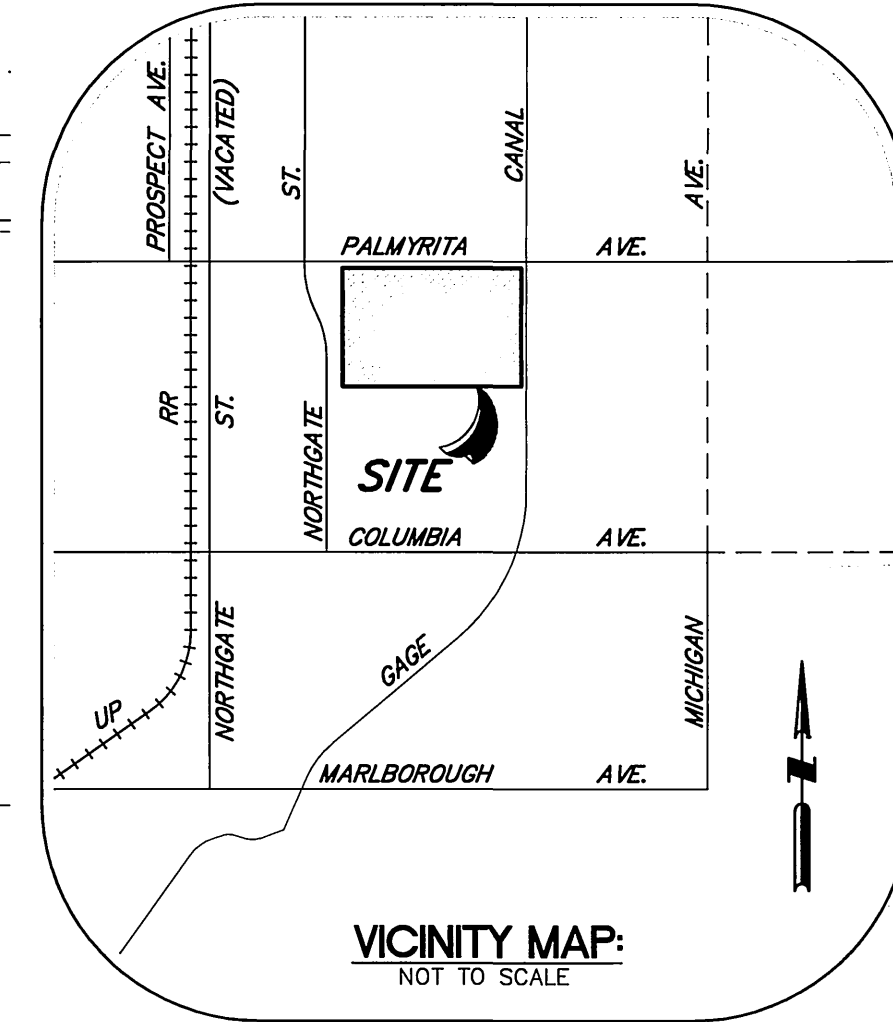
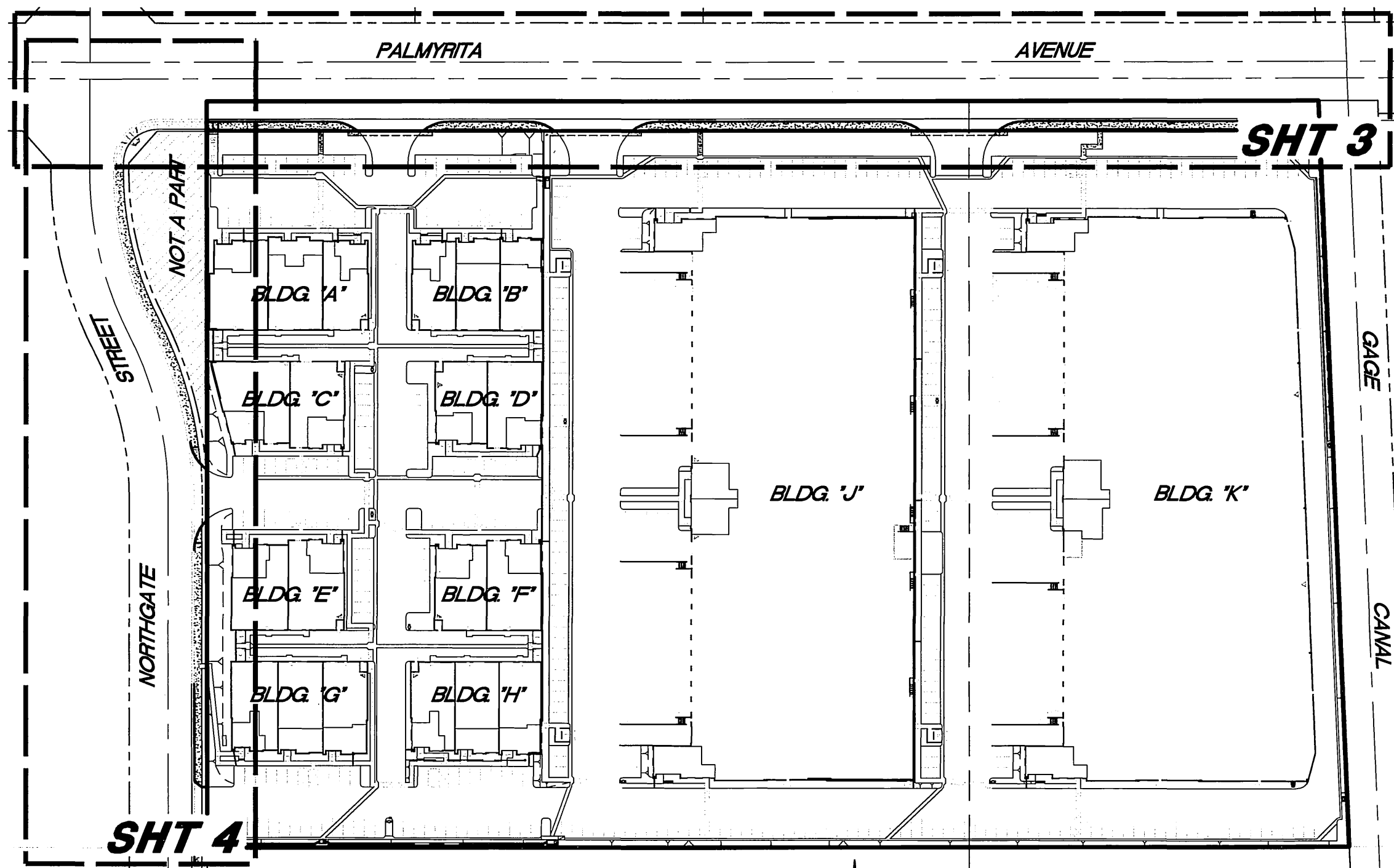


# STREET IMPROVEMENT PLANS

## HUNTER PARK - PALMYRITA INDUSTRIAL COMPLEX

### GENERAL NOTES:

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- WHEN A PORTION OF THE WORK IS TO BE DONE BY THE CITY, THE DEVELOPER AND/OR CONTRACTOR SHALL GIVE THE CITY 60-DAYS NOTICE SO THAT THE DEVELOPER'S WORK AND THE CITY'S WORK CAN BE PROPERLY COORDINATED. THE DEVELOPER SHALL PREPARE AND COMPACT THE SUBGRADE TO ELEVATIONS WITHIN ± .1' OF THE DESIGN ELEVATIONS AND SHALL BE RESPONSIBLE FOR THE CONDITION OF THE SUBGRADE UNTIL ACCEPTED BY THE CITY. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR ANY BARRICADING DURING THIS TIME.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT 30 DAYS PRIOR TO BEGINNING CONSTRUCTION TO NEGOTIATE THE COST OF THE CITY'S PORTION OF THE WORK.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- WHERE NEW PAVEMENT IS TO JOIN 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.
- THE SUBMITTER 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. (FOR TRACTS ONLY - SEE CHECK LIST ITEM 25 FOR OTHER PLANS.)
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ACCESS PAVING. SHOULD THE DEVELOPER AND/OR CONTRACTOR DECIDE TO INSTALL THE ACCESS PAVING PRIOR TO THE CITY COMMENCING ITS PAVING WORK, THE DEVELOPER SHALL COORDINATE HIS INSTALLATION OF ACCESS PAVING BEFORE COMMENCING WITH THE CITY INSPECTOR. FINAL COURSE OF PAVING IN ACCESS AREA TO BE PAID FOR BY DEVELOPER PRIOR TO THE CITY COMMENCING ITS PAVING OPERATION. DEVELOPER SHALL INSTALL TYPE F-1 FLEXIBLE DELINEATORS AT 20' INTERVALS ON OUTGOING TAPERS.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
- 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.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- 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.
- 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.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING.



### LEGAL DESCRIPTION

PARCEL A:  
THAT PORTION OF LOT 6 IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP OF LAND OF THE EAST RIVERSIDE LAND COMPANY ON FILE IN BOOK 6, PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING WESTERLY OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE GAGE CANAL.

PARCEL B:  
LOT 7 IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP OF LAND OF THE EAST RIVERSIDE LAND COMPANY ON FILE IN BOOK 6, PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

### NOTICE TO CONTRACTORS

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

ALL CONTRACTOR AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTOR OR SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

### PRIVATE ENGINEER'S NOTICES TO CONTRACTORS

THE EXISTENCE AND APPROXIMATE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES OR STRUCTURES EXCEPT AS SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITIES OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK ON EXCAVATION TO DETERMINE EXACT LOCATION OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON, AND FOR ANY DAMAGE OR PROTECTION OF THESE LINES.

THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (U.S.A.) PHONE 1-800-422-4133 TWO (2) WORKING DAYS PRIOR TO DIGGING. NO CONSTRUCTION PERMIT ISSUED BY PUBLIC WORKS DEPARTMENT SHALL BE VALID INVOLVING UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS AN INQUIRY IDENTIFICATION NUMBER ISSUED BY U.S.A.

### OWNER/DEVELOPER

PANATTONI DEVELOPMENT COMPANY  
18111 VON KARMEN AVENUE, SUITE 500  
IRVINE, CALIFORNIA 92591  
(949) 474-7830 OFFICE  
(949) 474-7833 FAX  
ATTENTION: TAYLOR GERRY

### CIVIL ENGINEER

SB&O, INC.  
1035 SOUTH MILLIKEN AVENUE, SUITE "E"  
ONTARIO, CALIFORNIA 91761  
(909) 635-0335 OFFICE  
(909) 635-0365 FAX  
ATTENTION: DON BROOKS

### ASSESSOR'S PARCEL No.(s)

257-020-003, -004

### ACREAGE

13.78 ACRES

### SHEET INDEX

SHEET	DESCRIPTION
1	TITLE SHEET
2	STREET/AVENUE SECTIONS AND DETAILS
3	PALMYRITA PLAN AND PROFILE
4	NORTHGATE STREET PLAN AND PROFILE

INDEX MAP  
SCALE: 1" = 100'

### LIST OF ABBREVIATIONS

BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF WALL
CB	CATCH BASIN
CF	CURB FACE
CFS	CUBIC FEET PER SECOND
D/W	DRIVEWAY
DWG	DRAWING
EC	END CURVE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EVC	END VERTICAL CURVE
F.F.	FINISH FLOOR ELEVATION
FL	FLOWLINE
GB	GRADE BREAK
GTR	GUTTER
HDWL	HEADWALL
H	HORIZONTAL
H.P.	HIGH POINT
INV.	INVERT
L	LENGTH
LF	LINEAL FEET
LMD	LANDSCAPE MAINTENANCE DISTRICT
L.P.	LOW POINT
NO	NUMBER
N.T.S.	NOT TO SCALE
PAD	PAD ELEVATION
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
ST	STREET
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
TF	TOP OF FOOTING
TRW	TOP OF RETAINING PORTION OF WALL
TW	TOP OF WALL
V	VERTICAL
W	WIDTH

### SYMBOL LEGEND

DESCRIPTION	SYMBOL
EXISTING SPOT ELEVATION	(115.0)
FINISH SPOT ELEVATION	115.0
WATER LATERAL	⊗
SEWER LATERAL	⊙
FIRE HYDRANT	●
STREET TREE	⊙
DIRECTION OF DRAINAGE	→
SLOPE	TOP TOE
RETAINING WALL	▬
MASONRY PERIMETER WALL	▬
PROPERTY LINES	▬
SUBDIVISION BOUNDARY	▬
EXISTING STREET LIGHT	⊙
PROPOSED STREET LIGHT	⊙

### STREET IMPROVEMENT CONSTRUCTION NOTES

NO.	DESCRIPTION	QUANTITIES
①	CONSTRUCT 4" AC PAVEMENT OVER 10" CRUSHED AGGREGATE BASE	25,861 SF
②	GRIND A.C. PAVEMENT 5' WIDE, 0.15' DEEP AND OVERLAY	1,987 SF
③	CONSTRUCT 6" TYPE I CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200	940 LF
④	CONSTRUCT DRIVE APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302	1 EA
⑤	CONSTRUCT 6' WIDE SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325	5,522 SF
⑥	CONSTRUCT TWO 4' WIDE PARKWAY CULVERTS PER APWA STD. DWG. NO. 151-1	4 EA
⑦	CONSTRUCT SIDEWALK RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304	8 EA
⑧	INSTALL FIRE HYDRANT MARKER	3 EA
⑨	PAINT 4" WHITE EDGE LINE STRIPE PER CALTRANS STD. PLAN A20B, DETAIL 29	200 LF
⑩	INSTALL TYPE "L" HIGH INTENSITY REFLECTIVE MARKERS @ 20' O.C. PER CITY OF RIVERSIDE STD. DWG. NO. 665	8 EA
⑪	PAINT TYPE VI LANE DROP ARROW PER CALTRANS STD. PLAN A24A	2 EA
⑫	CONSTRUCT DRIVE APPROACH PER A.P.W.A. STD. DWG. NO. 110-1, TYPE C	4 EA

### REMOVAL/RELOCATION NOTES

NO.	DESCRIPTION	QUANTITIES
(A)	SAWCUT AND REMOVE FULL DEPTH AC PAVEMENT.	930 LF
(B)	REMOVE EXISTING AC BERM.	225 LF
(C)	REMOVE EXISTING 6" CURB AND GUTTER	88 LF
(D)	POWER POLE TO BE REMOVED (BY OTHERS)	5 EA
(E)	REMOVE EXISTING STEEL POLES	4 EA

PUBLIC UTILITIES DEPARTMENT  
ELECTRIC DIVISION

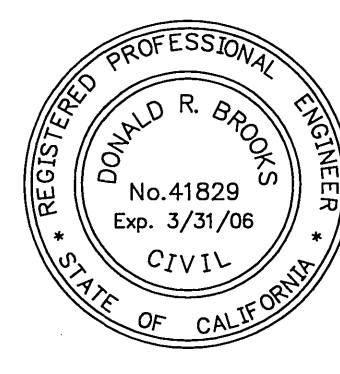
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WATER DEPARTMENT  
DIVISION

APPROVED BY: [Signature] DATE: 9/30/05

FIRE DEPARTMENT  
HYDRANT LOCATIONS ONLY

Underground Service Alert  
Call: TOLL FREE  
1-800-227-2600  
TWO WORKING DAYS BEFORE YOU DIG



**SB&O**  
PLANNING ENGINEERING SURVEYING  
1035 South Milliken Ave, Ste E  
Ontario, CA 91761  
P: (909) 635-0335  
F: (909) 635-0365  
www.sboinc.com

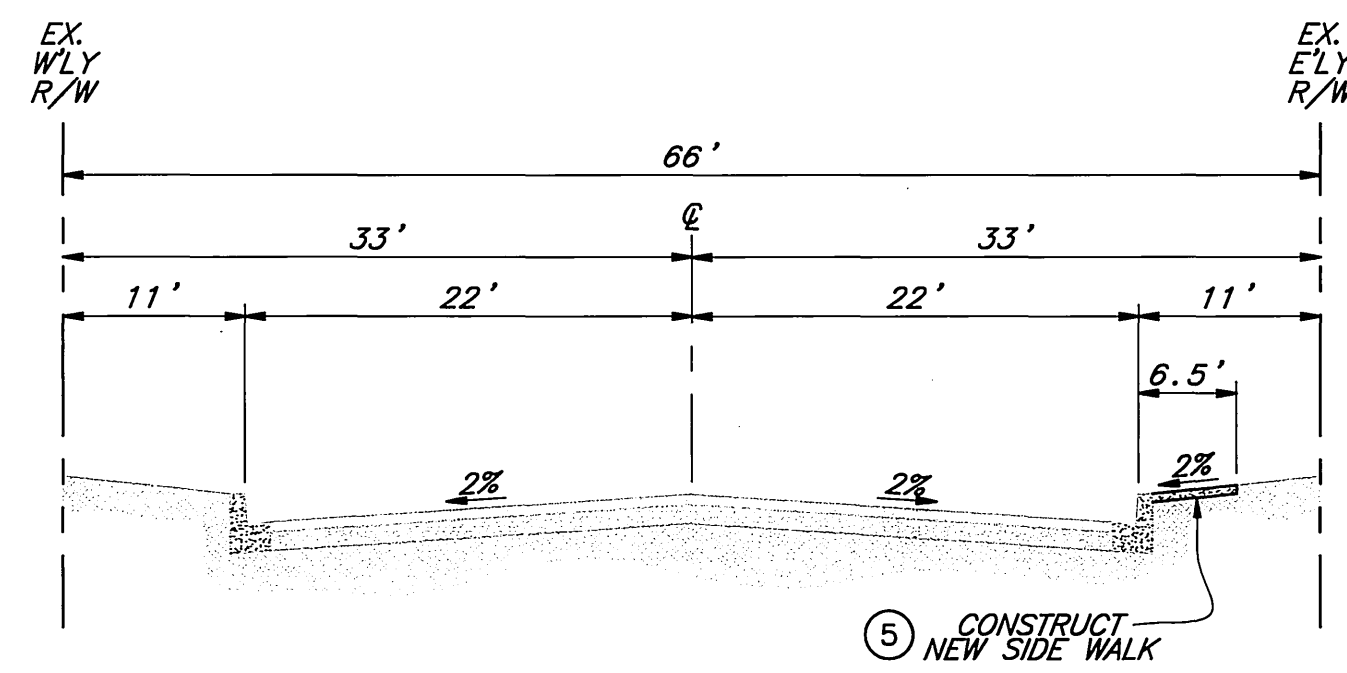
1035 South Milliken Ave, Ste E  
Ontario, CA 91761  
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F: (909) 635-0365  
www.sboinc.com

J8-D3 BENCHMARK  
LEAD AND TACK IN THE TOP OF CURB 3.5' N'LY OF THE COR OF THE N.W. CURB RETURN, PALMYRITA AND IOWA INTERSECTION.  
ELEVATION: 918.908

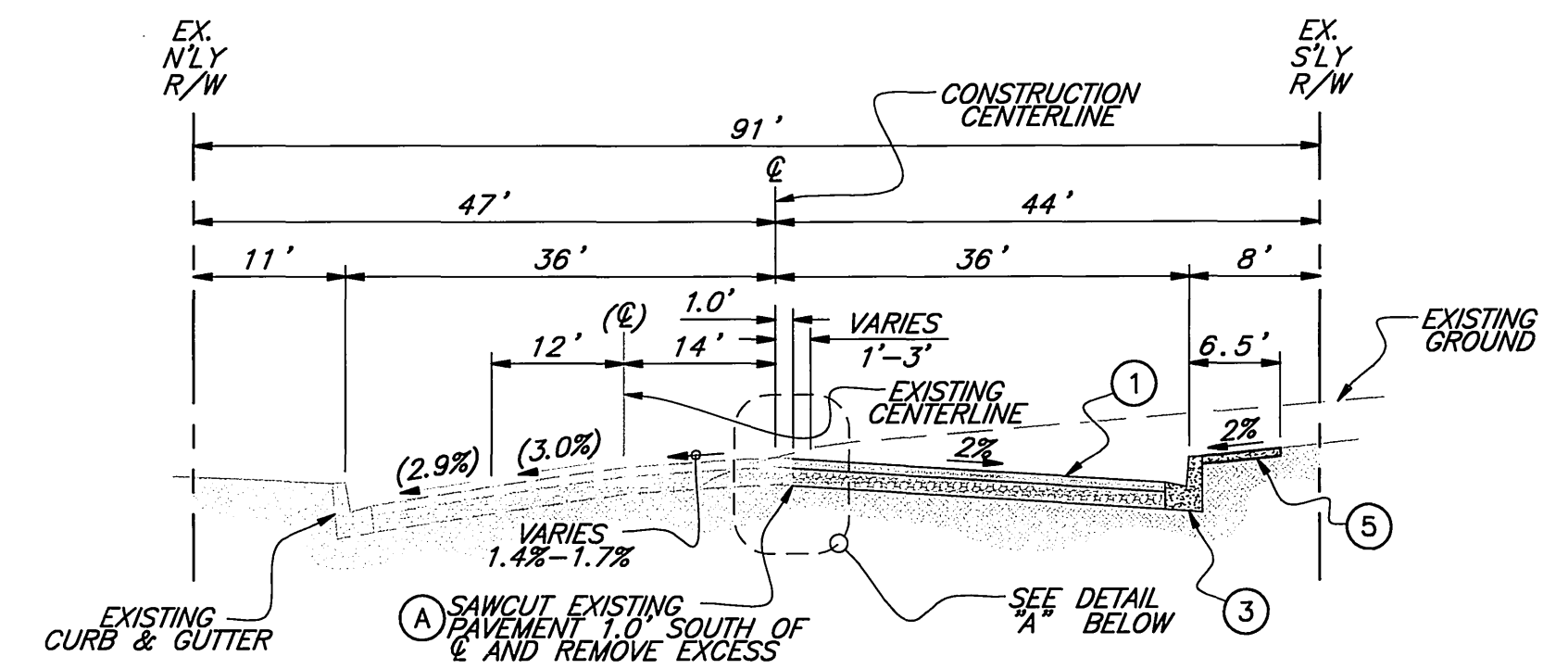
MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT

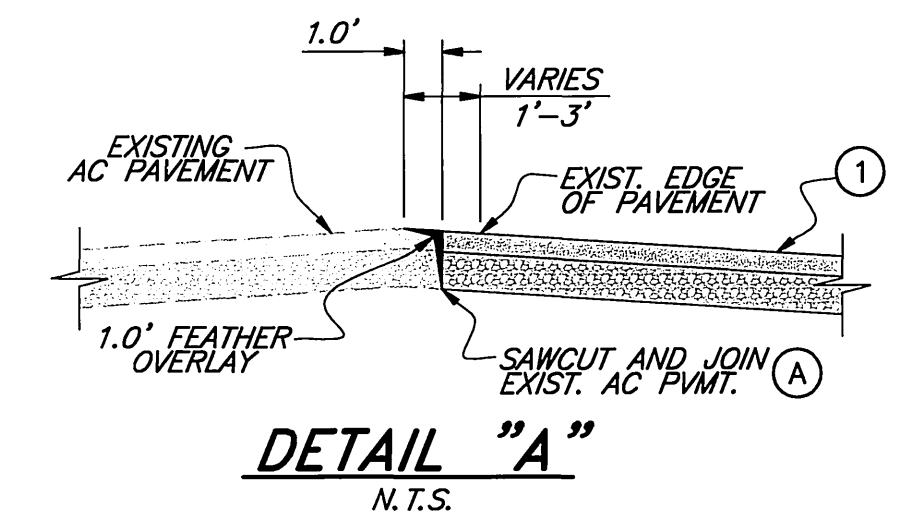
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STREET IMPROVEMENT PLANS  
HUNTER PARK - PALMYRITA  
INDUSTRIAL COMPLEX  
TITLE SHEET  
R-3895  
D.R.: P04-1484 & I.S.: P05-0043 SHEET 1 OF 4  
HORIZ. SCALE: VERT. SCALE: FILE NO. 61702.10



**TYPICAL SECTION - NORTHGATE STREET**  
N.T.S.  
STA. 16+52.21 TO STA. 22+49.78



**TYPICAL SECTION - PALMYRITA AVENUE**  
N.T.S.  
STA. 63+85.98 TO STA. 73+28.07



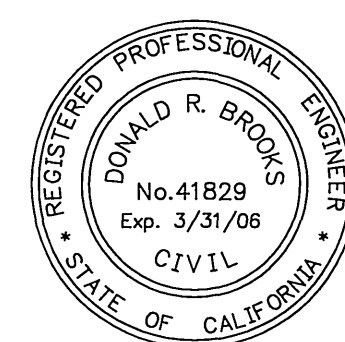
**DETAIL "A"**  
N.T.S.

**STREET IMPROVEMENT CONSTRUCTION NOTES**

- ① CONSTRUCT 4" AC PAVEMENT OVER 10" CRUSHED AGGREGATE BASE
- ② GRIND A.C. PAVEMENT 5' WIDE, 0.15' DEEP AND OVERLAY
- ③ CONSTRUCT 6" TYPE I CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200
- ④ CONSTRUCT DRIVE APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302
- ⑤ CONSTRUCT 6' WIDE SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
- ⑥ CONSTRUCT TWO 4' WIDE PARKWAY CULVERTS PER APWA STD. DWG. NO. 151-1
- ⑦ CONSTRUCT SIDEWALK RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304
- ⑧ INSTALL FIRE HYDRANT MARKER
- ⑨ PAINT 4" WHITE EDGE LINE STRIPE PER CALTRANS STD. PLAN A20B, DETAIL 29
- ⑩ INSTALL TYPE "L" HIGH INTENSITY REFLECTIVE MARKERS @ 20' O.C. PER CITY OF RIVERSIDE STD. DWG. NO. 665
- ⑪ PAINT TYPE VI LANE DROP ARROW PER CALTRANS STD. PLAN A24A
- ⑫ CONSTRUCT DRIVE APPROACH PER A.P.W.A. STD. DWG. NO. 110-1, TYPE C

**REMOVAL/RELOCATION NOTES**

- (A) SAWCUT AND REMOVE FULL DEPTH AC PAVEMENT.
  - (B) REMOVE EXISTING AC BERM.
  - (C) REMOVE EXISTING 6" CURB AND GUTTER
  - (D) POWER POLE TO BE REMOVED (BY OTHERS)
  - (E) REMOVE EXISTING STEEL POLES
- SHADING INDICATES NOTE NOT USED ON THIS SHEET



**SB&O INC.**  
PLANNING ENGINEERING SURVEYING  
1035 South Milliken Ave, Ste E  
Ontario, CA 91761  
P: (909) 635-0335  
F: (909) 635-0365  
www.sboinc.com

*Don Brooks*  
DON BROOKS, R.C.E. 41829 EXP. 3/31/06  
CITY OF RIVERSIDE - BUSINESS TAX CERTIFICATE - NO. 119398, EXP. 2/24/06

**JB-D3 BENCHMARK**  
LEAD AND TACK IN THE TOP OF CURB 3.5' N'LY OF THE BCR OF THE N.W. CURB RETURN, PALMYRITA AND IOWA INTERSECTION.  
ELEVATION: 918.908  
DATE: 9/28/05

APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER	JH	10/24/05	<i>Don Brooks</i>
TRAFFIC ENGINEER	PC	10-24-05	CITY ENGINEER
STREET SERVICES	JAK	9/28/05	DATE: 10/24/05

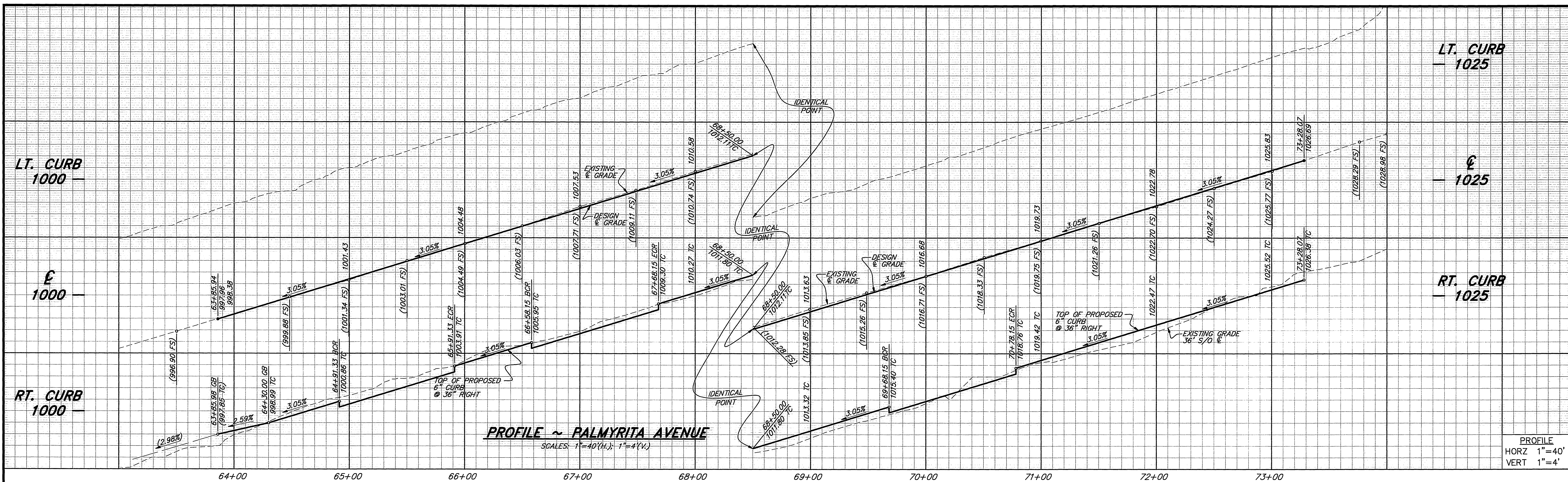
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**CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT**

WDID# 8 33C334610	PW05-0487
<b>STREET IMPROVEMENT PLANS HUNTER PARK - PALMYRITA INDUSTRIAL COMPLEX CROSS SECTIONS AND DETAILS</b>	R-3895
D.R.: P04-1464 & I.S.: P05-0043	SHEET 2 OF 4
HORIZ. SCALE: VERT. SCALE:	FILE NO. 61702.10

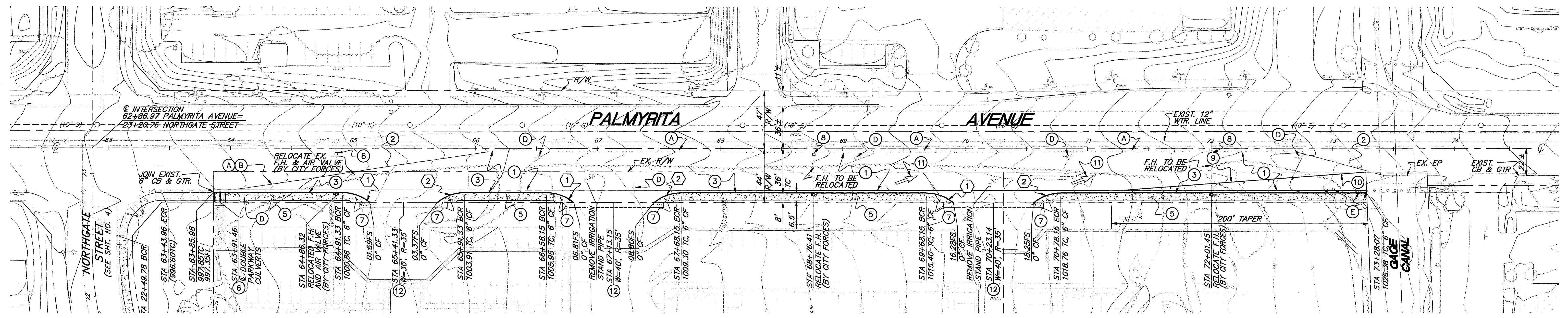
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64+00 65+00 66+00 67+00 68+00 69+00 70+00 71+00 72+00 73+00

PROFILE  
HORZ 1"=40'  
VERT 1"=4'



**CURB DATA TABLE**

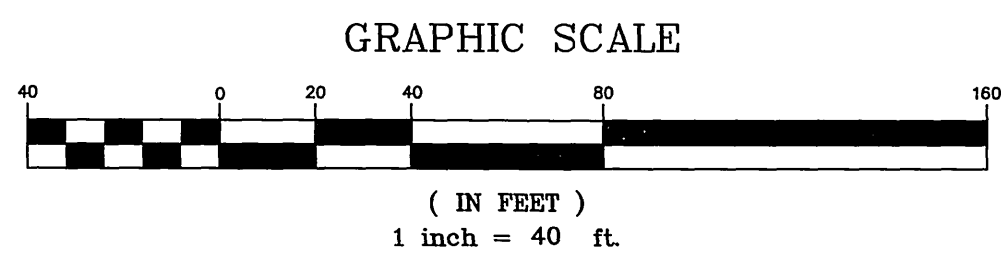
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2	89°51'34"	35.00'	54.89'	ECR

- CONSTRUCTION NOTES**
- CONSTRUCT 4" AC PAVEMENT OVER 10" CRUSHED AGGREGATE BASE
  - GRIND A.C. PAVEMENT 5' WIDE, 0.15" DEEP AND OVERLAY
  - CONSTRUCT 6" TYPE I CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200
  - CONSTRUCT DRIVE APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302
  - CONSTRUCT 6' WIDE SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
  - CONSTRUCT TWO 4' WIDE PARKWAY CULVERTS PER APWA STD. DWG. NO. 151-1

- CONSTRUCTION NOTES (CONTINUED)**
- CONSTRUCT SIDEWALK RAMP TYPE III, PER CITY OF RIVERSIDE STD. DWG. NO. 304
  - INSTALL FIRE HYDRANT MARKER
  - PAINT 4" WHITE EDGE LINE STRIPE PER CALTRANS STD. PLAN A20B, DETAIL 29
  - INSTALL TYPE "L" HIGH INTENSITY REFLECTIVE MARKERS @ 20' O.C. PER CITY OF RIVERSIDE STD. DWG. NO. 665
  - PAINT TYPE VI LANE DROP ARROW PER CALTRANS STD. PLAN A24A
  - CONSTRUCT DRIVE APPROACH PER A.P.W.A. STD. DWG. NO. 110-1, TYPE C

- REMOVAL/RELOCATION NOTES**
- SAWCUT AND REMOVE FULL DEPTH AC PAVEMENT.
  - REMOVE EXISTING AC BERM.
  - REMOVE EXISTING 6" CURB AND GUTTER
  - POWER POLE TO BE REMOVED (BY OTHERS)
  - REMOVE EXISTING STEEL POLES
- SHADING INDICATES NOTE NOT USED ON THIS SHEET

**REFERENCE PLANS FOR PALMYRITA AVENUE**  
R-2355, R-3623, R-3521 AND R-2803



**SB&O INC.**  
PLANNING ENGINEERING SURVEYING  
1035 South Milliken Ave, Ste E  
Ontario, CA 91761  
P: (909) 635-0385  
F: (909) 635-0385  
www.sboinc.com

*Don Brooks*  
DON BROOKS, R.C.E. 41829 EXP. 3/31/06  
DATE 9/28/05

**J8-D3 BENCHMARK**  
LEAD AND TACK IN THE TOP OF CURB 3.5' NLY OF THE BCR OF THE N.W. CURB RETURN, PALMYRITA AND IOWA INTERSECTION.  
ELEVATION: 918.908

MARK	REVISIONS	APPR.	DATE

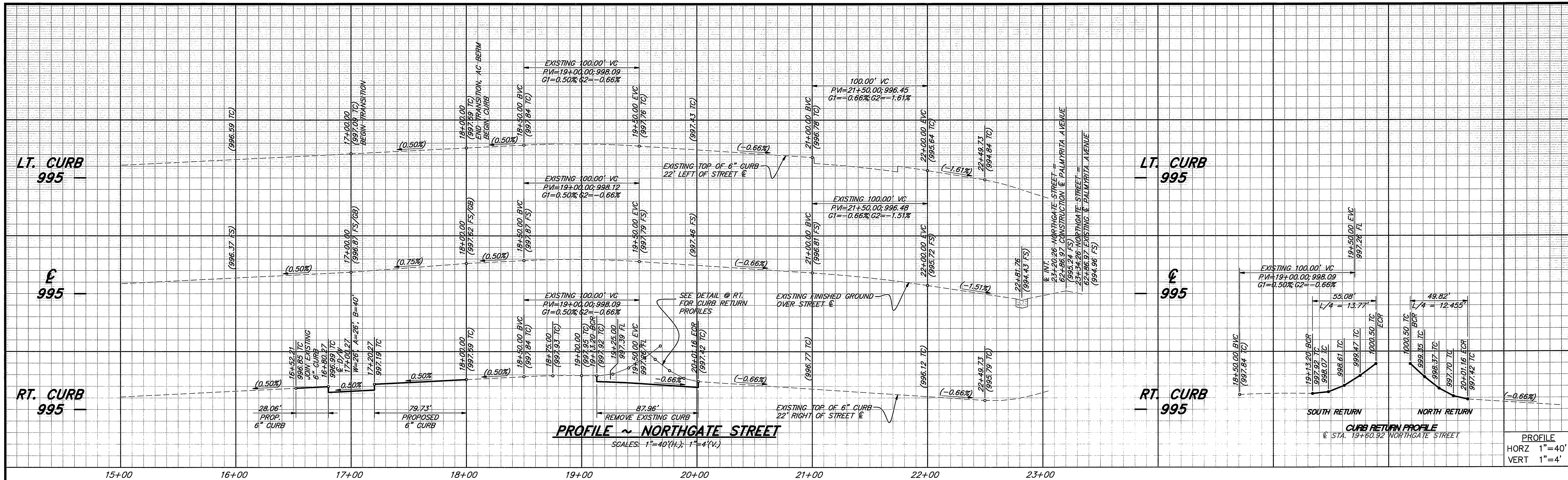
**CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT**

APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER	<i>[Signature]</i>	10/24/05	<i>[Signature]</i>
TRAFFIC ENGINEER	<i>[Signature]</i>	10-24-05	CITY ENGINEER
STREET SERVICES	<i>[Signature]</i>	9/28/05	
DESIGNED BY	DRAWN BY	CHECKED BY	DATE
	JIT	DP	10/20/05

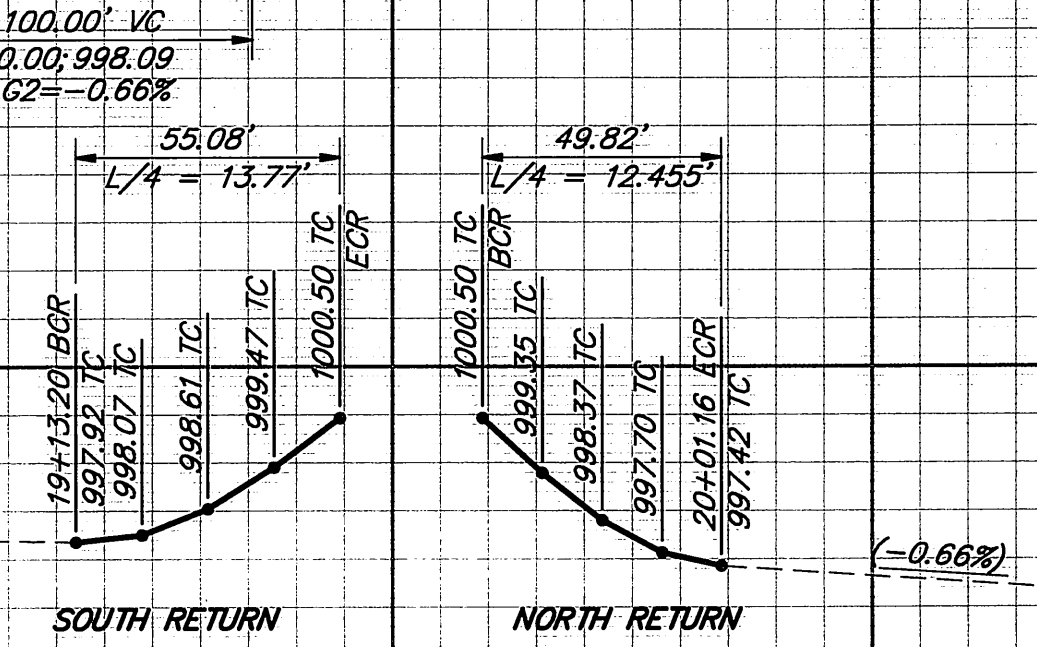
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STREET IMPROVEMENT PLANS HUNTER PARK - PALMYRITA INDUSTRIAL COMPLEX PALMYRITA PLAN AND PROFILE	
D.R.: P04-1464 & I.S.; P05-0043	SHEET 3 OF 4
HORIZ. SCALE:	VERT. SCALE:
	FILE NO. 61702.10

INDEXED 11-03-05 fll

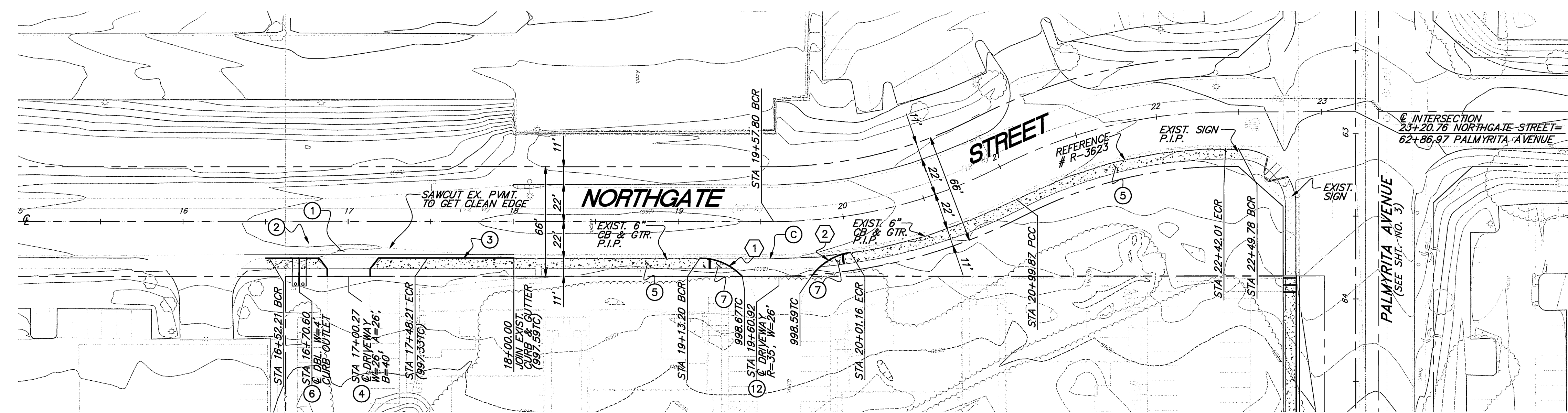




**PROFILE ~ NORTHGATE STREET**  
 SCALES: 1"=40'(H); 1"=4'(V)



PROFILE  
 HORZ 1"=40'  
 VERT 1"=4'



**CURB DATA TABLE**

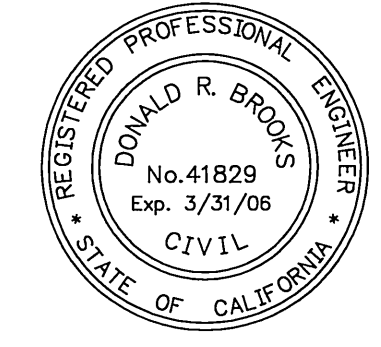
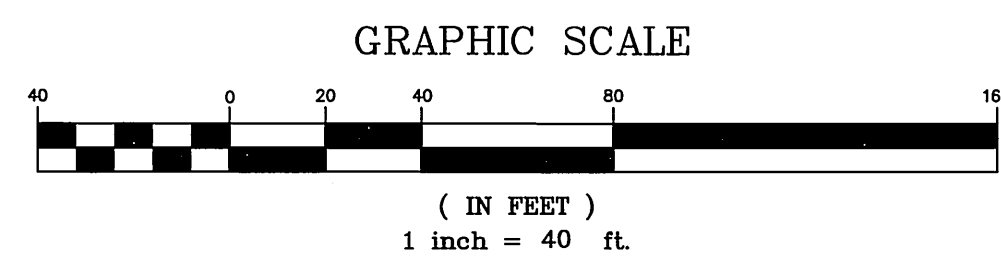
①	Δ/Delta	RADIUS	LENGTH	DESCRIPTION
1	90°09'12"	35.00'	53.07'	BCR
2	81°33'48"	35.00'	49.82'	ECR

- CONSTRUCTION NOTES**
- CONSTRUCT 4" AC PAVEMENT OVER 10" CRUSHED AGGREGATE BASE
  - GRIND A.C. PAVEMENT 5' WIDE, 0.15" DEEP AND OVERLAY
  - CONSTRUCT 6" TYPE I CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200
  - CONSTRUCT DRIVE APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302
  - CONSTRUCT 6" WIDE SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
  - CONSTRUCT TWO 4' WIDE PARKWAY CULVERTS PER APWA STD. DWG. NO. 151-1

- CONSTRUCTION NOTES (CONTINUED)**
- CONSTRUCT SIDEWALK RAMP TYPE III, PER CITY OF RIVERSIDE STD. DWG. NO. 304
  - INSTALL FIRE HYDRANT MARKER
  - PAINT 4" WHITE EDGE LINE STRIPE PER CALTRANS STD. PLAN A20B, DETAIL 29
  - INSTALL TYPE "L" HIGH INTENSITY REFLECTIVE MARKERS @ 20' O.C. PER CITY OF RIVERSIDE STD. DWG. NO. 665
  - PAINT TYPE VI LANE DROP ARROW PER CALTRANS STD. PLAN A24A
  - CONSTRUCT DRIVE APPROACH PER A.P.W.A. STD. DWG. NO. 110-1, TYPE C

- REMOVAL/RELOCATION NOTES**
- SAWCUT AND REMOVE FULL DEPTH AC PAVEMENT.
  - REMOVE EXISTING AC BERM.
  - REMOVE EXISTING 6" CURB AND GUTTER
  - POWER POLE TO BE REMOVED (BY OTHERS)
  - REMOVE EXISTING STEEL POLES
- SHADING INDICATES NOTE NOT USED ON THIS SHEET

**REFERENCE PLANS FOR NORTHGATE STREET**  
 R-3623



**SB&O**  
 PLANNING ENGINEERING SURVEYING  
 1035 South Milliken Ave, Ste E  
 Ontario, CA 91761  
 P: (909) 635-0355  
 F: (909) 635-0365  
 www.sbainc.com  
 Don Brooks, R.C.E. 41829 EXP. 3/31/08  
 DATE 9/28/05  
 CITY OF RIVERSIDE - BUSINESS TAX CERTIFICATE - NO. 119398, EXP. 2/24/06

**J8-D3 BENCHMARK**  
 LEAD AND TACK IN THE TOP OF CURB 3.5' NLY OF THE BCR OF THE N.W. CURB RETURN, PALMYRITA AND IOWA INTERSECTION.  
 ELEVATION: 918.908

MARK	REVISIONS	APPR. DATE

DESIGNED BY \_\_\_\_\_ DRAWN BY JIT CHECKED BY DP

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

APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER	<u>[Signature]</u>	10/11/05	<u>[Signature]</u>
TRAFFIC ENGINEER	<u>[Signature]</u>	10/11/05	CITY ENGINEER
STREET SERVICES	<u>[Signature]</u>	9/30/05	DATE 10/20/05

WDID# 8 33C.334610	PW05-0487
STREET IMPROVEMENT PLANS HUNTER PARK - PALMYRITA INDUSTRIAL COMPLEX NORTHGATE PLAN AND PROFILE	
D.R.: P04-1464 & I.S.: P05-0043	SHEET 4 OF 4
HORIZ. SCALE:	VERT. SCALE:
FILE NO. 61702.10	

INDEXED 11-03-05 LFH