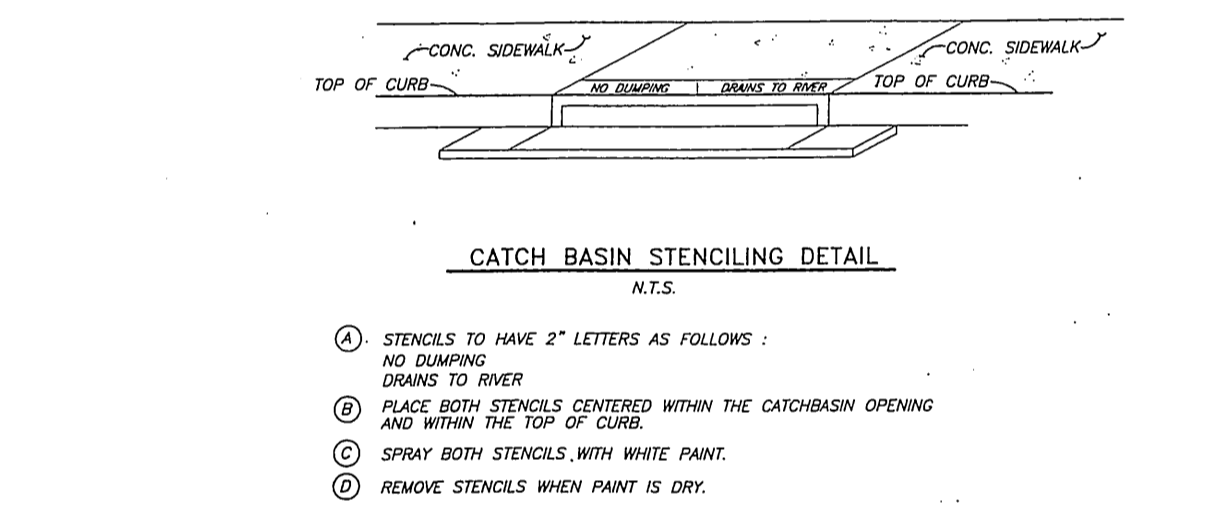
RVT

INDEXED 2-23-06 LHL



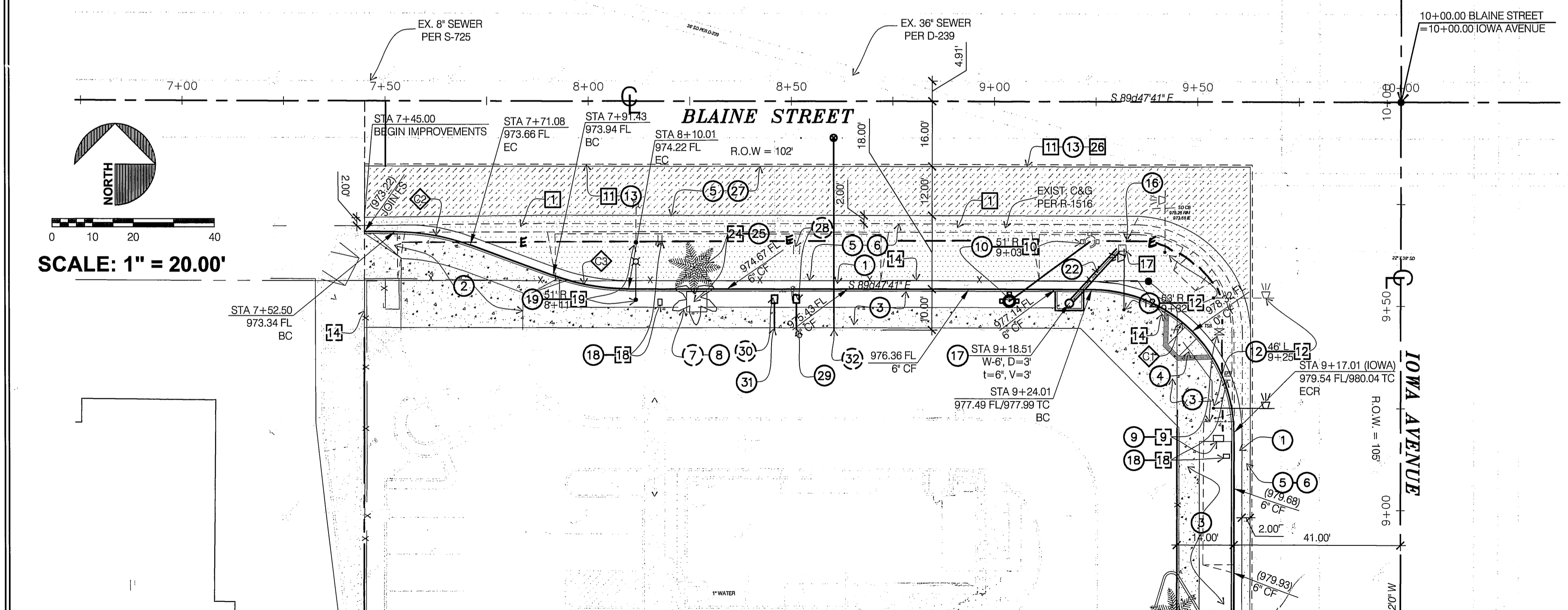
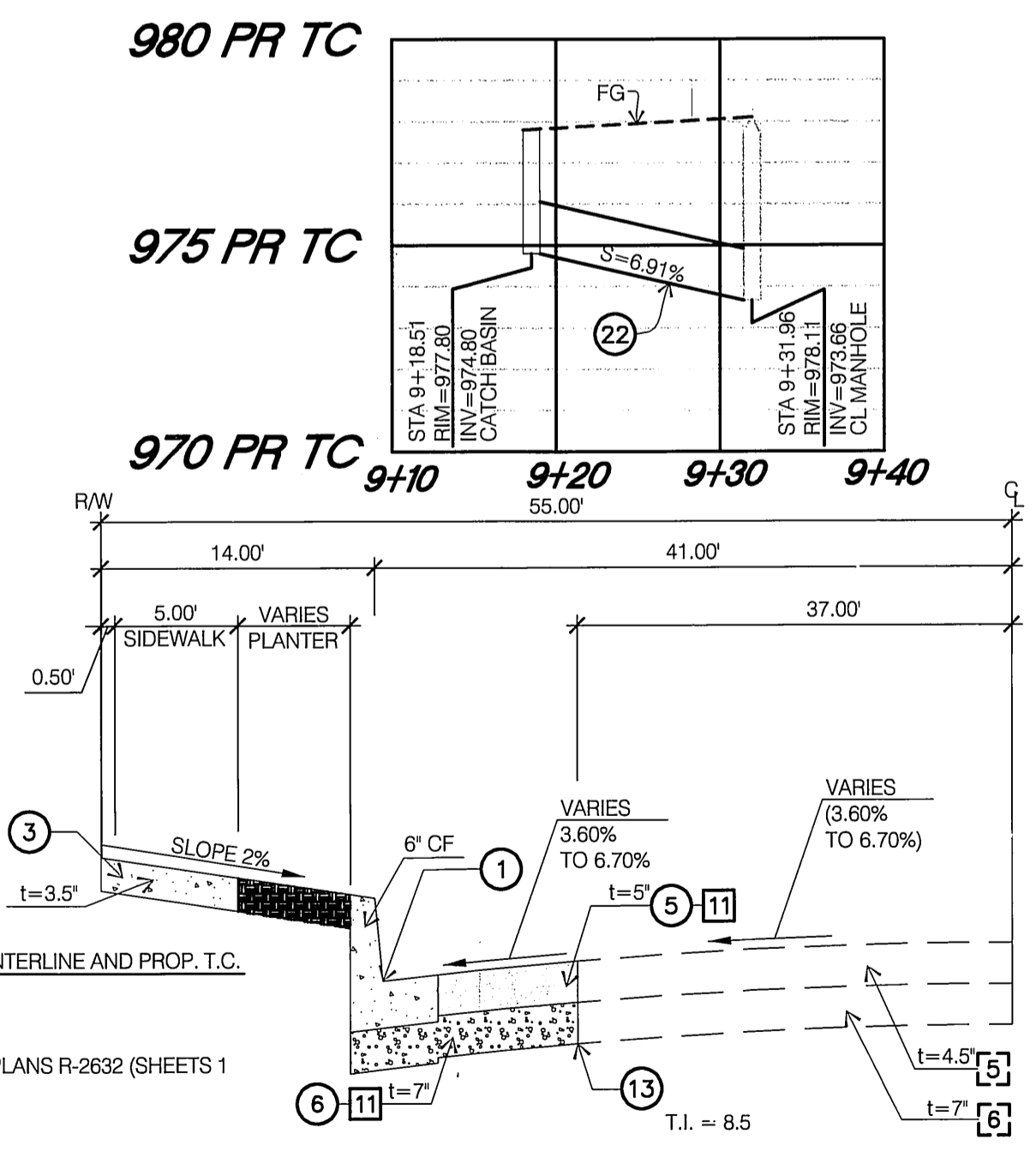
CONSTRUCTION NOTES & LEGENDS

- 1 CONSTRUCT
 - 2 EXISTING
 - 3 REMOVE
 - 4 REMODEL EXIST.
 - 5 REMOVE & CONSTRUCT
 - 6 WORK BY OTHERS
 - 7 COLDPLANE AND OVERLAY EX. A.C. WITH NEW A.C.
 - 8 REMOVE CONCRETE AND REPLACE WITH A.C. AND A.B.
- ITEM NUMBER DESCRIPTION
1. TYPE 1 CURB & GUTTER (6" CURB FACE) PER CITY OF RIVERSIDE STD 200.
 2. CONCRETE DRIVEWAY PER CITY OF RIVERSIDE STD DWG. 302, A=30 B=48"
 3. CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. DWG. 325
 4. TYPE 1 CURB RAMP PER CITY OF RIVERSIDE STD. DWG. 304
 5. ASPHALT CONCRETE PAVEMENT PER CROSS SECTIONS BELOW.
 6. CRUSHED AGGREGATE BASE PER CROSS SECTIONS BELOW.
 7. STREET TREE TO BE PLANTED BY PARK & RECREATION DEPARTMENT AFTER CONSTRUCTION.
 8. TREE WELL PER CITY OF RIVERSIDE STD DWG. 326
 9. TRAFFIC SIGNAL PULL BOX PER CITY OF RIVERSIDE STD DWG. 667
 10. FIRE HYDRANT TO BE RELOCATED BY THE P.U. WATER DIVISION. REMOVE PAVEMENT AS SHOWN
 11. SAWCUT AND REMOVE PAVEMENT AS SHOWN PER PLAN AND PER SECTIONS BELOW.
 12. TRAFFIC SIGNAL WORK WILL BE ADDRESSED ON PLAN X-409A NOT SHOWN ON PLAN.
 13. AC PAVEMENT JOINT.
 14. EXISTING FENCE TO BE REMOVED.
 15. CAMDEN HOLDINGS SHALL PROVIDE ALL WIRING AND CABLE FOR TELEPHONE SERVICE FROM POLE TO PROPERTY LINE, PER PLAN.
 16. MANHOLE PER CITY OF RIVERSIDE STD DWG. 431
 17. CATCH BASIN PER CITY OF RIVERSIDE STD. DWG. 405. SEE CATCH BASIN STENCILING DETAIL.
 18. ELECTRIC PULL BOX PER CITY OF RIVERSIDE STD DWG. 667
 19. LIGHT POLE. SEE GENERAL NOTE 7.
 20. CAMDEN HOLDINGS SHALL INSTALL 4" V.C.P. PIPE @ 2.7% FROM EXISTING MAIN LINE TO PROPERTY LINE PER CITY OF RIVERSIDE STANDARD DWG 560A. SEE PLAN.
 21. CAMDEN HOLDINGS SHALL PROVIDE ELECTRIC CABLE FROM POWER POLE TRANSFORMER PAD OR PROPERTY LINE AS SHOWN ON PLAN. CAMDEN HOLDINGS SHALL CONSTRUCT TRANSFORMER PAD, ELECTRIC UTILITY STRUCTURES SHOWN ARE FOR BIDDING AND PERMIT APPLICATION PURPOSES ONLY. COORDINATE WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES ELECTRIC DIVISION (951-826-5489) FOR ACTUAL CONSTRUCTION PLANS, SPECIFICATION AND SERVICE CHARGES. COORDINATE WITH THE UTILITY INSPECTOR (951-826-5429) PRIOR TO INSTALLATION OF FACILITIES AND BACKFILLING.
 22. EXTEND EXISTING STORM DRAIN LATERAL PER CITY OF RIVERSIDE STANDARDS. USE 15" R.C.P. PIPE 3000 D. LENGTH = 18.5'. SLOPE = 6.91%, PER PLAN. PIPE BEDDING SHALL BE PER CITY OF RIVERSIDE STD DWG. 452, CASE 1.
 23. EXISTING SEWER LATERAL TO BE USED BY TENANT.
 24. STREET TREE TO BE RELOCATED.
 25. STREET TREE TO BE RELOCATED PER PLAN.
 26. COLDPLANE EXISTING A.C. 0.10' DEEP TO DAYLIGHT IN 5'.
 27. OVERLAY EXISTING A.C. WITH NEW A.C.
 28. 1" METER TO BE REMOVED AND RELOCATED BY THE P.U. WATER DIVISION.
 29. CAMDEN HOLDINGS TO INSTALL 1" LINE FROM METER TO PROPERTY LINE.
 30. 3/4" METER TO BE INSTALLED BY THE P.U. WATER DIVISION.
 31. CAMDEN HOLDINGS TO INSTALL 1-1/2" LINE FROM METER TO PROPERTY LINE.
 32. CITY OF RIVERSIDE P.U. WATER DIVISION TO INSTALL 2" FIRE SERVICE CONNECTION.
 33. CITY OF RIVERSIDE P.U. WATER DIVISION TO INSTALL 4" FIRE SERVICE CONNECTION.



STORM DRAIN PROFILE

VERTICAL = 1:10
HORIZONTAL = 1:4



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Dig Alert
www.digalert.org
1-800-227-2600

CURVE DATA TABLE

NO.	DELTA	RADIUS	CURVE LENGTH	TANGENT LENGTH
1	89°59'41"	35'	54.97'	35'
2	20°03'13"	54.17'	18.58'	9.58'
3	20°03'13"	54.17'	18.58'	9.58'

BENCHMARK:
18-E3
P.K. NAIL AND CITY ENGINEER TAG IN THE TOP OF CURB 2 FEET SOUTHERLY OF THE SOUTHWEST CURB RETURN AT IOWA AVENUE AND BLAINE STREET.
ELEV. 978.847 NGVD29 DATUM

wd partners

2852 Kelvin Avenue
Irvine, California 92614
949.753.7878 F
innovate@wdpartners.com

ENGINEER IN RESPONSIBLE CHARGE

BRETT L. GILBERT
R.C.E. No. C 10574 expires 12/31/2006
DATE: 01/25/06

REGISTERED PROFESSIONAL ENGINEER
#C 10574
Expires 12-31-06
CIVIL
STATE OF CALIFORNIA

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]
DATE: 2/1/06

PRINCIPAL ENGINEER: [Signature]
TRAFFIC DIVISION: [Signature]
DATE: 2/2/06

1300 BLAINE STREET AND 3335 IOWA AVENUE STREET IMPROVEMENTS

HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 4'

PW-05-0614
R-3881
SHEET 2 OF 2