


**GENERAL NOTES**

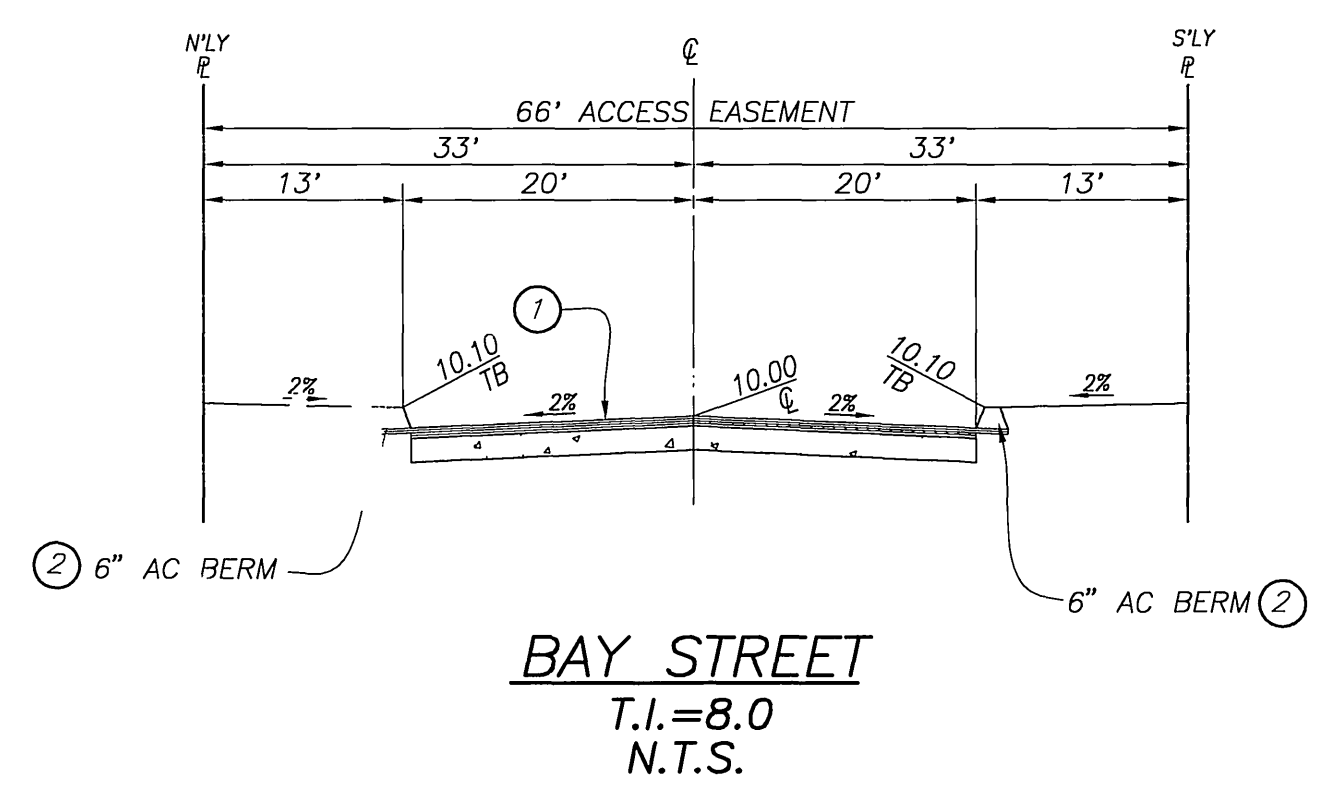
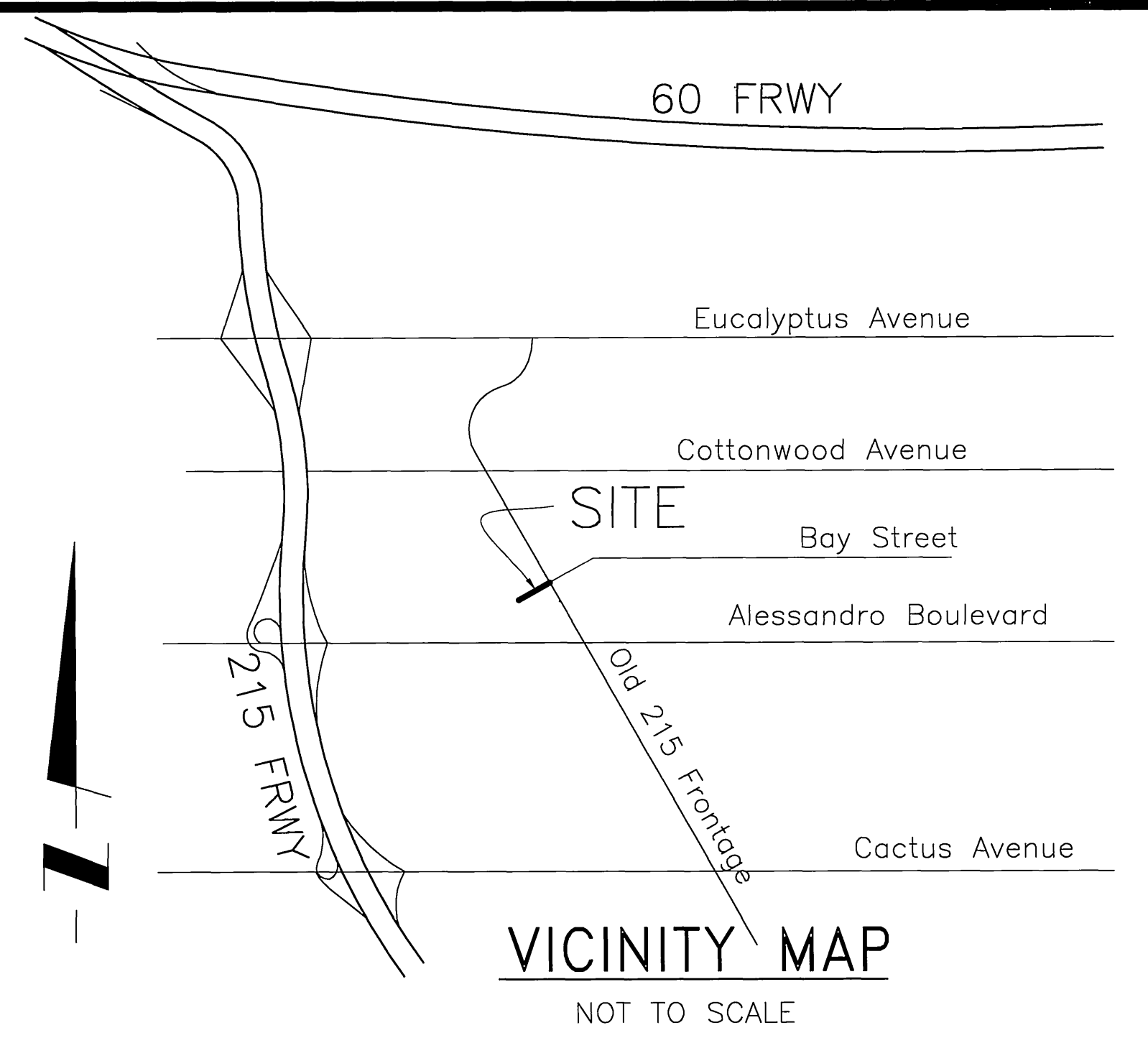
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY 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 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 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.
- 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 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 CURB AND GUTTER.
- 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.
- STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
- ALL TRAFFIC SIGNALS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- 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 MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE CONTRACTOR SHALL CALL IN A LOCATION TO 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 PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.


  
**RIVERSIDE CITY OF RIVERSIDE CALIFORNIA**

**PUBLIC WORKS DEPARTMENT**  
**STREET IMPROVEMENT PLAN**  
**BAY STREET**

ESTIMATE OF QUANTITIES

ITEM	DESCRIPTION	QUANTITY	UNIT
①	CONST. 5" A.C. OVER 7" A.B. PER REPORT # 1689	9,500	S.F.
②	CONST. 6" A.C. BERM TYPE I TRAPEZOIDAL PER CITY OF RIVERSIDE STD. 250	420	L.F.
③	CONSTRUCT TYPE I WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304	2	EA.
④	SAWCUT AND JOIN EXISTING PAVEMENT PER DETAIL ON SHEET 1	203	L.F.
⑤	CONSTRUCT TYPE II CURB ONLY PER CITY OF RIVERSIDE STD. 200 (MODIFIED CURB HT TO 6")	78	L.F.



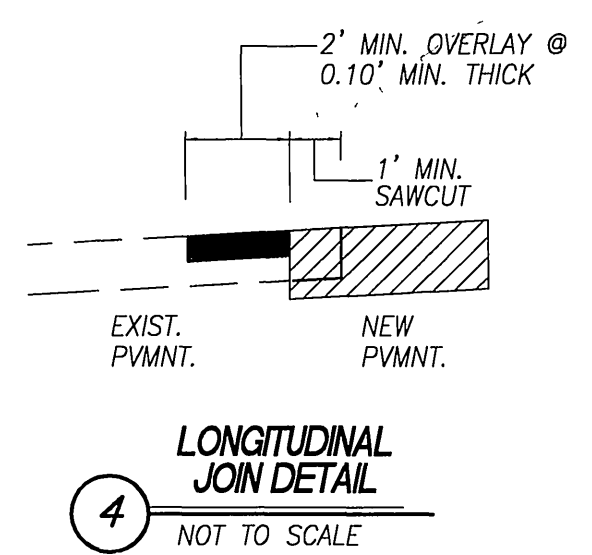
**NOTICE TO CONTRACTOR:**

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

THE EXISTENCE AND 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 EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS AND IS RESPONSIBLE FOR THE PROTECTION OF OR ANY DAMAGE TO THESE LINES OR STRUCTURES.

ALL RETAINING WALLS SHOWN ON THESE PLANS ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE CONSTRUCTED PER SEPARATE PERMIT.

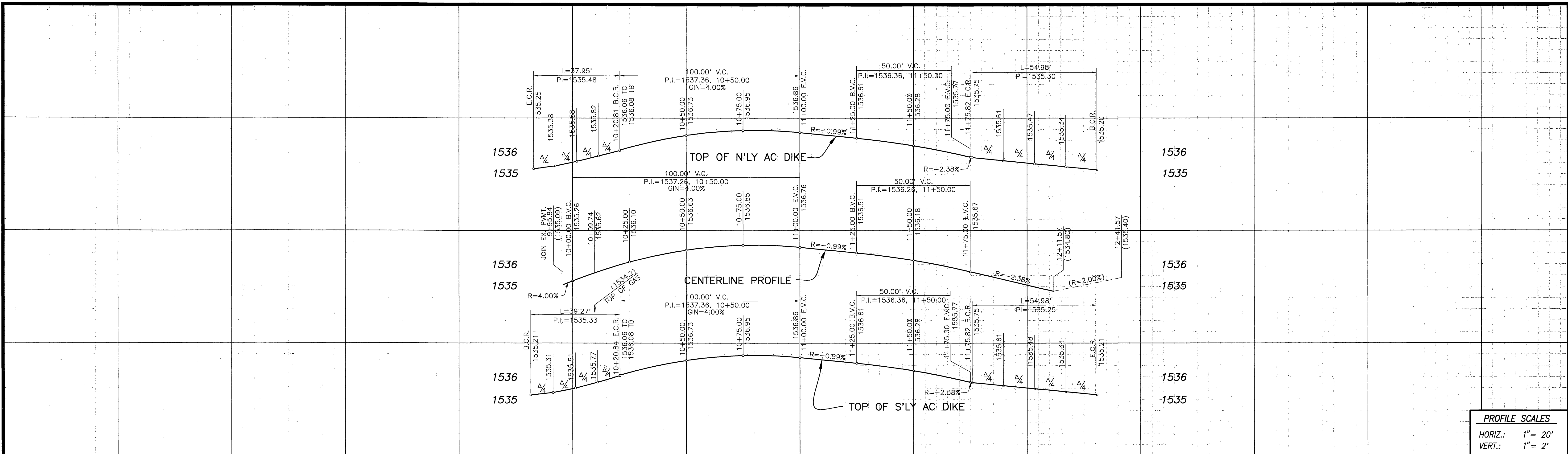
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.



**LEGEND OF ABBREVIATIONS & SYMBOLS**

T.C.	TOP OF CURB	100	EXIST. CONTOUR
F.L.	FLOWLINE ELEV.	100	PROP. CONTOUR
T.G.	TOP OF GRATE	---	PROPERTY LINE
G.B.	GRADE BREAK	--- ---	DAYLIGHT LINE
F.G.	FINISH GRADE	2%	SHEET FLOW RATE
R.G.	ROUGH GRADE	---	GRADED SWALE
F.S.	FINISH SURFACE	---	CENTERLINE
INV.	INVERT OF DRAIN	---	SWALE HIGH POINT
P.	PAD ELEVATION	---	FLOWLINE
F.F.	FINISH FLOOR ELEV.	---	SUBDRAIN
G.F.F.	GARAGE FINISH FLOOR	---	AREA DRAIN
B.V.C.	BEGIN VERTICAL CURVE	---	TOP OF SLOPE
E.V.C.	END VERTICAL CURVE	---	TOE OF SLOPE
P.I.	POINT OF INTERSECTION	---	RETAINING WALL
E.P.	EDGE OF PAVEMENT	---	FIRE HYDRANT
T.W.	TOP OF WALL ELEV.	---	STREET LIGHT
T.F.	TOP OF FOOTING ELEV.	---	SOUND OR SCREEN WALL
D.F.	DEEPEENED FOOTING	---	DEEPEENED FOOTING
L.	LENGTH	---	WATER METER
D.W.Y.	DRIVEWAY	---	CATCH BASIN & LOCAL DEPRESSION
N.T.S.	NOT TO SCALE	---	DEPTH OF REQ'D OVER EXCAVATION
P.U.E.	PUBLIC UTILITY EASEMENT	---	INDICATES A/C UNIT

<p><b>UNDERGROUND SERVICE ALERT</b></p> <p>CALL: TOLL FREE</p> <p><b>1-800</b> <b>227-2600</b></p> <p>TWO WORKING DAY BEFORE YOU DIG</p>	<p><b>OWNER/DEVELOPER:</b></p> <p><b>215 RIVERSIDE LLC</b> 110 W. EL PORTAL SAN CLEMENTE, CA 92672 PHONE (949) 429-7720 FAX (949) 429-7723</p>	<p><b>BENCHMARK</b> NO. 600-46-68</p> <p>ELEVATION: 1533.642 DATUM: NVD 29, ADJUSTED 1971</p> <p><b>DESCRIPTION:</b> A STANDARD COUNTY BRASS DISK STAMPED "600-46-68" IN A CONCRETE POST 0.15 FEET NORTHEAST OF THE INTERSECTION OF THE AT&amp;S.F. RAILROAD AND ALESSANDRO BLVD., 5 TELEPHONE POLES NORTHEAST OF ALESSANDRO BLVD., 84 FEET NORTHWEST OF THE SOUTHWEST CORNER OF HWY 395, 45 FEET SOUTHWEST OF THE RAILWAY, 5 FEET NORTHWEST OF THE TELEGRAPH POLE, 2 FEET SOUTHWEST OF A MONUMENT POST MARKER, RECOVERED BY CITY FIELD CREW APRIL 1997.</p>	<p><b>ENGINEER:</b></p> <p><b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC. Three Hughes Irvine, CA 92618 (949) 933-1010 FAX (949) 933-0799</p> <p><i>Douglas Snyder</i> 12/13/06 DATE</p> <p>R.C.E. No. 24068 expires 12/30/07</p>	<p>Western Municipal Water District Reviewed for Non-Interference Compliance Sheets 1 thru 2 12-18-06</p> <p>APPROVED BY <i>[Signature]</i> DATE</p>	<p>PUBLIC UTILITY DEPARTMENT - ELECTRIC</p> <p><i>[Signature]</i> 12/13/06 APPROVED BY <i>[Signature]</i> DATE</p>	<p>CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT</p> <p>APPROVED BY <i>[Signature]</i> DATE 12/13/06 CITY ENGINEER</p>	<p><b>STREET IMPROVEMENT PLAN</b> <b>215 RIVERSIDE, LLC</b></p> <p style="text-align: center;"><b>TITLE SHEET</b></p> <p>HORIZ. SCALE: PER PLAN VERT. SCALE: PER PLAN FILE NO.</p>	<p style="text-align: center;"><b>PW 06-0871</b></p> <p style="text-align: center;"><b>R-3994</b></p> <p style="text-align: center;">SHEET <b>1</b> OF <b>2</b></p>
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**PROFILE SCALES**

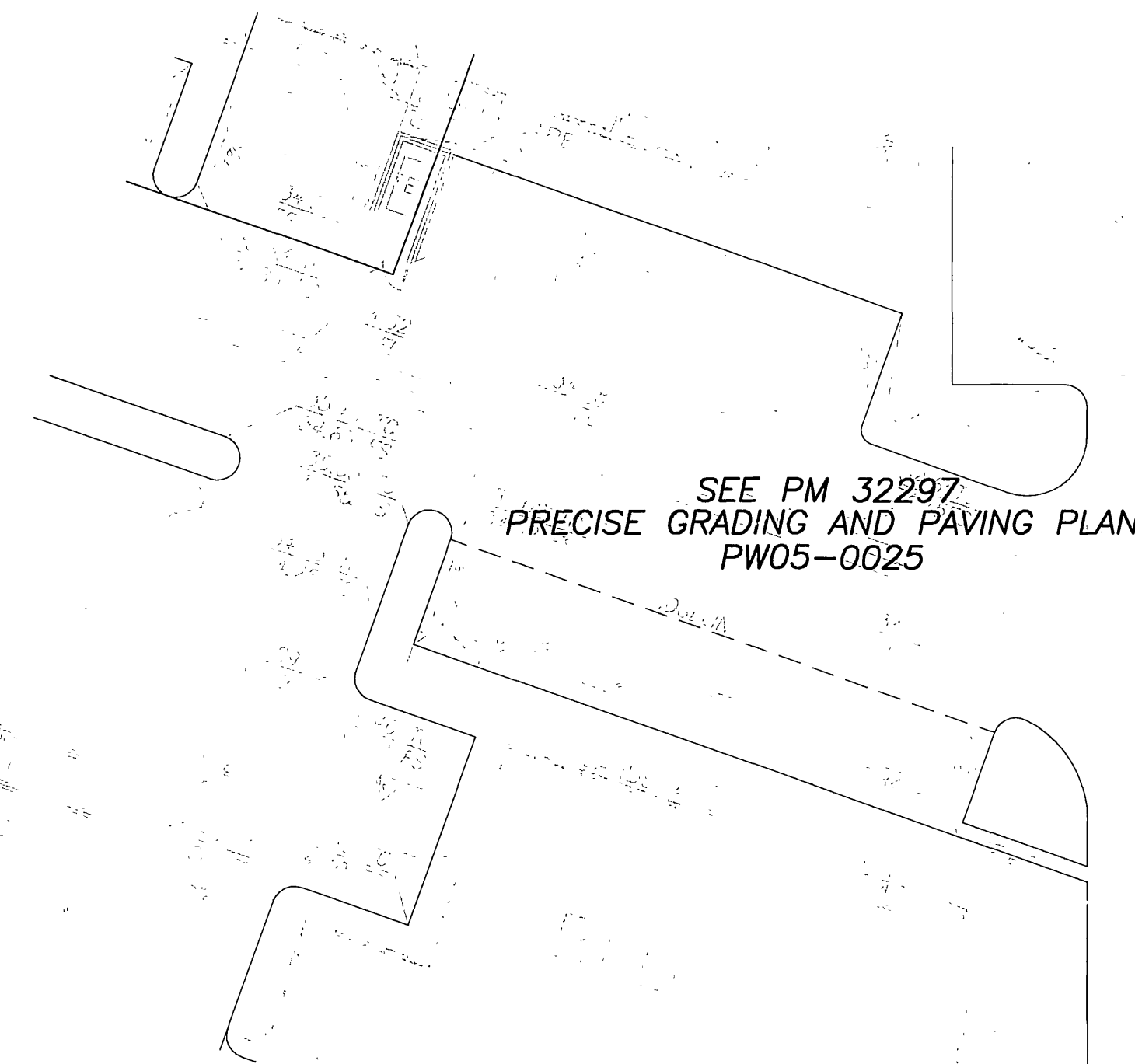
HORIZ.: 1" = 20'

VERT.: 1" = 2'

10 11 12

**CURVE DATA TABLE**

BEARING/Delta	RADIUS	LENGTH	TANGENT
86°58'59"	25.00'	37.95'	23.72'
90°00'09"	25.00'	39.27'	25.00'
90°00'00"	35.00'	54.98'	35.00'



SEE PM 32297  
PRECISE GRADING AND PAVING PLAN  
PW05-0025

- CONSTRUCTION NOTES:**
- 1 CONST. 5" A.C. OVER 7" A.B. PER REPORT #1689
  - 2 CONST. 6" A.C. BERM TYPE I TRAPEZOIDAL PER CITY OF RIVERSIDE STD. 250
  - 3 CONSTRUCT TYPE I WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304
  - 4 SAWCUT AND JOIN EXISTING PAVEMENT PER DETAIL ON SHEET 1
  - 5 CONSTRUCT TYPE II CURB ONLY PER CITY OF RIVERSIDE STD. 200 (MODIFIED CURB HT TO 6")

# BAY STREET

CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE #66083 EXP DATE: 05/24/2007

<p><b>UNDERGROUND SERVICE ALERT</b> CALL: TOLL FREE 1-800-227-2600 TWO WORKING DAY BEFORE YOU DIG</p>	<p><b>OWNER/DEVELOPER:</b> <b>215 RIVERSIDE LLC</b> 110 W. EL PORTAL SAN CLEMENTE, CA 92672 PHONE (949) 429-7720 FAX (949) 429-7723</p>	<p><b>BENCHMARK</b> NO. 600-46-68 ELEVATION: 1533.642 DATUM: NAD 29, ADJUSTED 1971 DESCRIPTION: A STANDARD COUNTY BRASS DISK STAMPED "600-46-68" IN A CONCRETE POST 0.15 MILES NORTHEAST OF THE INTERSECTION OF THE ALASKA, BARNARD AND ALESSANDRO BLVD., 5 TELEPHONE POLES NORTHEAST OF ALESSANDRO BLVD., 84 FEET NORTHWEST OF THE SOUTHWEST LANE OF HWY 395, 45 FEET SOUTHWEST OF THE RAILWAY, 5 FEET NORTHWEST OF THE TELEGRAPH POLE, 2 FEET SOUTHWEST OF A MONUMENT POST MARKER, RECOVERED BY CITY FIELD CREW APRIL 1997.</p>	<p><b>ENGINEER:</b> <b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC. REGISTERED PROFESSIONAL ENGINEER NO. 24068 Exp. 12/31/07 DATE: 12/2/06 R.C.E. No. 24068 expires 12/30/07</p>	<p><b>ADD PAVEMENT STRUCTURAL SEC. RZ 15.07</b> PER APPROVED S.R. #1689</p>	<p><b>CITY OF RIVERSIDE, CALIFORNIA</b> PUBLIC WORKS DEPARTMENT APPROVED BY: [Signature] DATE: 12/2/06</p>	<p><b>STREET IMPROVEMENT PLAN</b> <b>215 RIVERSIDE, LLC</b> <b>R-3994</b> SHEET 2 OF 2 FILE NO.</p>
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