

STREET IMPROVEMENT PLANS FOR:
CITRUS BUSINESS PARK
PHASE 1
PARCEL MAP NO. 35299
 IN THE
 CITY OF RIVERSIDE, CALIFORNIA

GENERAL CONSTRUCTION NOTES

1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL OBJECTS 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.
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. SEE CITY OF RIVERSIDE PUBLIC UTILITIES APPROVED DRAWING _____ FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. WHERE NEW PAVEMENT IS TO JOIN EXISTING PAVEMENT, 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.
10. 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.
11. 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/OR CUT SHEETS.
12. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER. (CONTRACTOR IS TO REPLACE THE CENTERLINE STRIPING WITHIN PROJECT LIMITS). STRIPING SHALL BE THERMOPLASTIC AND INCLUDE RAISED PAVEMENT MARKERS AS APPROPRIATE.
13. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA) PHONE (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.
14. 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.
15. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

CONSTRUCTION NOTES

THE QUANTITIES SHOWN BELOW ARE FOR BONDING INFORMATION ONLY. THE CONTRACTOR IS TO CONSTRUCT PROJECT PER THESE PLANS AND SUBMIT CONSTRUCTION BID BASED UPON THEIR OWN QUANTITY "TAKE OFF"

CONSTRUCTION NOTES	QUANTITIES
1. CONSTRUCT A.C. PAVEMENT OVER A.B. MATERIAL (CITRUS STREET - 18,450 SF) TI=7 R=7 PER SOIL REPORT#	442 TNS 228 CY
2. SAWCUT AND REMOVE EXISTING CURB AND GUTTER	300 LF
3. CONSTRUCT A.C. OVERLAY (0.01' MIN.) OVER EX. PAVEMENT	500 SF
4. CONSTRUCT 6" CURB AND GUTTER (TYPE I) PER CITY STD. NO. 200	1,185 LF
5. CONSTRUCT DRIVEWAY APPROACH (TYPE PL-1) PER CITY STD. NO. 302 "A" & "B" DIMENSIONS PER PLAN	250 LF/1 EA
6. CONSTRUCT PROPERTY LINE SIDEWALK PER CITY STD. NO. 325	7,625 SF
7. CONSTRUCT 6" CROSS GUTTER & APRON PER CITY STD. NO. 220	500 SF
8. CONSTRUCT 10" CROSS GUTTER & APRON PER CITY STD. NO. 220 (MODIFIED)	950 SF
9. INTENTIONALLY LEFT BLANK	X EA
10. INTENTIONALLY LEFT BLANK	X EA
11. CONSTRUCT WHEELCHAIR RAMP (TYPE III) PER CITY STD. NO. 304	5 EA
12. INTENTIONALLY LEFT BLANK	X EA
13. RELOCATE EXISTING STREET SIGN	2 EA
14. SAWCUT AND REMOVE EXISTING AC PAVEMENT	13,200 SF
15. REMOVE EXISTING WATER WEIR STRUCTURE	2 EA

NOTICE TO CONTRACTORS

CONTRACTOR AGREES THAT HE SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD CITY OF RIVERSIDE, 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 FROM LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

ACCORDING TO INFORMATION PROVIDED BY UNDERGROUND SERVICE ALERT (U.S.A.) DATED 02/28/2008 THE FOLLOWING ORGANIZATIONS ARE U.S.A. MEMBERS WITHIN THE PROJECT AREA:

- WATER - CITY OF RIVERSIDE
- SEWER - CITY OF RIVERSIDE
- ELECTRIC - CITY OF RIVERSIDE
- GAS - SOUTHERN CALIFORNIA GAS CO.
- TELEPHONE - VERIZON
- CABLE - CHAPTER COMMUNICATIONS

THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES (UTILITY PIPES, STRUCTURES, ETC.) SHOWN ON THESE PLANS (MAIN LINES ONLY - NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBER AGENCIES AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.

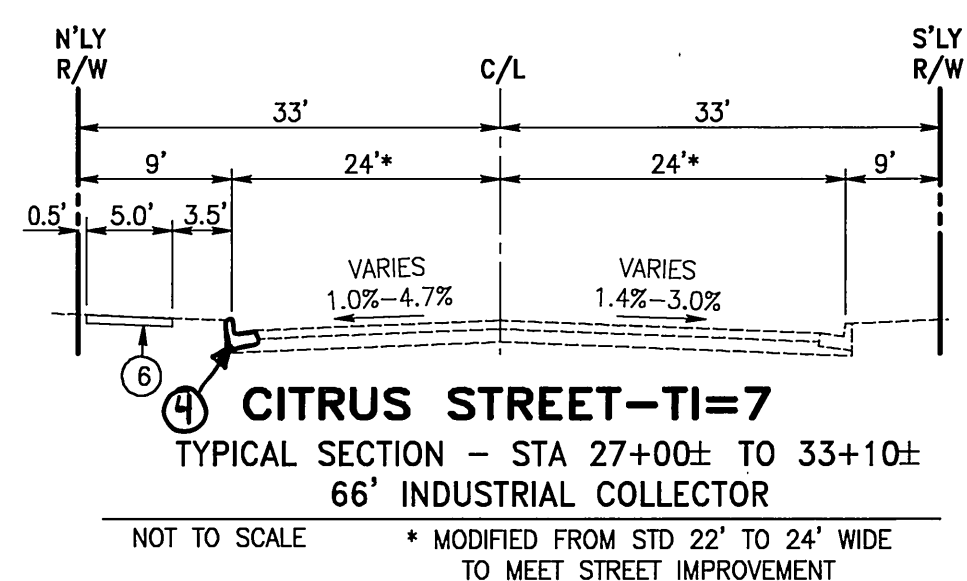
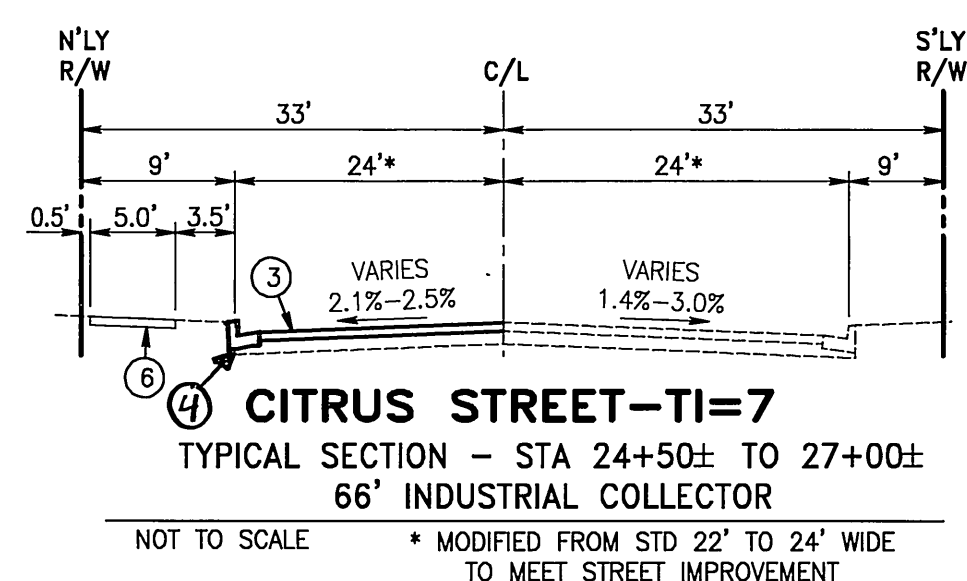
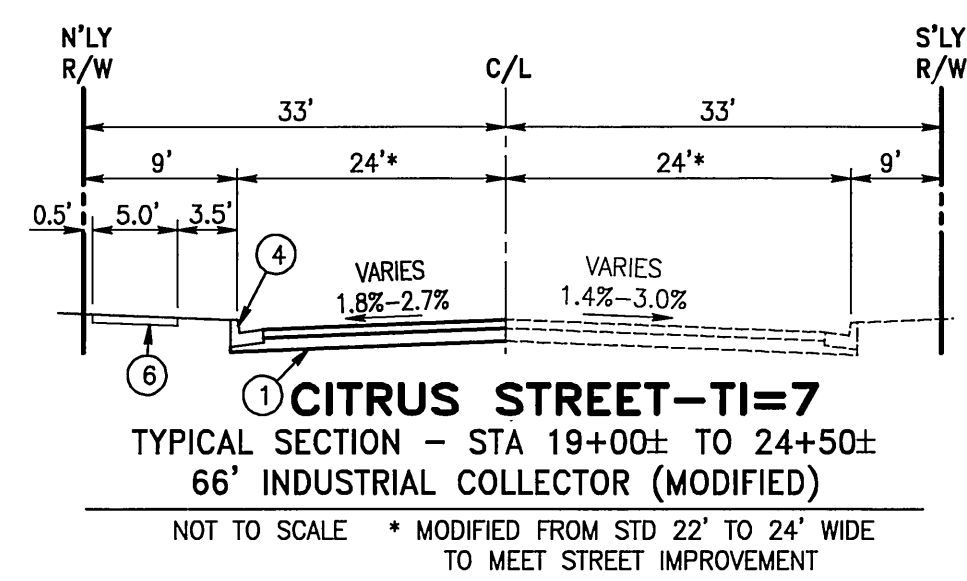
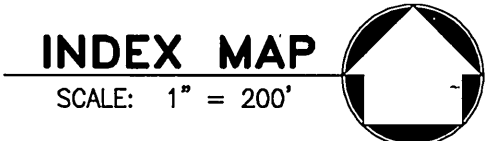
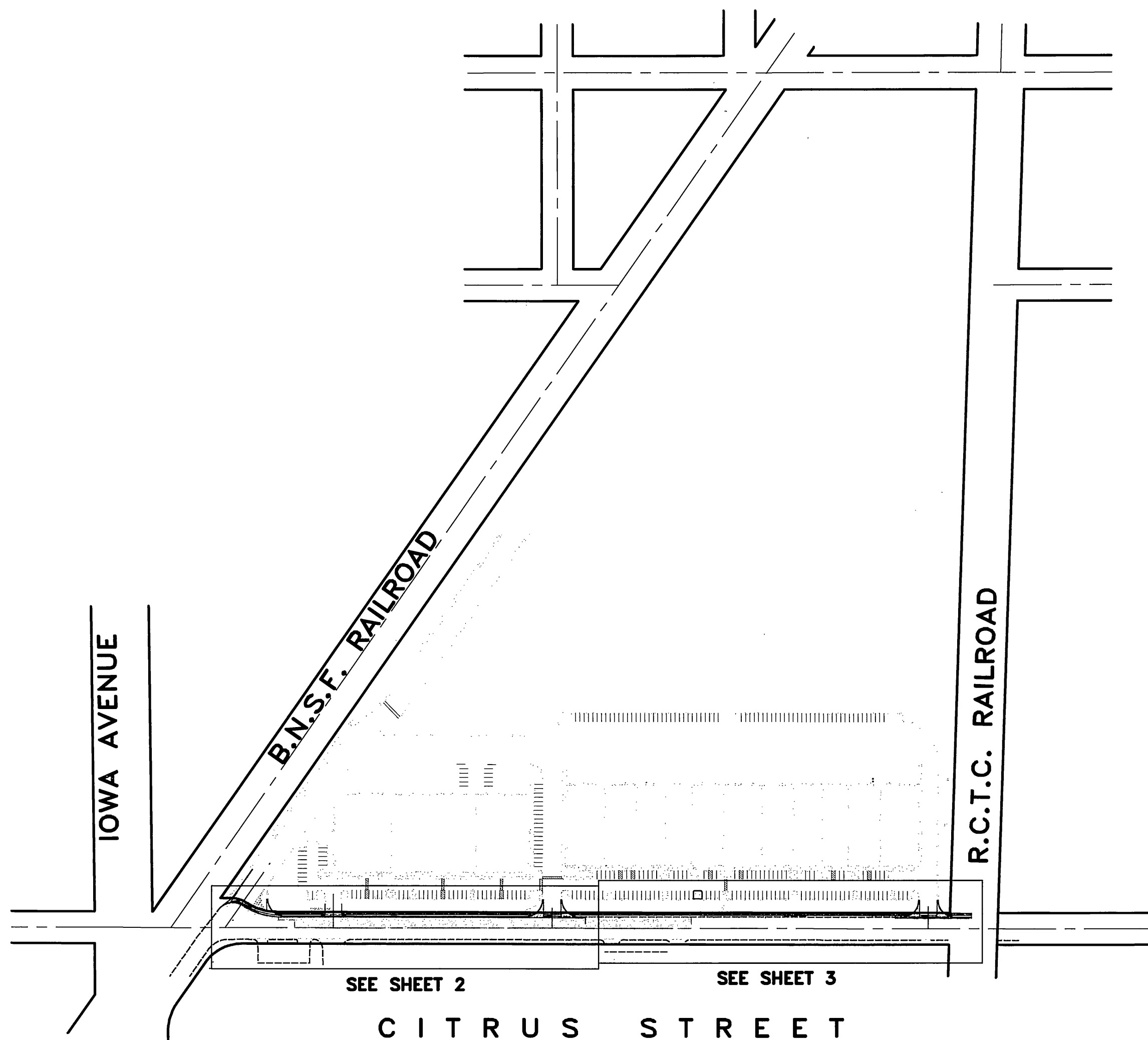
THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES SHOWN ON THESE PLANS AND/OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-422-4133 AT LEAST 2 WORKING DAYS PRIOR TO EXCAVATION.

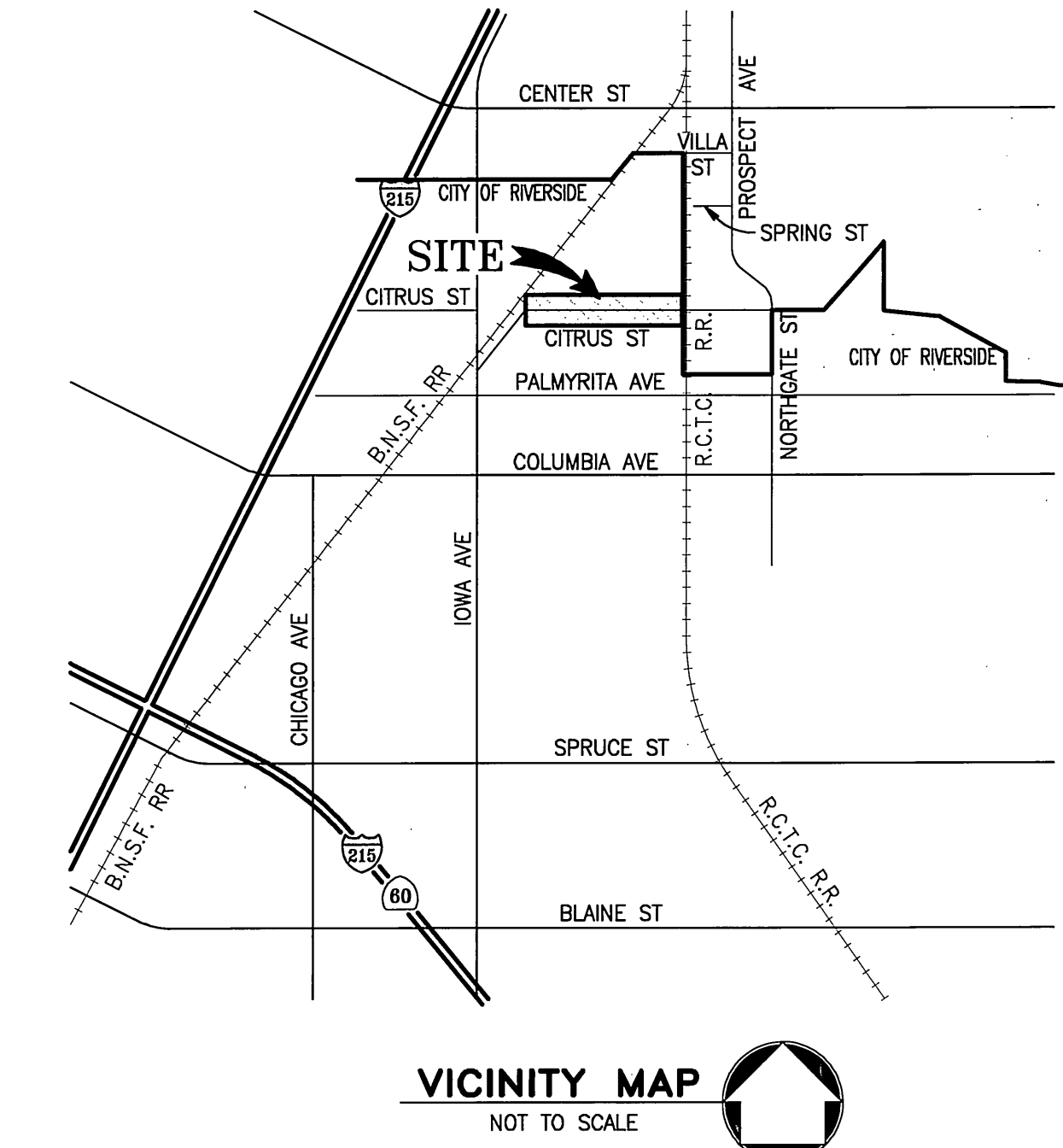
THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL SIDEWALKS, RAMPS, RAILS, CLEARANCES AND APPURTENANCES MEET OR EXCEED THE MOST STRINGENT REQUIREMENTS OF CITY, STATE OR FEDERAL GOVERNMENT FOR ACCESSIBILITY. ADDITIONALLY ALL SIDEWALK FORMS SHALL BE INSPECTED AND APPROVED BY CITY, STATE OR GOVERNING AGENCY FOR ACCESSIBILITY PRIOR TO POURING OF CONCRETE TO FINAL GRADE.

LEGEND

	PROPOSED ASPHALTIC CONCRETE PAVEMENT	CF	CURB FACE	LF	LINEAR FEET
	PROPOSED ASPHALTIC CONCRETE OVERLAY	CL	CENTERLINE	LP	LOW POINT
	PROPOSED ASPHALTIC CONCRETE REMOVAL	DWY	DRIVEWAY	PL	PROPERTY LINE
	PROPOSED CONCRETE PAVEMENT	ECR	END CURB RETURN	PP	POWER POLE
	CONSTRUCTION NOTE REFERENCE	EP	EDGE OF PAVEMENT	R	RADIUS
	CURVE TABLE REFERENCE	EX	EXISTING	SD	STORM DRAIN
	ANGLE POINT	FF	FINISH FLOOR	SEP	SEPARATE
	BEGIN CURB RETURN	FG	FINISH GRADE	SF	SQUARE FEET
	CATCH BASIN	FH	FIRE HYDRANT	SW	SIDEWALK
		FS	FINISH SURFACE	TB	TOP OF BERM
		FUT	FUTURE	TC	TOP OF CURB
		FL	FLOWLINE	TF	TOP OF FOOTING
		GB	GRADEBREAK	TG	TOP OF GRATE
		HP	HIGH POINT	TW	TOP OF WALL
		INV	INVERT	TYP	TYPICAL



SHEET INDEX	
SHEET #	DESCRIPTION
1	TITLE SHEET AND INDEX MAP
2	CITRUS STREET STA. 18+54 TO 25+50
3	CITRUS STREET STA. 25+50 TO 33+10



DIGALERT
 DIAL BEFORE YOU DIG
 TOLL FREE
 A PUBLIC SERVICE BY 1-800-227-2600
 UNDERGROUND SERVICE ALERT

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT - WATER
 APPROVED BY: *MW Muel* DATE: 11/20/08
 CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT - ELECTRIC
 APPROVED BY: *[Signature]* DATE: 11/20/08

BENCH MARK "JB-F2"
 FOUND CHISEL SQUARE AT THE SOUTHEAST TOP OF A CATCH BASIN OF THE NORTHERLY SIDE OF CENTER STREET EAST OF TRANSIT AVENUE.
 ELEV.=952.776' (NGVD'29/HIGHGROVE QUAD1, 1971 ADL.)

REGISTERED PROFESSIONAL ENGINEER
 SCOTT R. HILBROD
 NO. C44782
 EXP. 3-31-10
 CIVIL
 STATE OF CALIFORNIA

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12/31/08
ALBERT A. WEBB
 CIVIL ENGINEERS
 3788 McCRAY STREET
 RIVERSIDE, CA. 92506
 PH: (951) 686-1070
 FAX: (951) 788-1256
 APPROVED BY: *[Signature]* DATE: 11-20-08
 R.C.E. No. C44782

MARK REVISIONS APPR. DATE
 DESIGNED BY: BTE CHECKED BY: R.B. PLN CHK REF

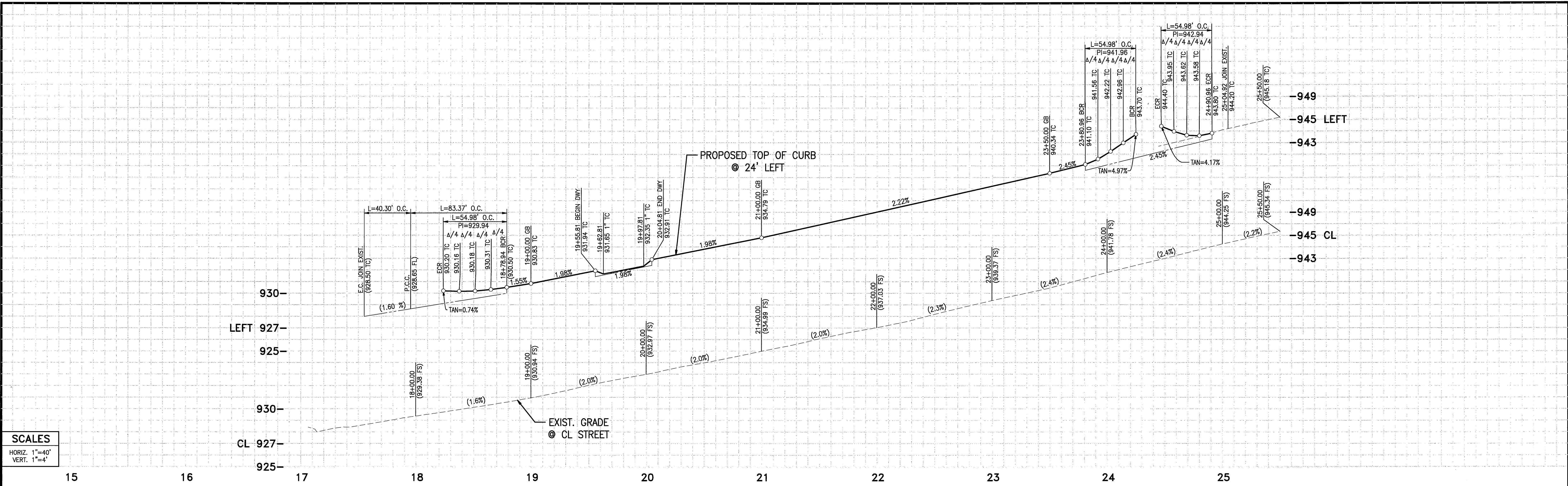
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* BY DATE: 11/20/08
 PRINCIPAL ENGINEER
 TRAFFIC DIVISION: *[Signature]* DATE: 11/20/08
 CITY ENGINEER

ACCOUNT NO. XXX
 DRAWING NUMBER
R-4117
 SHEET 1 OF 3
 070424ST.PRO

PW08-0248
STREET IMPROVEMENT PLANS
CITRUS BUSINESS PARK PHASE 1
PARCEL MAP No. 35299
 TITLE SHEET
 INDEX MAP
 SCALE: HORIZ. 1"=40', VERT. 1"=4'

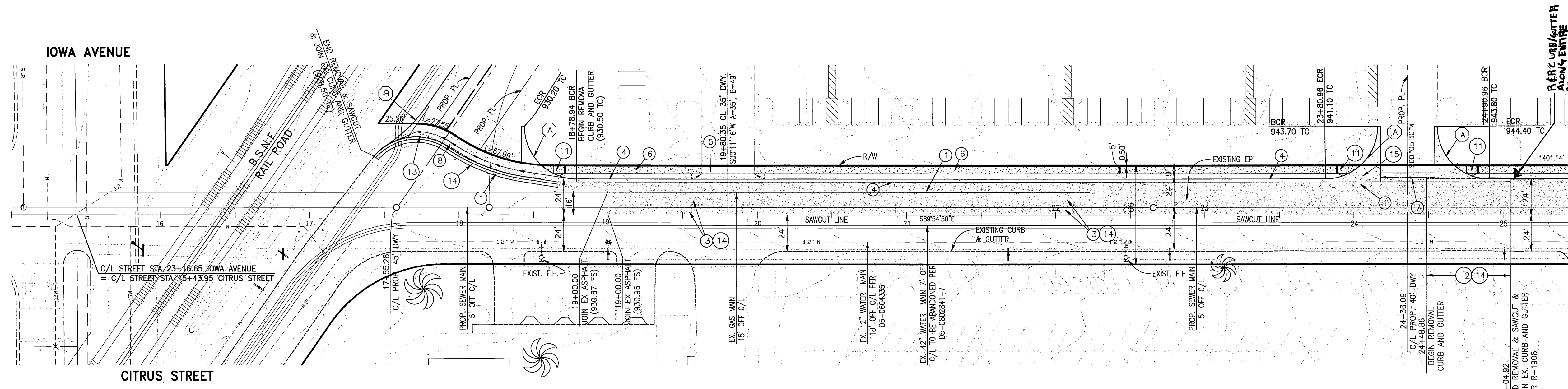
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SCALES
 HORIZ. 1"=40'
 VERT. 1"=4'

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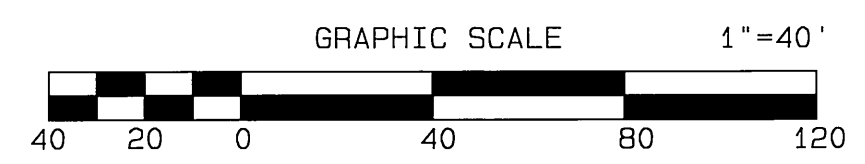
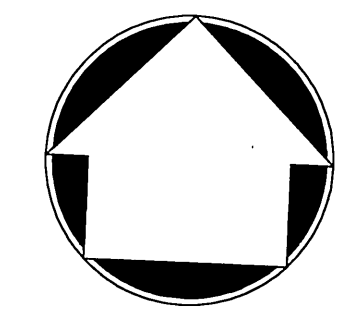


- CONSTRUCTION NOTES**
- 1 CONSTRUCT A.C. PAVEMENT OVER A.B. MATERIAL (CITRUS STREET - 18,450 SF) T=7 R= PER SOIL REPORT#
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 - 11 CONSTRUCT WHEELCHAIR RAMP (TYPE III) PER CITY STD. NO. 304
 - 12 INTENTIONALLY LEFT BLANK
 - 13 RELOCATE EXISTING STREET SIGN
 - 14 SAWCUT AND REMOVE EXISTING AC PAVEMENT
 - 15 REMOVE EXISTING WATER WEIR STRUCTURE

CURVE DATA TABLE

	Δ	R	L	T
(A)	90°00'00"	35.00'	54.98'	35.00'
(B)	22°02'56"	100.00'	38.48'	19.48'

CITRUS STREET



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CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT - WATER
 APPROVED BY: *MW McEl* DATE: 11/20/08

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT - ELECTRIC
 APPROVED BY: *[Signature]* DATE: 11/20/08

BENCH MARK
 "J8-F2"
 FOUND CHISEL SQUARE AT THE SOUTHEAST TOP OF A CATCH BASIN OF THE NORTHERLY SIDE OF CENTER STREET EAST OF TRANSIT AVENUE.
 ELEV.=952.776' (NGVD'29/HIGHGROVE QUAD1, 1971 ADJ.)

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12/31/08

ALBERT A. WEBB
 CIVIL ENGINEERS
 3788 McCRAY STREET
 RIVERSIDE, CA. 92506
 PH: (951) 686-1070
 FAX: (951) 788-1256

APPROVED BY: *[Signature]* DATE: 11-20-08
 R.C.E. No. 44782

W.G. 05-0033 FOR: THE CITY OF RIVERSIDE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: BTE CHECKED BY: R.B. PLN CHK REF

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 11-20-08
 PRINCIPAL ENGINEER

TRAFFIC DIVISION: *[Signature]* DATE: 11-20-08
 CITY ENGINEER

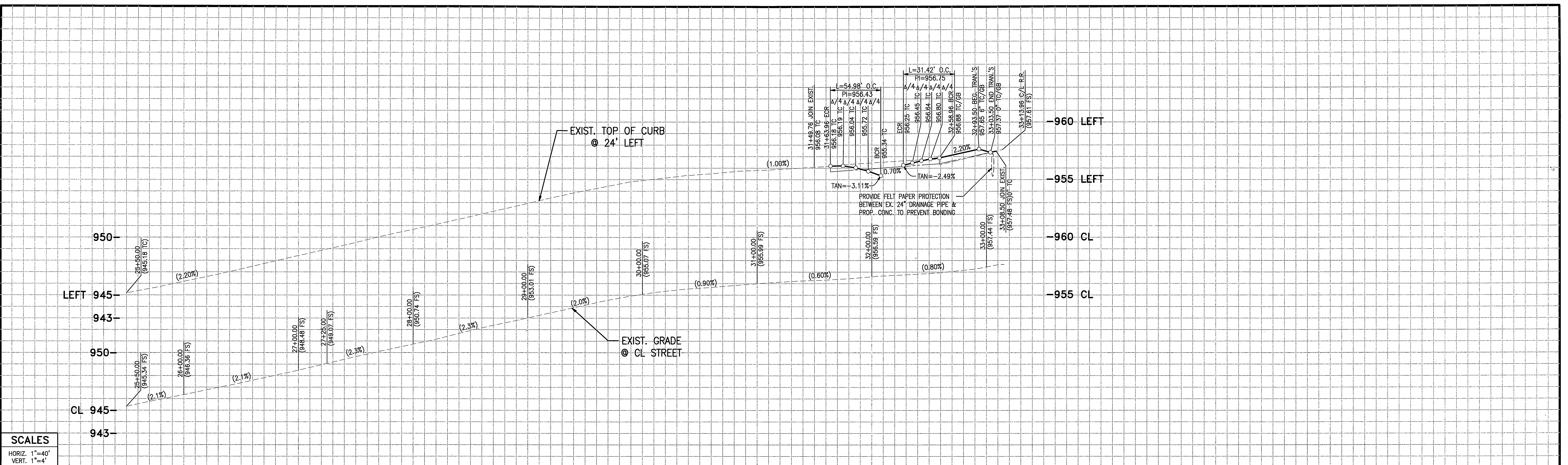
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STREET IMPROVEMENT PLANS
CITRUS BUSINESS PARK PHASE 1
PARCEL MAP NO. 35299
 CITRUS STREET
 STA 18+54± TO STA 25+50.00

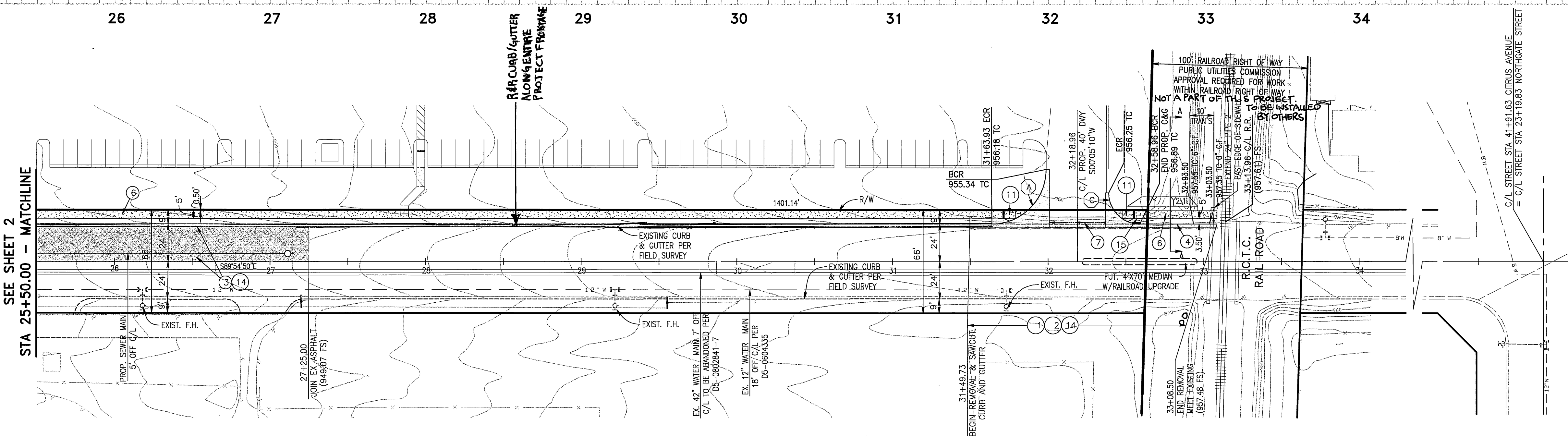
SCALE: HORIZ. 1"=40', VERT. 1"=4'

PW08-0248
 ACCOUNT NO. XXX
 DRAWING NUMBER
R-4117
 SHEET 2 OF 3
 070424ST.PRO

AS BUILT 4/23/09



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

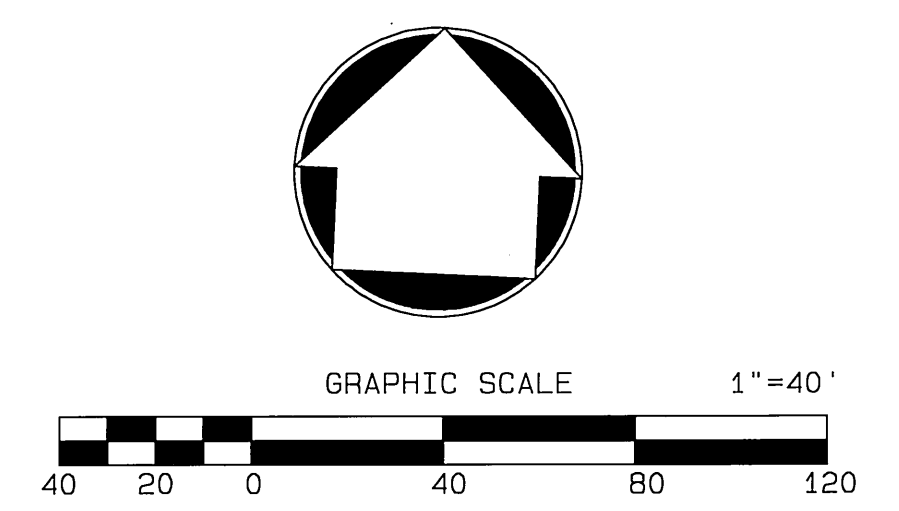
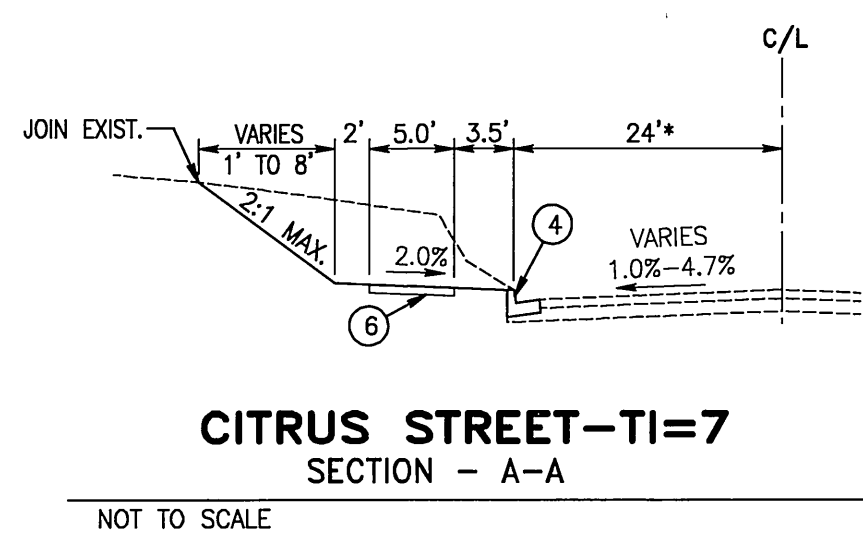


- CONSTRUCTION NOTES**
- CONSTRUCT A.C. PAVEMENT OVER A.B. MATERIAL (CITRUS STREET - 18,450 SF) TI=7 R= PER SOIL REPORT#
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 - INTENTIONALLY LEFT BLANK
 - RELOCATE EXISTING STREET SIGN
 - SAWCUT AND REMOVE EXISTING AC PAVEMENT
 - REMOVE EXISTING WATER WEIR STRUCTURE

CURVE DATA TABLE

	Δ	R	L	T
(A)	90°00'00"	35.00'	54.98'	35.00'
(C)	90°00'00"	20.00'	31.42'	20.00'

CITRUS STREET



CA 200707-02-23 (UNCLERED) DESIGNED BY: J. H. HILGENDORF, DATE: 11/25/08

DIGALERT
 DIAL BEFORE YOU DIG
 TOLL FREE
 A PUBLIC SERVICE BY 1-800-227-2600
 UNDERGROUND SERVICE ALERT

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT - WATER
 APPROVED BY: *MW McMed* DATE: 12/1/08
 CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT - ELECTRIC
 APPROVED BY: *[Signature]* DATE: 12/3/08

BENCH MARK "J8-F2"
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 ELEV.=952.776' (NGVD'29/HIGHGROVE QUAD1, 1971 AD.)

REGISTERED PROFESSIONAL ENGINEER
 SCOTT R. HILGENDORF
 NO. 044762
 EXP. 3-31-10
 CIVIL
 STATE OF CALIFORNIA

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12/31/08
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 APPROVED BY: *[Signature]* DATE: 11-25-08
 R.C.E. NO. 644762
 W.O. 05-0033 FOR: THE CITY OF RIVERSIDE

MARK REVISIONS APPR. DATE
 DESIGNED BY: BTE CHECKED BY: R.B. PLN CHK REF

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 12/1/08
 PRINCIPAL ENGINEER
 TRAFFIC DIVISION
 CITY ENGINEER
 DATE: 12/30/08

STREET IMPROVEMENT PLANS
CITRUS BUSINESS PARK PHASE 1
PARCEL MAP No. 35299
 CITRUS STREET
 STA 25+50.00 TO STA 33+08.50
 SCALE: HORIZ. 1"=40', VERT. 1"=4'

PW08-0248
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R-4117
 SHEET 3 OF 3
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ASBUILT 4/23/09