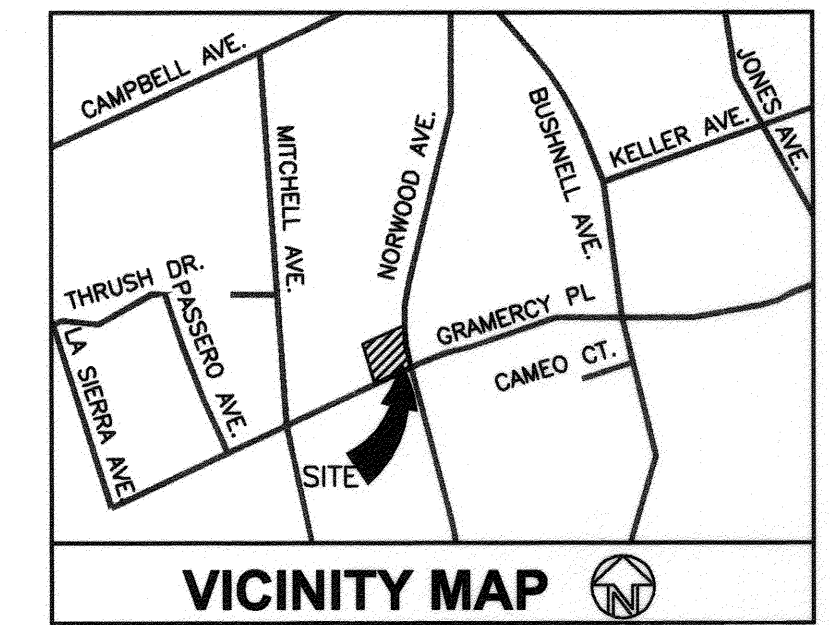


**GENERAL NOTES**

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECT 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 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 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 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 PROCEDURE. (FOR TRACT 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.
- 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.
- 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 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 IQUIRY IDENTIFICATION NUMBER BY U.S.A.

# STREET IMPROVEMENT PLANS

## TRACT NO. 32202



**LEGEND:**

- (527.63).....EXISTING ELEVATION
- 520.00.....PROPOSED ELEVATION
- (530).....EXISTING CONTOUR
- ←.....DRAINAGE PATTERN
- .....PROPOSED STRUCTURE
- .....PROPOSED 6" BLOCK WALL
- SW.....SIDE WALK
- ⊙.....LIGHT
- ⊙.....CENTER LINE
- .....PROPERTY LINE
- Ⓢ.....CONSTRUCTION NOTES

- T.C.....TOP OF CURB
- F.L.....FLOW LINE
- F.G.....FINISH GRADE
- F.S.....FINISH SURFACE
- F.F.....FLOOR FINISH
- H.P.....HIGH POINT
- P.P.....POWER POLE
- D/W.....DRIVEWAY
- W.M.....WATER METER
- INV.....INVERT ELEVATION
- T.G.....TOP OF GRATE

**REFERENCE DRAWING:**

GRADING PLAN PW-05-0864  
SEWER PLAN S-497

**SITE ADDRESS:**

NORTHWEST CORNER  
GRAMERCY PLACE AND  
NORWOOD AVE.  
RIVERSIDE, CA  
TRACT MAP 32202

**A.P.N.:**

149-302-013

**OWNER/APPLICANT:**

MR. SAUL & IVONNE MEZA  
16942 ORANGECREST CT.  
RIVERSIDE, CA 92504  
TEL.: (951) 543-8749

**SHEET INDEX:**

SHEET 1.....COVER SHEET  
SHEET 2.....PLANS & PROFILE (GRAMERCY)  
SHEET 3.....PLANS & PROFILE (NORWOOD)

**STREET IMPROVEMENT PLAN NOTES**

THE CONTRACTOR IS RESPONSIBLE FOR 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 PLAN.

CONTACT: STEVE JOHAL  
PH. (951) 826-5830  
3901 ORANGE STREET  
RIVERSIDE, CA 92501

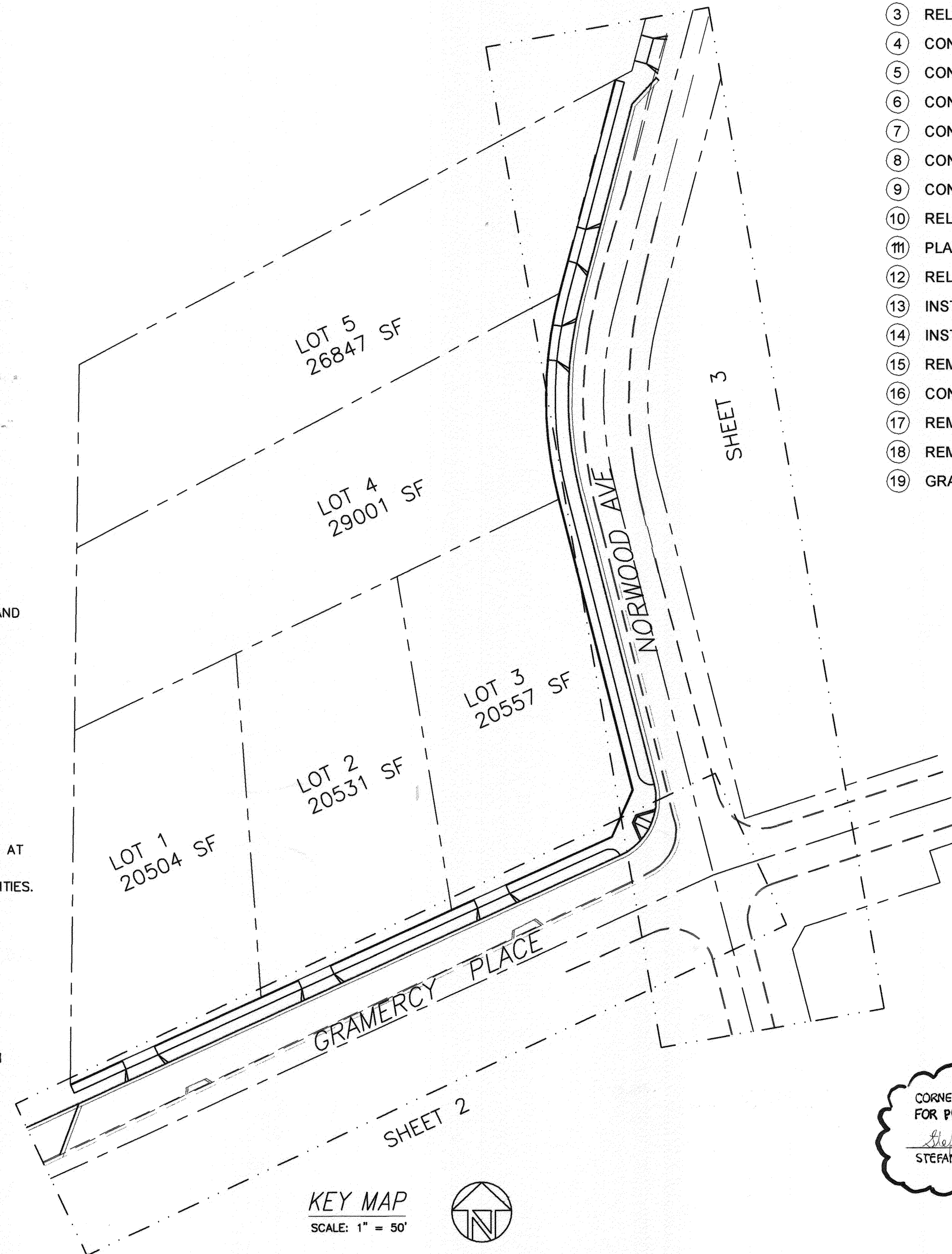
**OVERHEAD FACILITY RELOCATION**

OVERHEAD POWER FACILITIES SHALL BE RELOCATED BY CITY OF RIVERSIDE AT DEVELOPER'S EXPENSE. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION FOR RELOCATION OF OVERHEAD POWER FACILITIES.

CONTACT: STEVE JOHAL  
PH. (951) 826-5830  
3901 ORANGE STREET  
RIVERSIDE, CA 92501

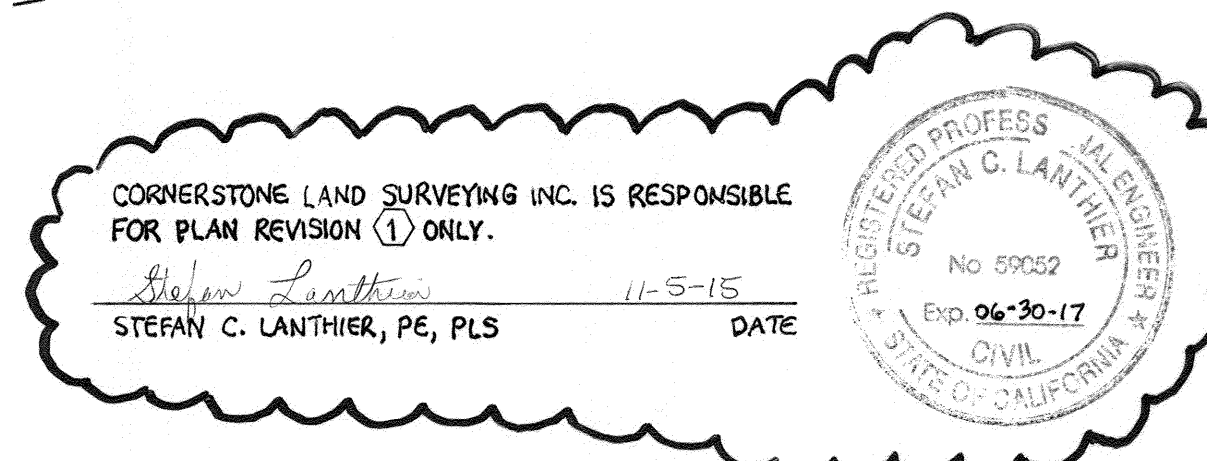
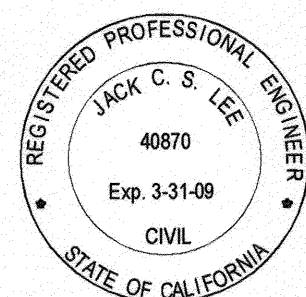
**WATER DEVELOPMENT NOTE:**

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



**CONSTRUCTION NOTES:**

- REMOVE EXISTING CURB & GUTTER/A.C. BERM 843 L.F.
- SAW-CUT AND REMOVE MIN. 2' WIDE ASPHALT PAVEMENT 1693 S.F.
- RELOCATE EXISTING FIRE HYDRANT 1 EA.
- CONSTRUCT CONCRETE 6" CURB AND GUTTER PER CITY STANDARD 200, TYPE I 702 L.F.
- CONSTRUCT CONCRETE SIDEWALK PER CITY STANDARD 325 2476 S.F.
- CONSTRUCT AC PAVING OVER AGGREGATE BASE PER SOILS REPORT #\_\_\_\_, R-VALUE:\_\_\_\_ 9891 S.F.
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- CONSTRUCT 6" A.C. BERM PER CITY STANDARD 250, TYPE 1 132 L.F.
- CONSTRUCT CONCRETE WHEELCHAIR RAMP PER CITY STANDARD 304, TYPE I 1 EA.
- RELOCATE EXISTING STREET NAME SIGN & POST PER CITY STANDARD 662 A 1 EA.
- PLANT STREET TREES (4'X4' TREE WELL) WITH ROOT BARRIERS 6 EA.
- RELOCATE EXISTING GUY POLE 1 EA.
- INSTALL 6"Ø SEWER LATERAL PER CITY STANDARD 562 A (PER SEPARATE PERMIT) 5 EA.
- INSTALL 1"Ø WATER SERVICE WITH METER 5 EA.
- REMOVE EXISTING MANHOLE PER SEWER PLAN (PER SEWER PLAN S-497) 1 EA.
- CONSTRUCT SEWER MANHOLE PER SEWER PLAN (PER SEWER PLAN S-497) 2 EA.
- REMOVE AND REALIGN EXISTING 8" VCP PER SEWER PLAN (PER SEWER PLAN S-497) 48 L.F.
- REMOVE AND RECONSTRUCT A.C. DRIVEWAY TO MATCH TRANSITION 2 EA.
- GRADE TO DRAIN, INSTALL F-1 FLEXIBLE DELINEATORS 20' O.C. ALONG OUTGOING TAPER



**BENCH MARK:**  
RXR SPK IN COMBINATION PP# 28642J IN THE SE'LY CORNER OF GRAMERCY PLACE AND NORWOOD AVENUE, BM# G1 L3 ELEVATION: 747.456 FEET (1997)

**CITY OF RIVERSIDE**  
PUBLIC UTILITIES DEPARTMENT  
ELECTRICAL DIVISION  
APPROVED BY: [Signature] DATE: 4-14-08

**CITY OF RIVERSIDE**  
PUBLIC UTILITY DEPARTMENT  
WATER DIVISION  
APPROVED BY: [Signature] DATE: 4-17-08

**CALLAND ENGINEERING, INC.**  
dba QUARTECH CONSULTANTS  
576 E. LAMBERT ROAD, BREA, CA 92821  
TEL: (714) 671-1050 FAX: (714) 671-1090  
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. 119285  
EXPIRATION DATE: FEBRUARY 18, 2009  
R.C.E. NO. 40870 EXP. 3-31-09 DATE: 4-14-08

MARK	REVISION	APPR. DATE
①	RELOCATED DRIVEWAYS & TREES REAR THE	
	REVISED PLAN	

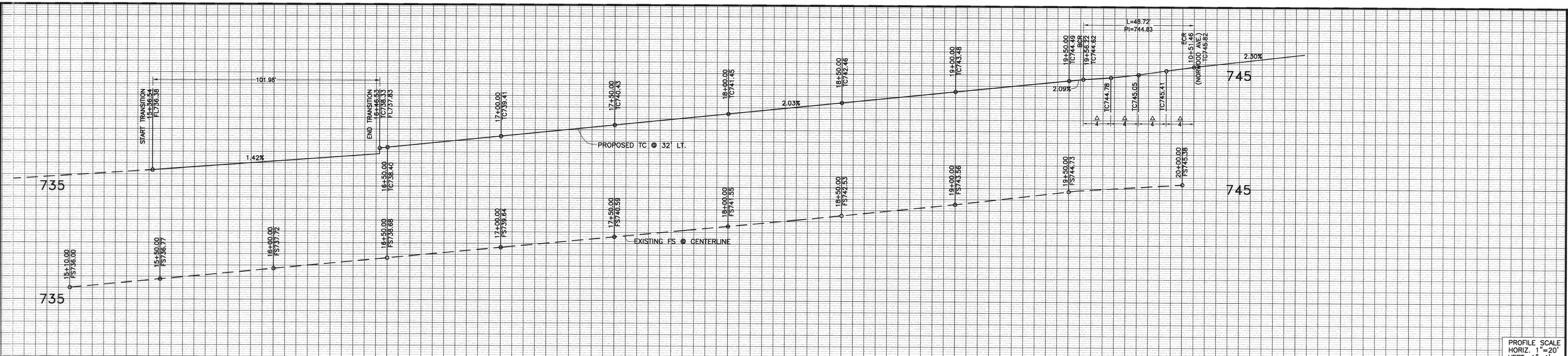
**CITY OF RIVERSIDE**  
PUBLIC WORKS DEPARTMENT  
APPROVED BY: [Signature] DATE: 4-14-08  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
CITY ENGINEER: [Signature] DATE: 4/16/08

STREET PLAN & PROFILE  
NORTH WEST CORNER OF  
GRAMERCY PLACE AND NORWOOD AVE  
TRACT NO. 32202  
HORIZ SCALE: 1" = 20'  
VERT. SCALE: 1" = 4'

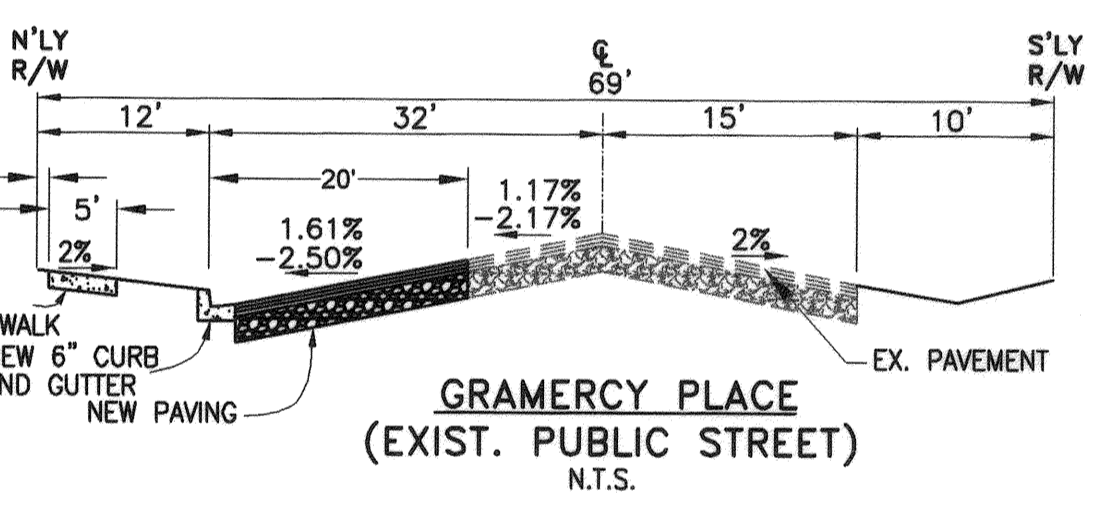
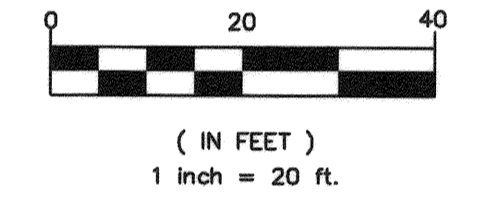
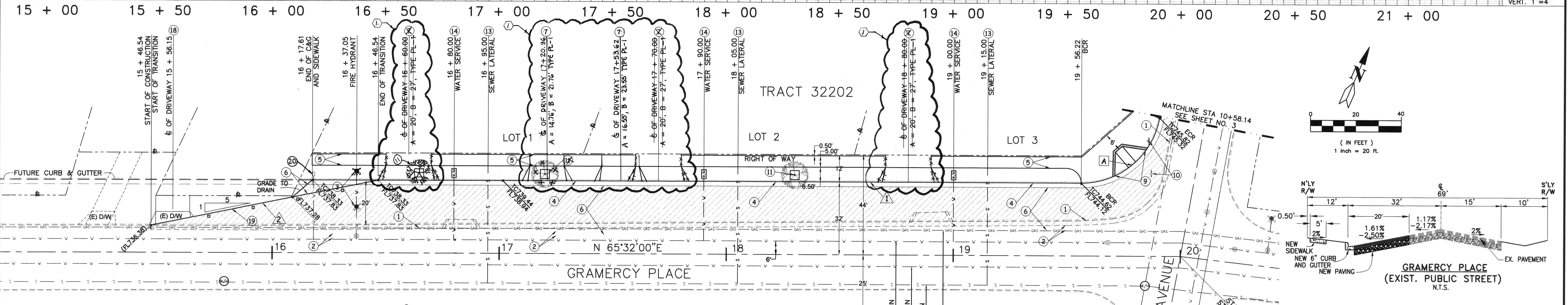
SHEET NO.  
1 OF 3  
R-4025

PW05-0865

INDEXED 5-01-08 LPH



PROFILE SCALE  
HORIZ. 1" = 20'  
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**CONSTRUCTION NOTES:**

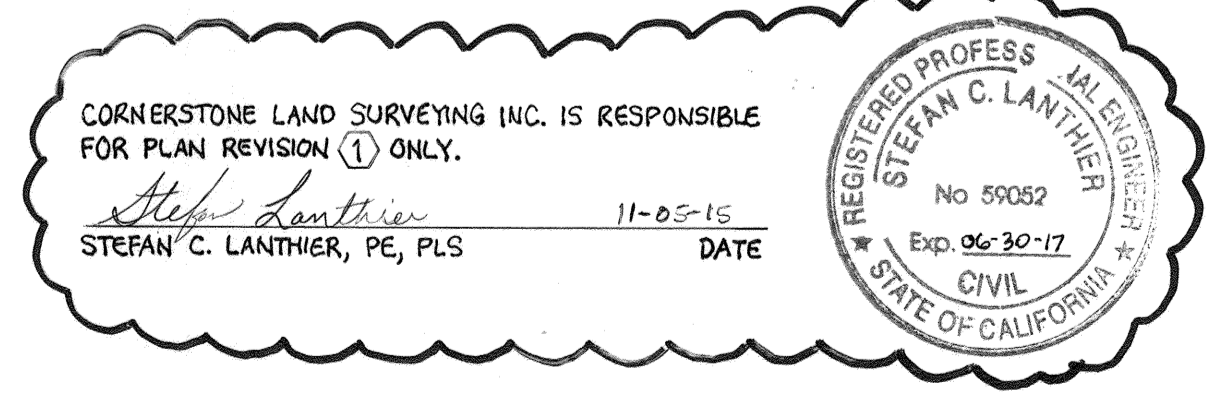
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- 20 EXTEND EXISTING 1" WATER SERVICE (BY CITY FORCES)

CURVE DATA TABLE

SYMBOL	DELTA	RADIUS	LENGTH	TANGENT
A	79°45'28"	35'	48.72'	29.24'
B	29°01'12"	220'	111.41'	56.94'
C	29°01'12"	200'	101.30'	51.76'

LINE DATA TABLE

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4	N14°47'44"E	147.08'	6" C&G
5	N54°13'24"E	112.18'	6" C&G



CORNERSTONE LAND SURVEYING INC. IS RESPONSIBLE FOR PLAN REVISION (1) ONLY.  
Stefan C. Lanthier 11-05-15 DATE  
STEFAN C. LANTHIER, PE, PLS

**BENCH MARK:**  
RXR SPK IN COMBINATION PP# 28642J IN THE SE'LY CORNER OF GRAMERCY PLACE AND NORWOOD AVENUE, BM# G1 L3 ELEVATION: 747.456 FEET (1997)

**CITY OF RIVERSIDE**  
PUBLIC UTILITIES DEPARTMENT  
ELECTRICAL DIVISION  
APPROVED BY: [Signature] DATE: 4-14-08

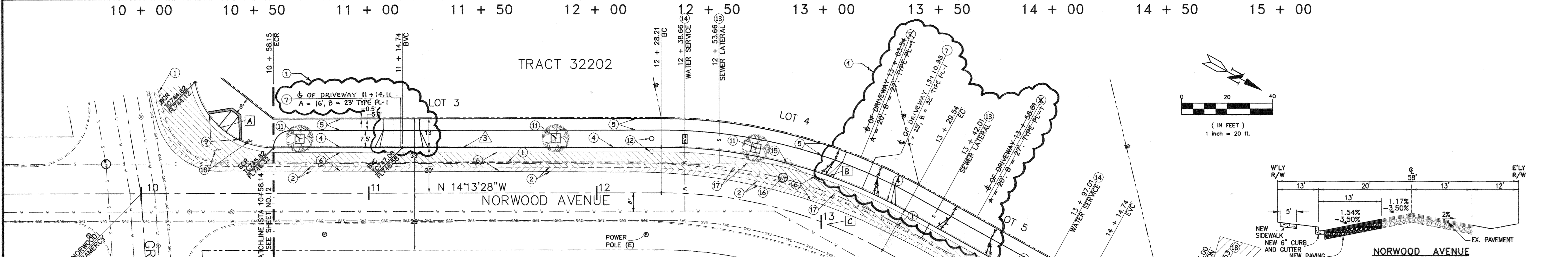
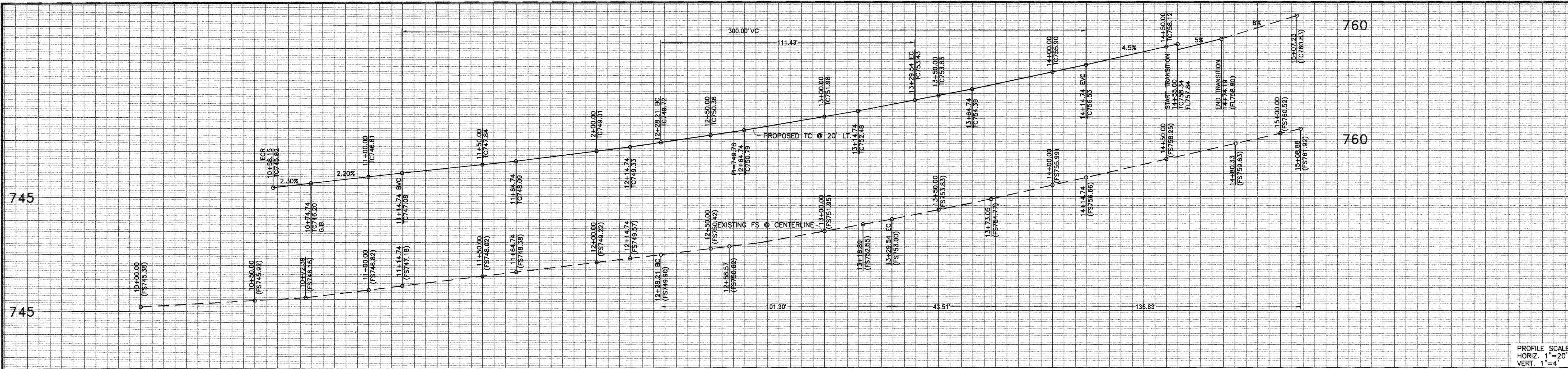
**CITY OF RIVERSIDE**  
PUBLIC UTILITY DEPARTMENT  
WATER DIVISION  
APPROVED BY: [Signature] DATE: 4/17/08

**CALLAND ENGINEERING, INC.**  
dba QUARTZ CONSULTANTS  
576 E. LAMBERT ROAD, BREA, CA 92821  
TEL: (714) 671-1050, FAX: (714) 671-1090  
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. 119285  
EXPIRATION DATE: FEBRUARY 18, 2009  
[Signature] DATE: 4-14-08  
R.C.E. NO. 40870 EXP. 3-31-09

MARK	REVISION	APPR.	DATE
(1)	RELOCATED DRIVEWAYS & TREES PER THE REVISED PLAN	[Signature]	4/15/08

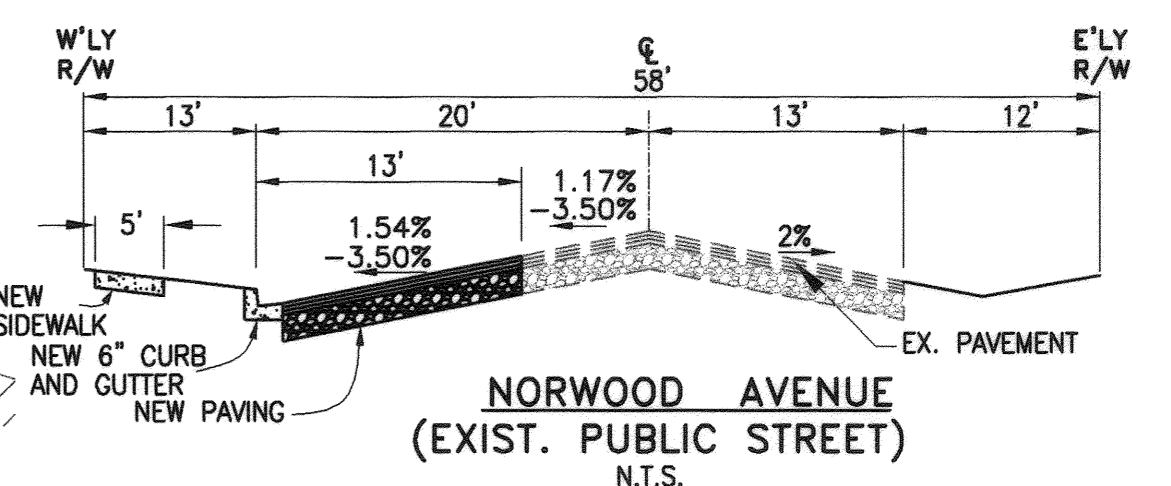
**CITY OF RIVERSIDE**  
PUBLIC WORKS DEPARTMENT  
APPROVED BY: [Signature] DATE: 4/15/08  
PRINCIPAL ENGINEER: [Signature] DATE: 4/15/08  
TRAFFIC DIVISION  
CITY ENGINEER: [Signature] DATE: 4/15/08

**PW05-0865**  
STREET PLAN & PROFILE  
NORTH WEST CORNER OF GRAMERCY PLACE AND NORWOOD AVE TRACT NO. 32202  
SHEET NO. 2 OF 3  
R-4025  
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'  
INDEXED 5-01-08 LFL



**CONSTRUCTION NOTES:**

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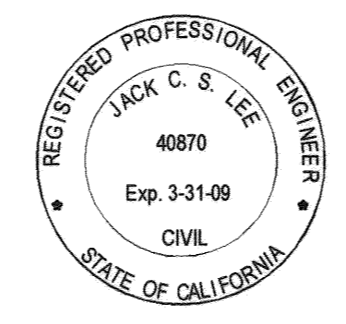


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4	N14°47'44"E	147.08'	6" C&G
5	N41°21'38"W	21.46'	GRADE TO DRAIN



FOR REVISED SEWER PLAN SEE EXISTING DRAWING S-497.

CORNERSTONE LAND SURVEYING INC. IS RESPONSIBLE FOR PLAN REVISION (1) ONLY.  
 11-5-15 DATE



**BENCH MARK:**  
 RXR SPK IN COMBINATION PP# 28642J IN THE SE'LY CORNER OF GRAMERCY PLACE AND NORWOOD AVENUE, BM# G1 L3 ELEVATION: 747.456 FEET (1997)

**CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT ELECTRICAL DIVISION**  
 APPROVED BY: [Signature] DATE: 4-14-08

**CITY OF RIVERSIDE PUBLIC UTILITY DEPARTMENT WATER DIVISION**  
 APPROVED BY: [Signature] DATE: 4/17/08

**CALLAND ENGINEERING, INC.**  
 dba QUARTACH CONSULTANTS  
 576 E. LAMBERT ROAD, BREA, CA 92821  
 TEL: (714) 671-1050 FAX: (714) 671-1090  
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MARK	REVISION	DATE	BY
①	RELOCATED DRIVEWAYS & TREES PER THE REVISED PLAN	4/14/08	[Signature]

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: [Signature] DATE: 4/23/08  
 TRAFFIC DIVISION  
 CITY ENGINEER: [Signature] DATE: 4/23/08

**STREET PLAN & PROFILE**  
 NORTH WEST CORNER OF GRAMERCY PLACE AND NORWOOD AVENUE TRACT NO. 32202  
 HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'

**SHEET NO.**  
 3 of 3  
**R-4025**

INDEXED 5-01-08 LHL