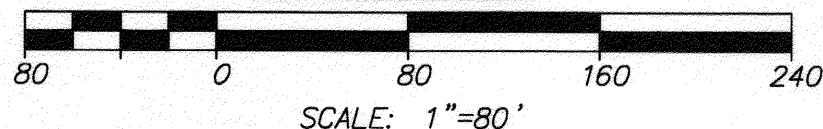
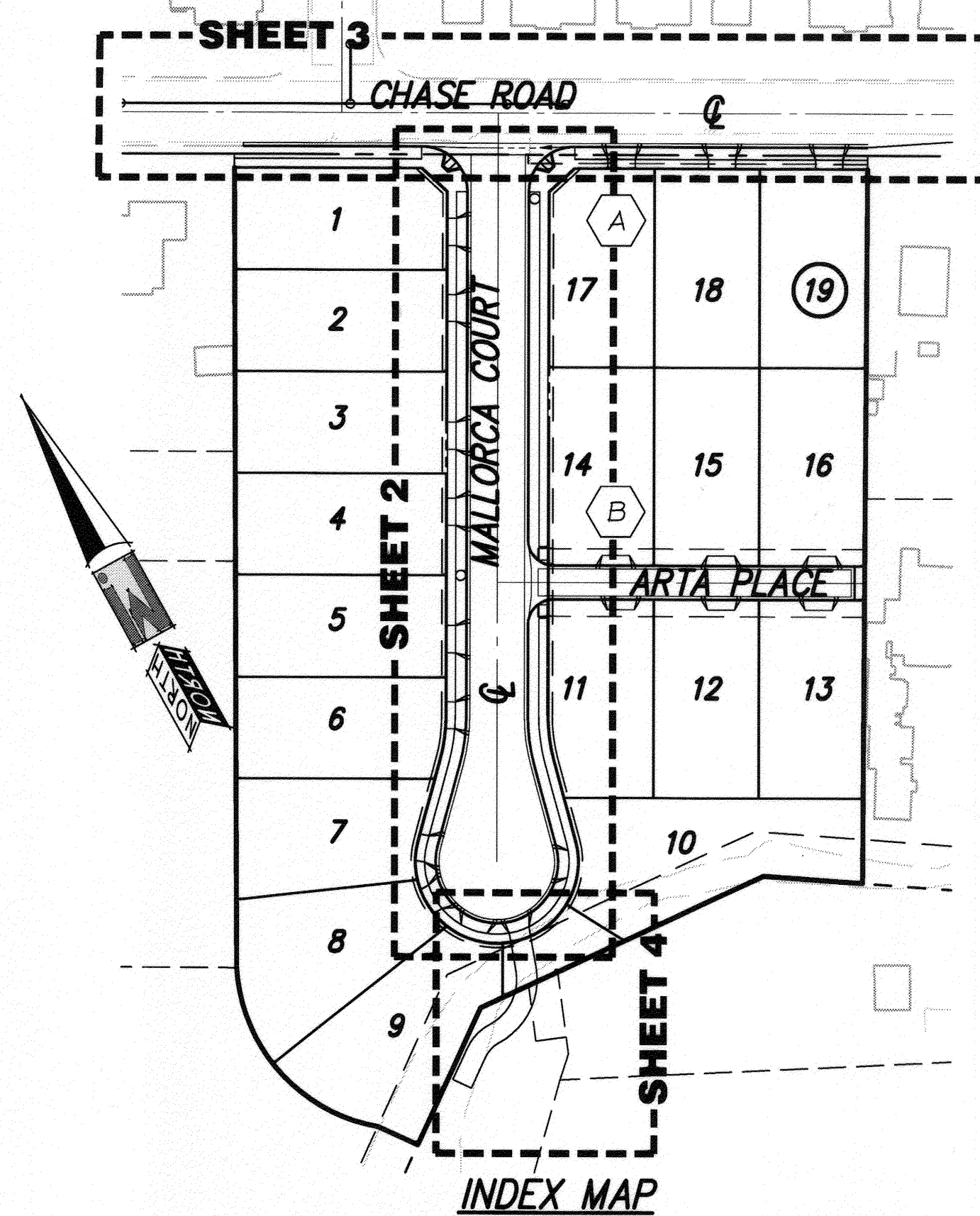
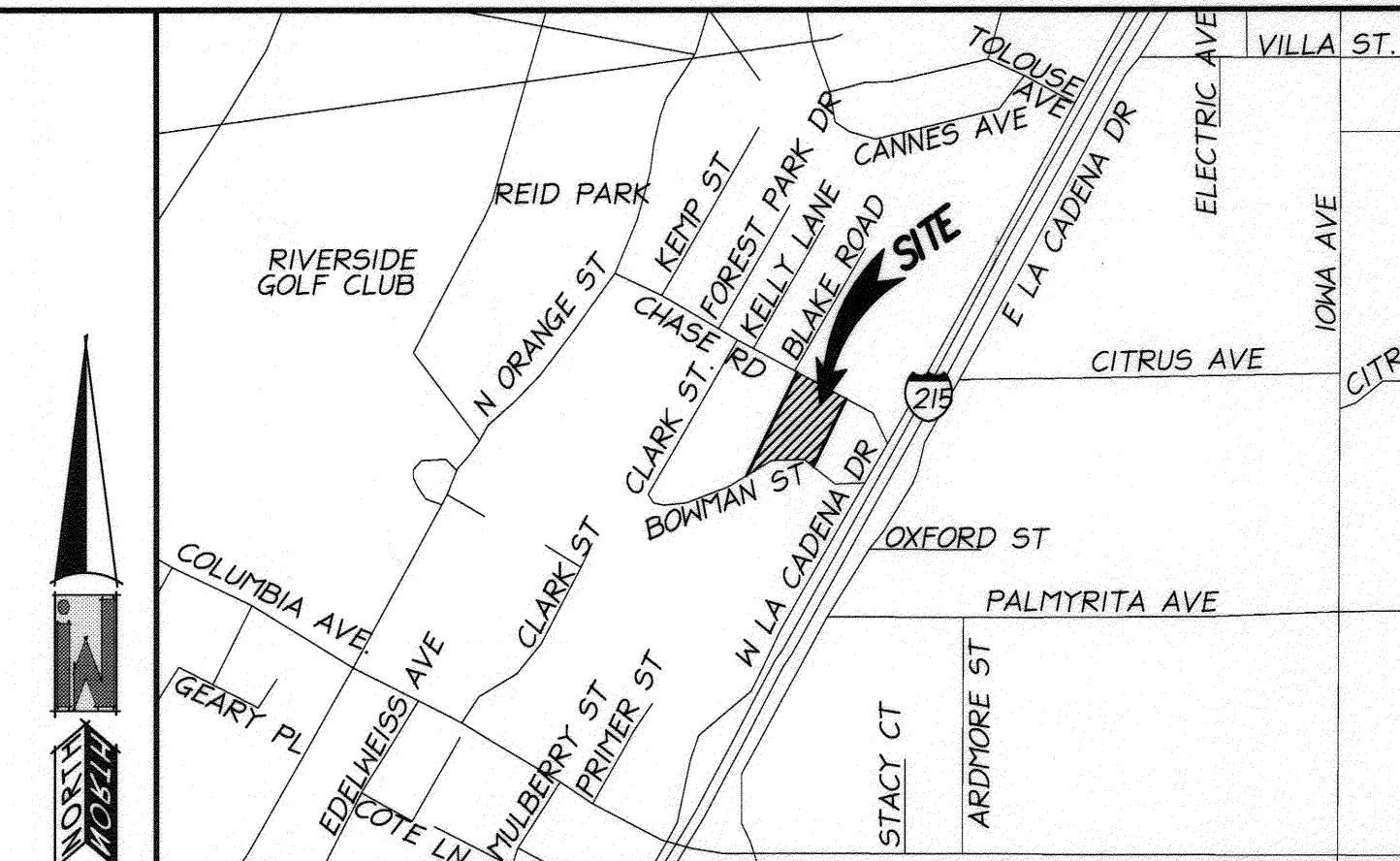
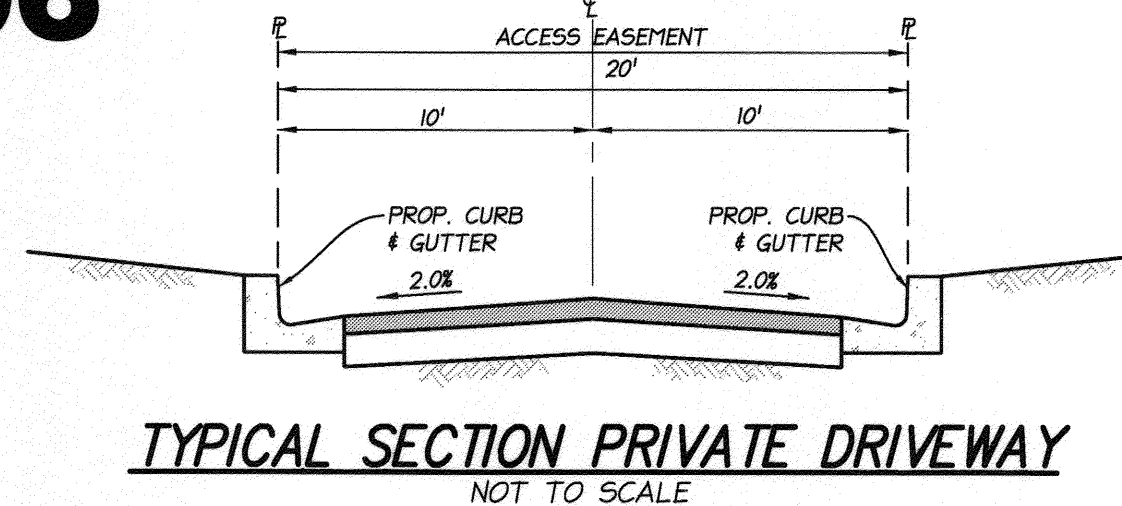


**GENERAL NOTES:**

- 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.
- 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 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 AS SHOWN PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- ON ALL AREAS WITHIN THE 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 SUB-GRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- 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.
- IFINAL 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 USA.
- 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 EST PROCEDURES.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAY WITH A.C. PAVING.

# CITY OF RIVERSIDE STREET IMPROVEMENT PLANS TRACT NO. 33506



**CONSTRUCTION NOTES**

- CONSTRUCT 4" A.C. OVER 2" CLASS 2 AGGREGATE BASE. FINAL SECTION SHALL BE DETERMINED BY THE SOILS ENGINEER AT THE COMPLETION OF ROUGH GRADE. R-VALUE=..... 21,459 S.F.
- CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200 TYPE I..... 1,639 L.F.
- CONSTRUCT CONCRETE P/L SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325..... 6,719 S.F.
- CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304 TYPE I..... 2 EA.
- CONSTRUCT CURB RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304 TYPE III..... 2 EA.
- CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302 TYPE CURB II..... 20 EA./2,583 S.F.
- CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220..... 1,157 S.F.
- CONSTRUCT SAWCUT AND COLD PLANE PER DETAIL ON SHEET 1..... 439 L.F.
- CONSTRUCT 6" A.C. BERM PER CITY OF RIVERSIDE STD. DWG. NO. 250..... 59 L.F.
- REMOVE A.C. PAVING..... 1,858 S.F.
- REMOVE A.C. BERM..... 429 L.F.
- CONSTRUCT CATCH BASIN TYPE I PER CITY OF RIVERSIDE STD. DWG. NO. 400 W=14', V=3.5'..... 1 EA.
- INSTALL 24" R.C.P. PER CITY OF RIVERSIDE STD. DWG. NO. 452 CASE I..... 38 L.F.
- CONSTRUCT HEADWALL PER DETAIL ON SHEET 4..... 1 EA.
- CONSTRUCT RIP RAP PER DETAIL ON SHEET 4..... 33 S.F.
- EXISTING UTILITIES TO BE CUT AND PLUGGED BY CITY FORCES..... 2 EA.
- EXISTING FIRE HYDRANT TO BE ABANDONED BY CITY FORCES..... 1 EA.

**QTY.**

**VICINITY MAP**

NOT TO SCALE  
THOMAS GUIDE - PAGE 646, A-7 (2005 EDITION)  
SECTION 12 TOWNSHIP 2 SOUTH RANGE 5 WEST

**SITE DATA:**

APN: 246-252-007, 246-252-008  
GROSS AREA: 4.2 ACRES  
NET AREA: 4.1 ACRES

**LEGAL DESCRIPTION**

PORTION OF LOT 11 OF ROSE TRACT IN THE CITY OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 6 OF OFFICIAL RECORD OF RIVERSIDE COUNTY.

**OWNER/DEVELOPER**

MARC HOMES, LLC  
MICHAEL LUTZ  
8282 WHITE OAK AVE, SUITE 112  
RANCHO CUCAMONGA, CA 91730  
PHONE: 909-244-8986  
FAX: 951-271-7315

**ENGINEER**

IW CONSULTING ENGINEERS, INC  
3544 UNIVERSITY AVE  
RIVERSIDE, CA 92501  
PH: (951) 905-5300  
FAX: (951) 905-5302

**SOILS ENGINEER & GEOLOGIST**

LOR GEOTECHNICAL GROUP, INC  
6121 QUAIL VALLEY COURT  
RIVERSIDE, CA 92507  
PH: (951) 653-1760  
FAX: (951) 653-1741  
CONTACT: JOHN LOHR

**SOURCE OF TOPOGRAPHY**

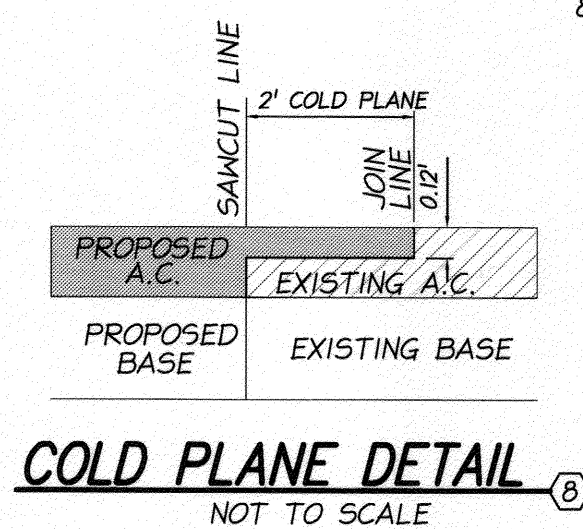
ANALYTICAL PHOTOGRAMMETRIC SURVEYS, INC  
647 MAIN STREET SUITE 11A  
RIVERSIDE, CA 92501  
PH: (951) 686-5103  
FAX: (951) 686-1826  
CONTACT: DAVID LOTSPEICH  
DATE: JULY 12, 2007

**SHEET INDEX**

SHEET 1	TITLE SHEET
SHEET 2	MALLORCA CT. STREET PLAN
SHEET 3	CHASE RD. STREET PLAN
SHEET 4	LINE "A" STORM DRAIN PLAN
SHEET 5	SIGNING & STRIPING PLAN

**PRIVATE ENGINEER'S NOTES:**

- UNLESS SPECIFIED IN THE PROJECT SPECIFIC CONSTRUCTION DOCUMENTS, ALL CONSTRUCTION SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY ADOPTED VERSION OF THE UNIFORM BUILDING CODE, THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (CURRENT EDITION) AND THE "STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION" (CURRENT EDITION).
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OF STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENTS CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL POSITION OF ALL POINTS OF CONNECTION TO EXISTING STRUCTURES. THIS SHALL INCLUDE BOTH ABOVE GROUND AND BELOW GROUND POINTS OF CONNECTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL ASSUME A PRELIMINARY PAVEMENT SECTION OF 0.25" A.C. OVER 0.85" CLASS 2 AGGREGATE BASE. THIS SECTION IS FOR BIDDING PURPOSES ONLY. FINAL PAVEMENT SECTION TO BE DETERMINED BY SOILS TEST AND RECOMMENDED BY THE SOILS ENGINEER UPON COMPLETION OF ROUGH GRADING.
- 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.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS ACCORDINGLY.



**SIGN LEGEND**

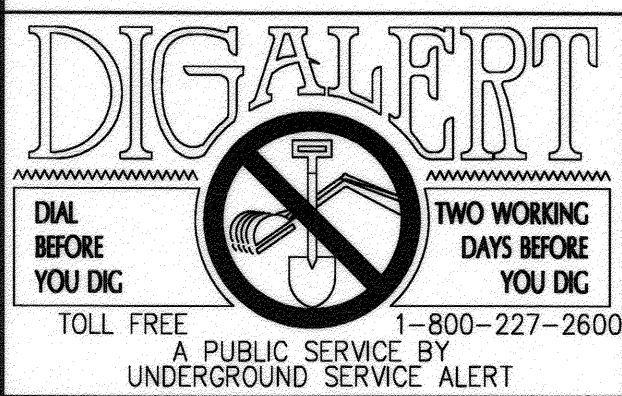
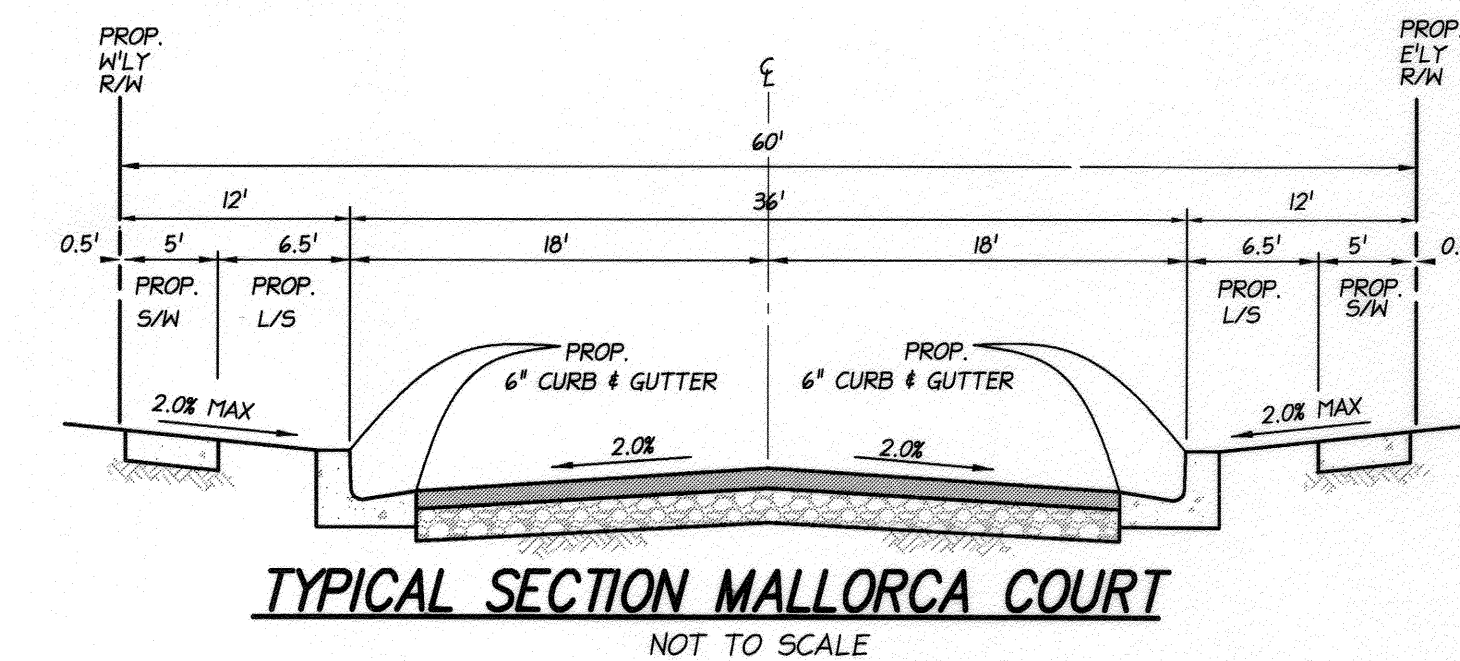
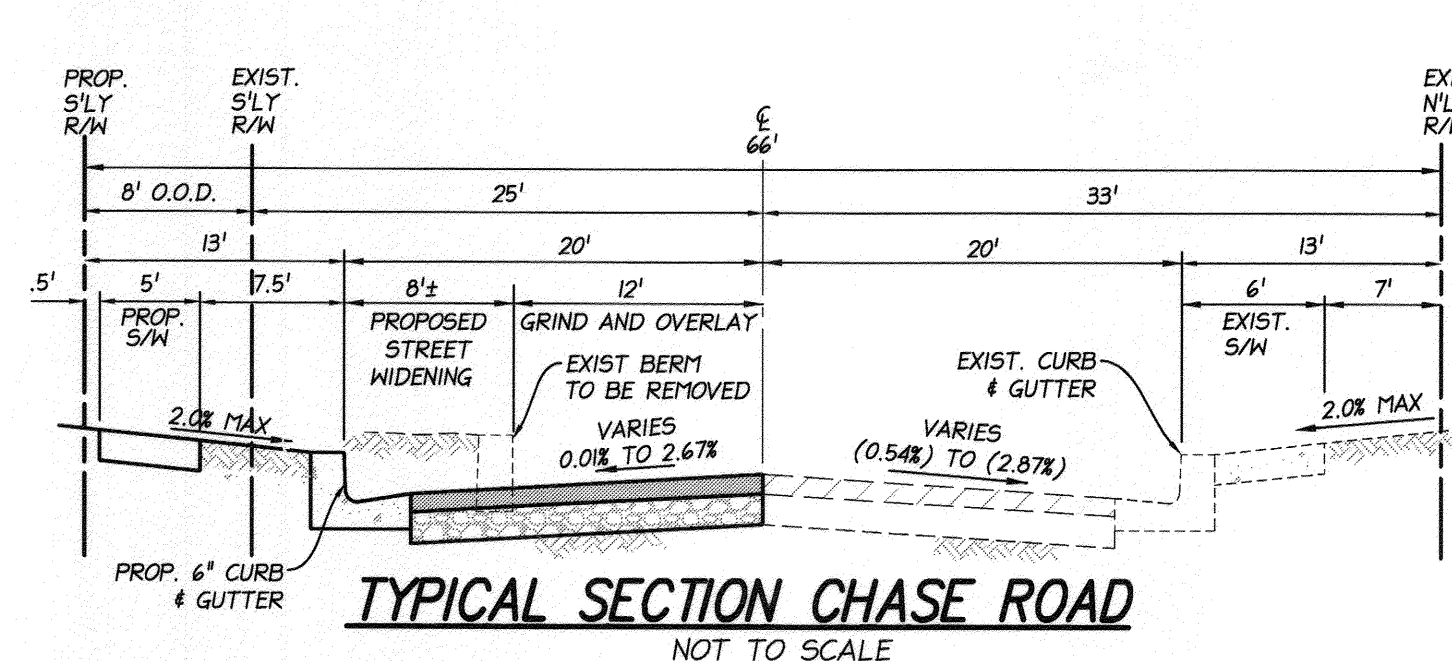
LOCATION	SIGN	BLOCK NUMBER
(A)	CHASE ROAD	3200
(A)	MALLORCA COURT	800
(B)	STOP SIGN	
(B)	MALLORCA COURT	3200
(B)	ARTA PLACE	3200
(B)	STOP SIGN	

**TELEPHONE NUMBERS**

- EMERGENCY**
- RIVERSIDE POLICE DEPARTMENT.....(951) 787-7911
  - RIVERSIDE FIRE DEPARTMENT.....(951) 826-5321
  - GOODHEW AMBULANCE.....(951) 684-5520
  - RIVERSIDE COMMUNITY HOSPITAL.....(951) 788-3000
  - RIVERSIDE GENERAL HOSPITAL.....(951) 351-0925
- UTILITIES**
- UNDERGROUND SERVICE ALERT.....(800) 227-2600
  - CITY OF RIV. ELEC. OPERATIONS CONTROL CTR.....(951) 687-0791
  - SOUTHERN CALIFORNIA GAS (DISTRIBUTION).....(800) 227-2600
  - CITY OF RIV. PUBLIC UTIL. CUSTOMER SERVICES.....(800) 782-0330
  - PACIFIC BELL.....(800) 227-2600
  - AMERICAN TELEPHONE & TELEGRAPH.....(951) 381-7380
  - CHARTER COMMUNICATION CABLE.....(951) 688-9012
  - CITY OF RIV. WATER OPERATIONS EMERGENCIES.....(951) 688-9012
- OTHERS**
- RIVERSIDE PUBLIC WORKS DEPARTMENT.....(951) 826-5341
  - R.F. DICKSON STREET SHEEPING.....(800) 841-7994
  - WESTERN WASTE.....(951) 737-0343
  - RIVERSIDE DIAL-A-RIDE (SUPERVISOR).....(951) 275-9620
  - US POSTAL SERVICE.....(951) 737-0451
  - RIVERSIDE UNIFIED SCHOOL DISTRICT.....(951) 788-7134
  - RIVERSIDE TRANSITAGENCY.....(951) 684-0850

**LEGEND:**

EXISTING CONTOUR MAJOR	M.H.	MANHOLE
PROPOSED CONTOUR MAJOR	S.F.	SQUARE FEET
EXISTING CONTOUR MINOR	F.L.	FLOW LINE ELEVATION
PROPOSED CONTOUR MINOR	F.S.	FINISH SURFACE ELEVATION
PROPOSED LOT LINE	F.G.	FINISH GRADE ELEVATION
EXISTING LOT LINE	C/L	CENTERLINE
EXISTING RIGHT OF WAY	R/W	RIGHT OF WAY
PROPOSED RIGHT OF WAY	P/L	PROPERTY LINE
CENTERLINE EXISTING	D/W	DRIVEWAY
EXISTING CURB	F.F.	FINISH FLOOR ELEVATION
PROPOSED CURB	PAD	PAD ELEVATION
EXISTING SIDEWALK	T.C.	TOP OF CURB
PROPOSED SIDEWALK	S/W	SIDEWALK
EXISTING SEWER	P.E.	PAD ELEVATION
PROPOSED SEWER	INV.	INVERT OF PIPE ELEVATION
EXISTING WATER	E.G.	EXISTING GROUND
PROPOSED WATER	N.G.	NATURAL GROUND
PROPOSED FENCE		
PROPOSED FLOW LINE		
PROPOSED AC PAVEMENT		
PROPOSED CONCRETE SIDEWALK		



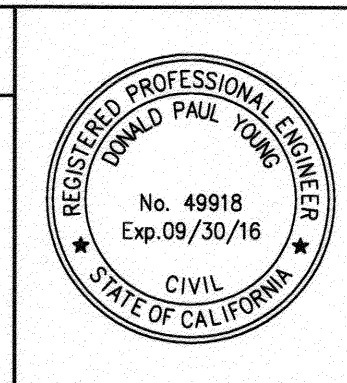
**PUBLIC UTILITIES DEPARTMENT NOTE**

CONTRACTOR TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND ALLOW CITY FIFTEEN (15) WORKING DAYS FOR COMPLETION OF WORK.  
(951) 351-6368

BENCHMARK:  
CITY OF RIVERSIDE  
POINT ID: J7-B2  
BRASS DISK STAMPED "J7-B" IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF CHASE STREET AND ORANGE STREET  
ELEV: 841.159'  
1929 DATUM

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND  
APPROVED BY: [Signature] 5/16/2015  
ELECTRIC ENGINEERING

CITY OF RIVERSIDE PUBLIC UTILITIES WATER DEPARTMENT  
APPROVED BY: [Signature] 5/16/2015  
WATER ENGINEERING



CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/31/2016  
**IW CONSULTING ENGINEERS, INC.**  
CIVIL ENGINEERING, LAND PLANNING, AERIAL MAPPING, SURVEYING, ENTITLEMENTS, GOVERNMENT RELATIONS  
3544 UNIVERSITY AVENUE, TEL: 951.905.5300, RIVERSIDE, CA 92501, FAX: 951.905.5302, WWW.IWCEI.COM  
PREPARED BY: Donald P. Young, R.C.E. NO. 49918, DATE: 2/13/15

MARK, REVISIONS, APPR. DATE, DESIGNED BY, DRAWN BY, CHECKED BY

**CITY OF RIVERSIDE CALIFORNIA PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature], BY DATE: 5/16/2015  
ENGINEERING MANAGER, TRAFFIC ENGINEERING  
DATE: 5/16/2015

**CITY OF RIVERSIDE STREET IMPROVEMENTS PLAN TRACT NO. 33506**  
HORIZ. SCALE: , VERT. SCALE:

WDI# 8 33C369237  
PW14-0052  
R-4294  
SHEET 1 OF 5



TC @ 18' LT. -870-

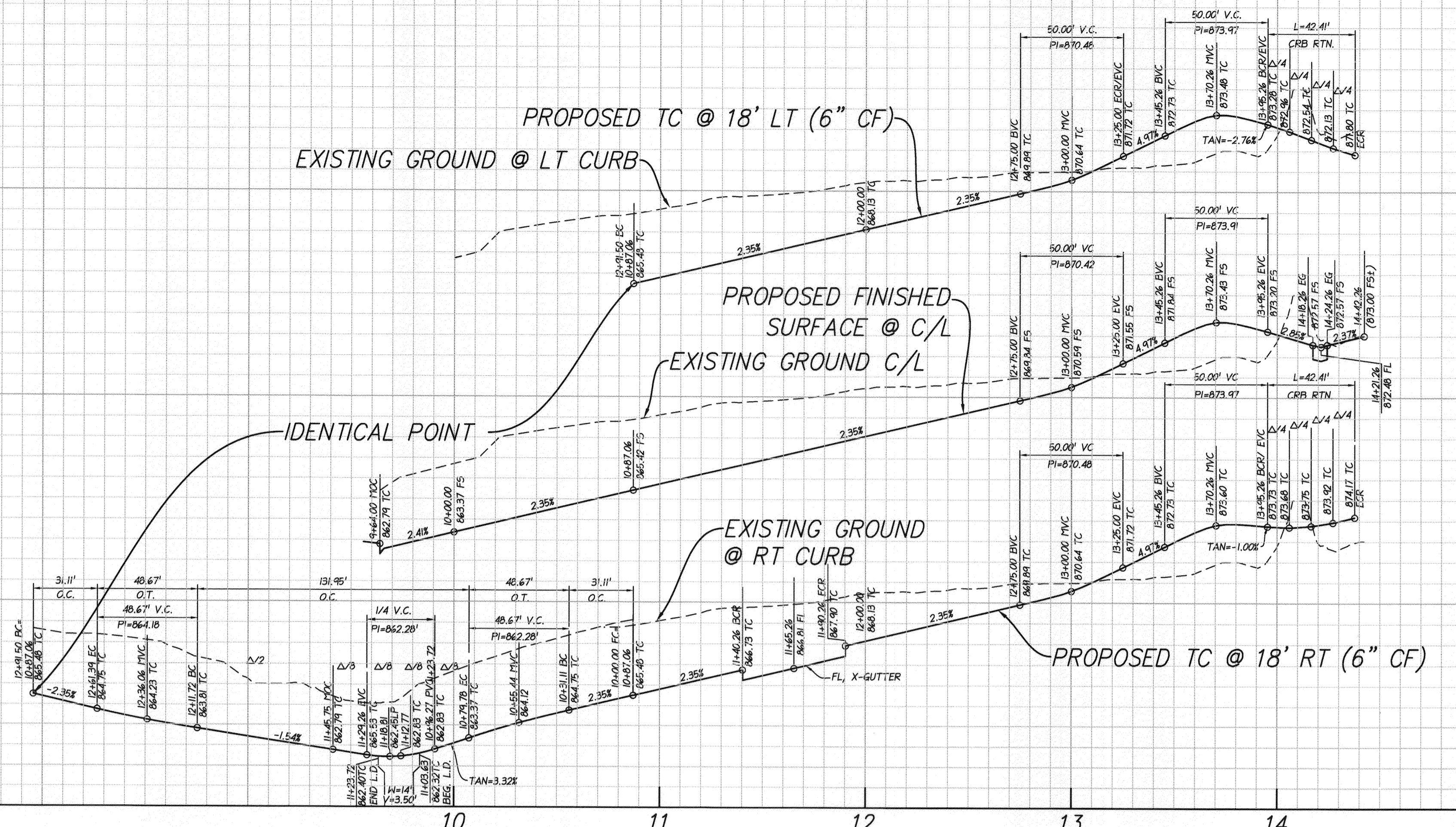
C/L -870-

TC @ 18' RT. -870-

-870 TC @ 18' LT.

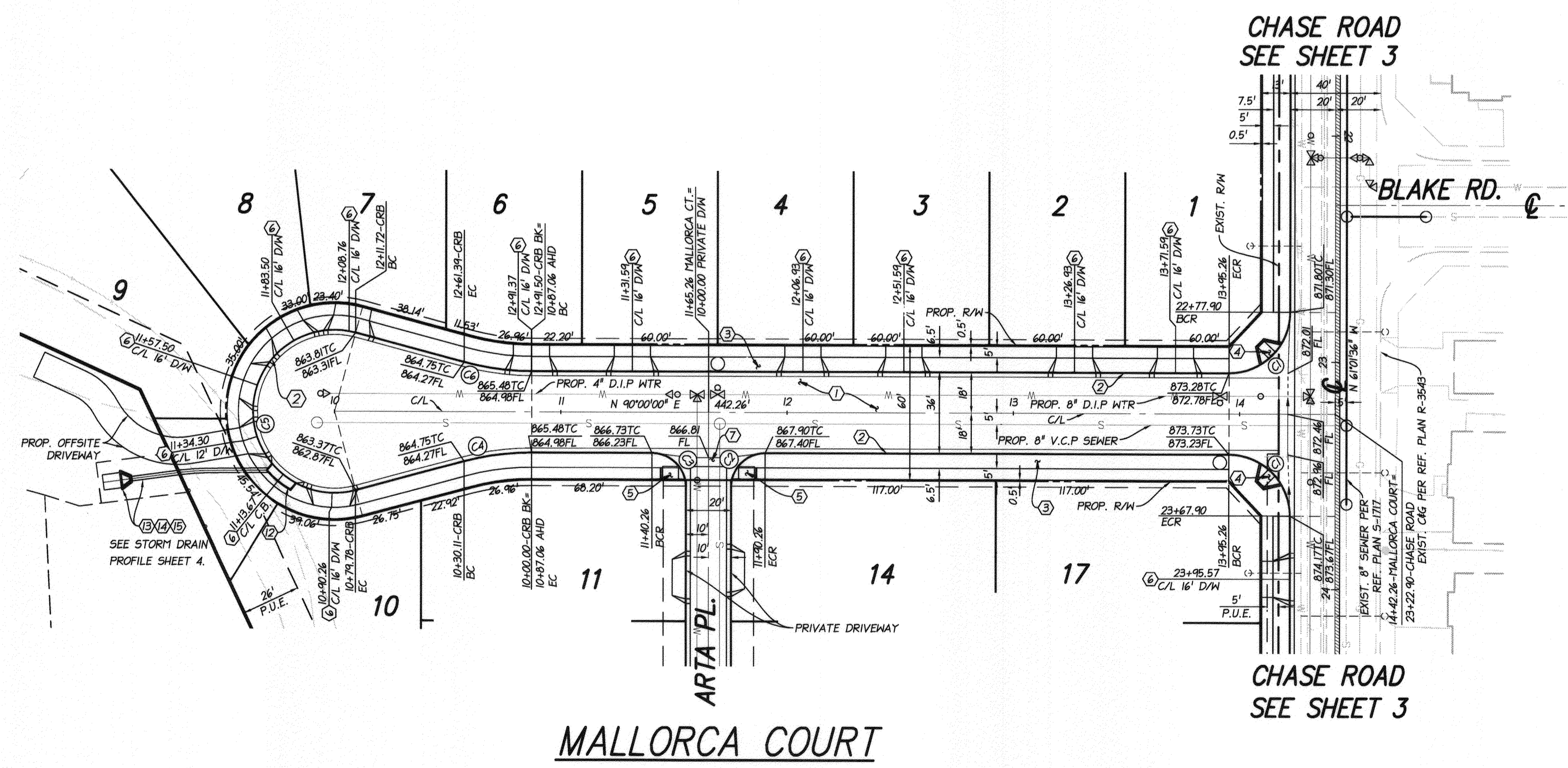
-870 C/L

-870 TC @ 18' RT.



PROFILE SCALE  
 HORIZ: 1" = 40'  
 VERT: 1" = 4'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TAN
(C1)	42.41'	27.00'	90°00'00"	27.00'
(C2)	23.56'	15.00'	90°00'00"	15.00'
(C3)	23.56'	15.00'	90°00'00"	15.00'
(C4)	30.11'	115.00'	14°59'58"	15.14'
(C5)	131.95'	36.00'	20°59'56"	134.36'
(C6)	30.11'	115.00'	14°59'58"	15.14'



- CONSTRUCTION NOTES**
- CONSTRUCT CLASS 2 AGGREGATE BASE. FINAL SECTION SHALL BE DETERMINED BY THE SOILS ENGINEER AT THE COMPLETION OF ROUGH GRADE. R-VALUE=
  - CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200 TYPE I
  - CONSTRUCT CONCRETE P/L SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
  - CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304 TYPE I
  - CONSTRUCT CURB RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304 TYPE III
  - CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302 TYPE CURB II
  - CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220
  - CONSTRUCT SAWCUT AND COLD PLANE PER DETAIL ON SHEET 1
  - CONSTRUCT 6" A.C. BERM PER CITY OF RIVERSIDE STD. DWG. NO. 250
  - REMOVE A.C. PAVING
  - REMOVE A.C. BERM
  - CONSTRUCT CATCH BASIN TYPE I PER CITY OF RIVERSIDE STD. DWG. NO. 400 W=14', V=3.5'
  - INSTALL 24" R.C.P. PER CITY OF RIVERSIDE STD. DWG. NO. 452 CASE I
  - CONSTRUCT HEADWALL PER DETAIL ON SHEET 4
  - CONSTRUCT RIP RAP PER DETAIL ON SHEET 4
  - EXISTING UTILITIES TO BE CUT AND PLUGGED BY CITY FORCES
  - EXISTING FIRE HYDRANT TO BE ABANDONED BY CITY FORCES



BENCHMARK:  
 CITY OF RIVERSIDE  
 POINT ID: J7-B2  
 BRASS DISK STAMPED "J7-B" IN A MONUMENT  
 WELL AT THE CENTERLINE INTERSECTION OF  
 CHASE STREET AND ORANGE STREET

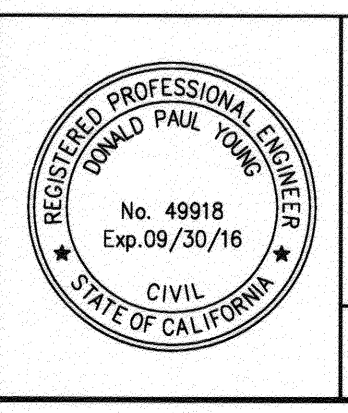
ELEV: 841.159'  
 1929 DATUM

CITY OF RIVERSIDE PUBLIC UTILITIES  
 DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND

APPROVED BY  
*[Signature]* 5/17/15  
 ELECTRIC ENGINEERING

CITY OF RIVERSIDE PUBLIC UTILITIES  
 WATER DEPARTMENT

APPROVED BY  
*[Signature]* 5/16/2015  
 WATER ENGINEERING



CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/31/2016

**IW CONSULTING ENGINEERS, INC.**

3544 UNIVERSITY AVENUE  
 RIVERSIDE, CA 92501  
 TEL: 951.905.5300  
 FAX: 951.905.5302  
 WWW.IWCEI.COM

PREPARED BY: *[Signature]*  
 R.C.E. NO. 49918  
 DATE: 2/13/15

MARK	REVISIONS	APPR. DATE
DESIGNED BY	DRAWN BY	CHECKED BY

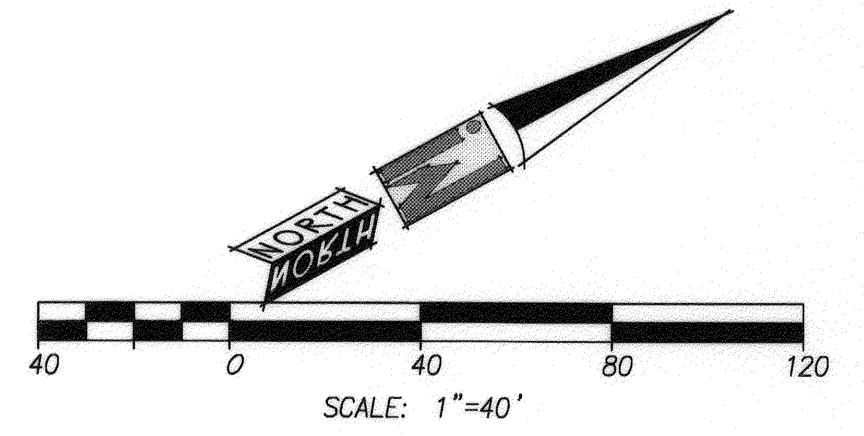
**CITY OF RIVERSIDE, CALIFORNIA  
 PUBLIC WORKS DEPARTMENT**

APPROVED BY: *[Signature]* DATE: 5/17/15  
 ENGINEERING MANAGER  
 TRAFFIC ENGINEERING

**CITY OF RIVERSIDE  
 STREET IMPROVEMENTS PLAN  
 TRACT NO. 33506  
 MALLORCA COURT**

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

PW14-0052  
**R-4294**  
 SHEET 2 OF 5





TC @ 20' LT. -875-

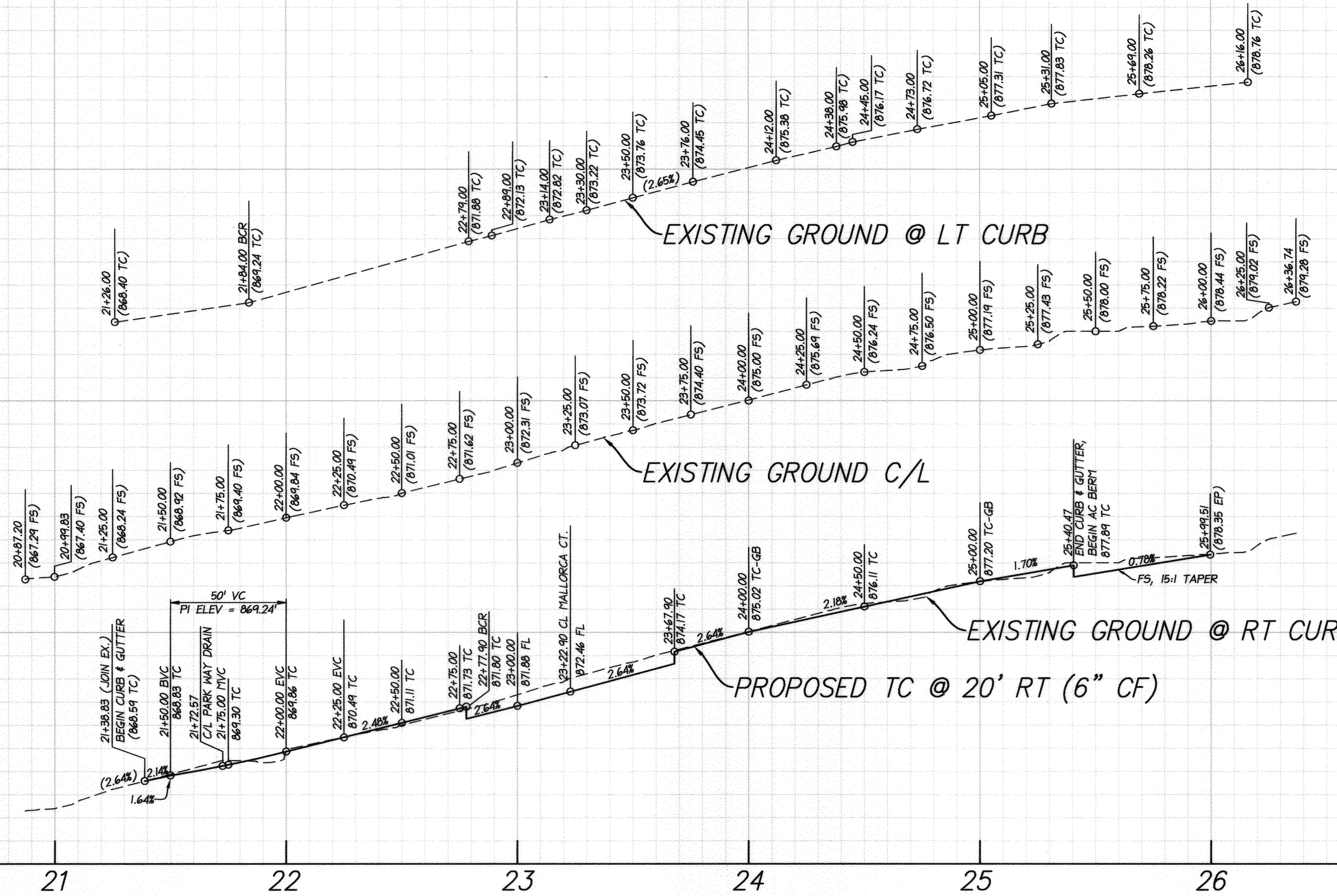
-875- TC @ 20' LT.

C/L -875-

-875- C/L

TC @ 20' RT. -875-

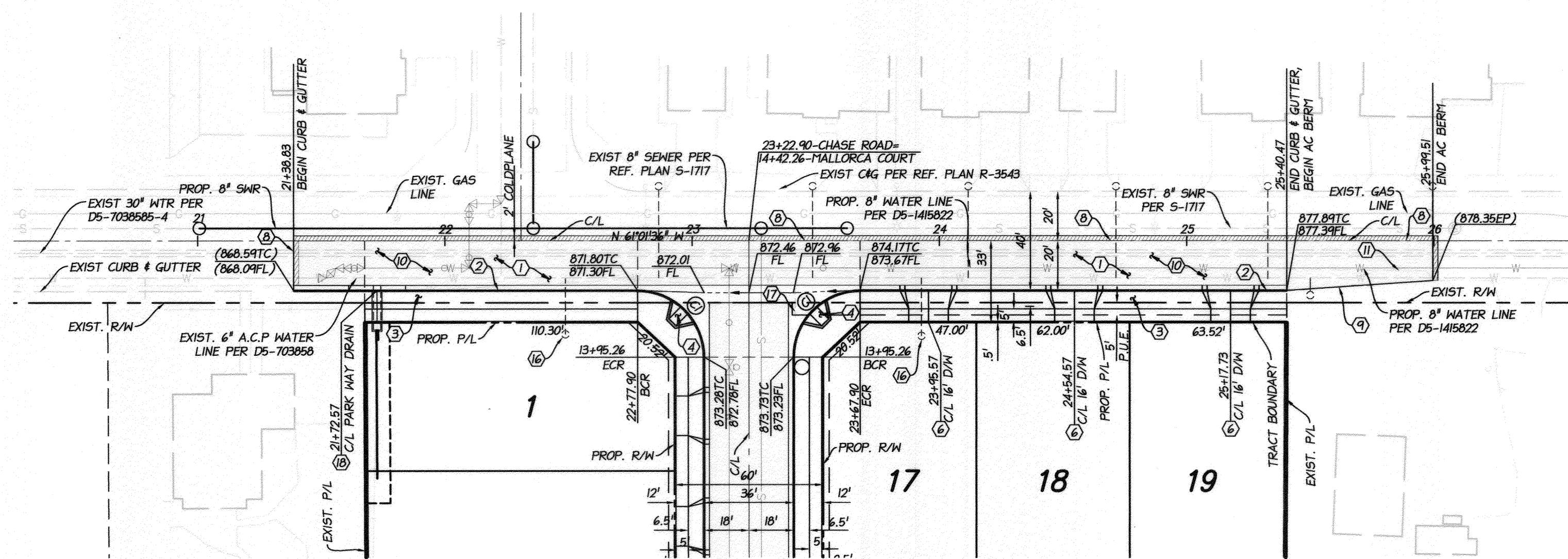
-875- TC @ 20' RT.



**PROFILE SCALE**  
 HORZ: 1" = 40'  
 VERT: 1" = 4'

**CONSTRUCTION NOTES**

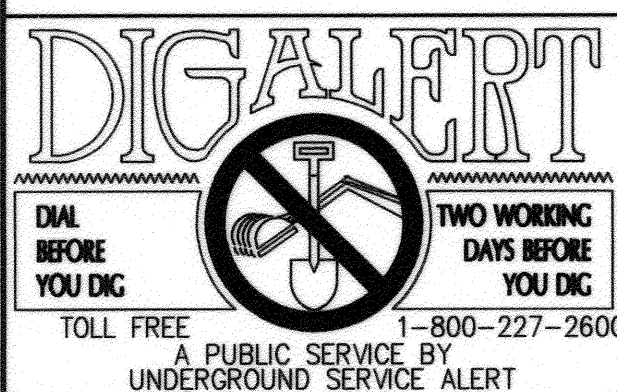
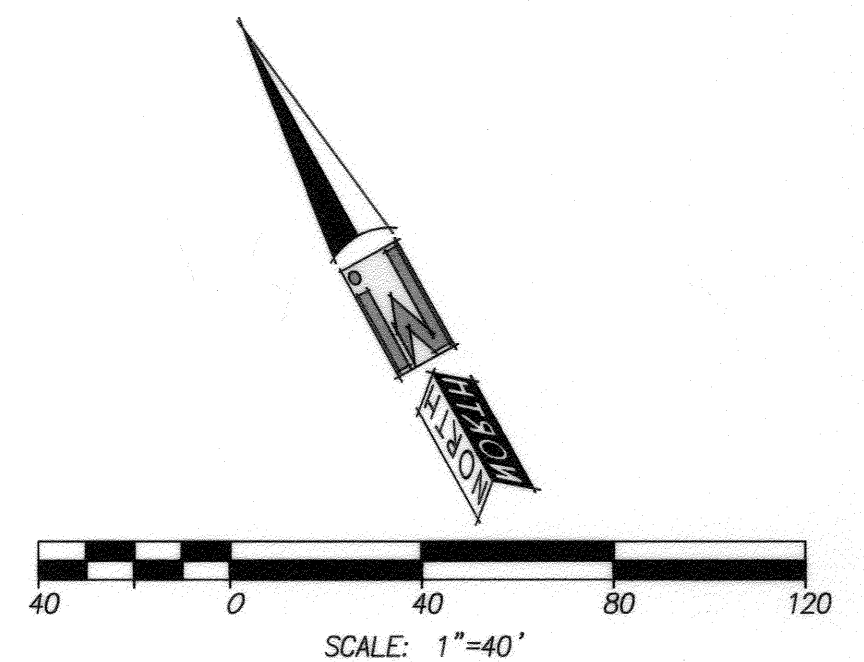
- ① CONSTRUCT \_\_\_\_ A.C. OVER \_\_\_\_ CLASS 2 AGGREGATE BASE. FINAL SECTION SHALL BE DETERMINED BY THE SOILS ENGINEER AT THE COMPLETION OF ROUGH GRADE. R-VALUE=\_\_\_\_\_
- ② CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200 TYPE I
- ③ CONSTRUCT CONCRETE P/L SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
- ④ CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304 TYPE I
- ⑤ CONSTRUCT CURB RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304 TYPE III
- ⑥ CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302 TYPE CURB II
- ⑦ CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220
- ⑧ CONSTRUCT SAWCUT AND COLD PLANE PER DETAIL ON SHEET I
- ⑨ CONSTRUCT 6" A.C. BERM PER CITY OF RIVERSIDE STD. DWG. NO. 250
- ⑩ REMOVE A.C. PAVING
- ⑪ REMOVE A.C. BERM
- ⑫ CONSTRUCT CATCH BASIN TYPE I PER CITY OF RIVERSIDE STD. DWG. NO. 400 W=14', V=3.5'
- ⑬ INSTALL 24" R.C.P. PER CITY OF RIVERSIDE STD. DWG. NO. 452 CASE I (MODIFIED)
- ⑭ CONSTRUCT HEADWALL PER DETAIL ON SHEET 4
- ⑮ CONSTRUCT RIP RAP PER DETAIL ON SHEET 4
- ⑯ EXISTING UTILITIES TO BE CUT AND PLUGGED BY CITY FORCES
- ⑰ EXISTING FIRE HYDRANT TO BE ABANDONED BY CITY FORCES
- ⑱ CONSTRUCT 3' WIDE PARKWAY DRAIN INLET TYPE I, PER CITY OF RIVERSIDE STD. DWG. NO. 410



MALLORCA COURT  
 SEE SHEET 2

CHASE ROAD

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TAN
(C)	42.41'	27.00'	90°00'00"	27.00'



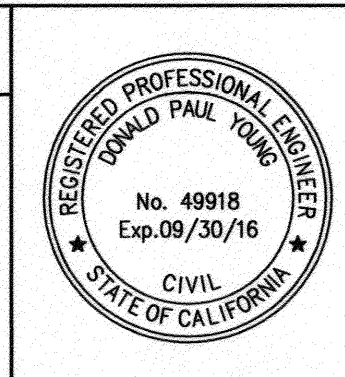
BENCHMARK:  
 CITY OF RIVERSIDE  
 POINT ID: J7-B2  
 BRASS DISK STAMPED "J7-B" IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF CHASE STREET AND ORANGE STREET

CITY OF RIVERSIDE PUBLIC UTILITIES  
 DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND

APPROVED BY  
*Sumner Apple* 5/12/15  
 ELECTRIC ENGINEERING

CITY OF RIVERSIDE PUBLIC UTILITIES  
 WATER DEPARTMENT

APPROVED BY  
*Matthew...* 5/12/15  
 WATER ENGINEERING



CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/31/2016  
**IW CONSULTING ENGINEERS, INC.**  
 CIVIL ENGINEERING • LAND PLANNING  
 AERIAL MAPPING • SURVEYING  
 ENTITLEMENTS • GOVERNMENT RELATIONS

3544 UNIVERSITY AVENUE TEL: 951.905.5300  
 RIVERSIDE, CA 92501 FAX: 951.905.5302  
 WWW.IWCEI.COM

PREPARED BY: *David Young* R.C.E. NO. 49918  
 DATE: 5/11/15

MARK	REVISIONS	APPR. DATE
DESIGNED BY	DRAWN BY	CHECKED BY

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

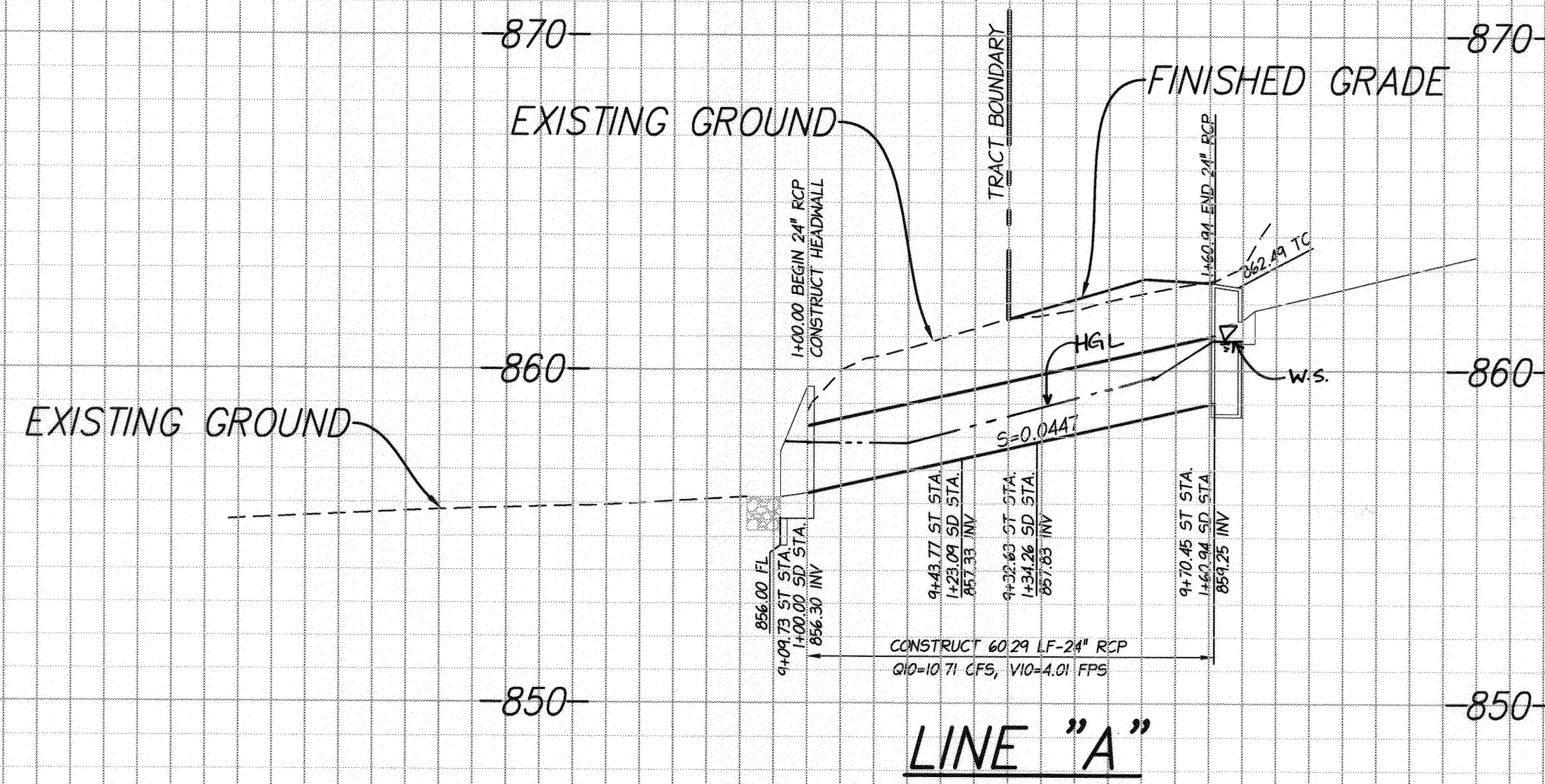
APPROVED BY: *David...* BY DATE: *5/12/15*  
 CITY ENGINEER/PW DIRECTOR

**CITY OF RIVERSIDE  
 STREET IMPROVEMENTS PLAN  
 TRACT NO. 33506  
 CHASE ROAD**

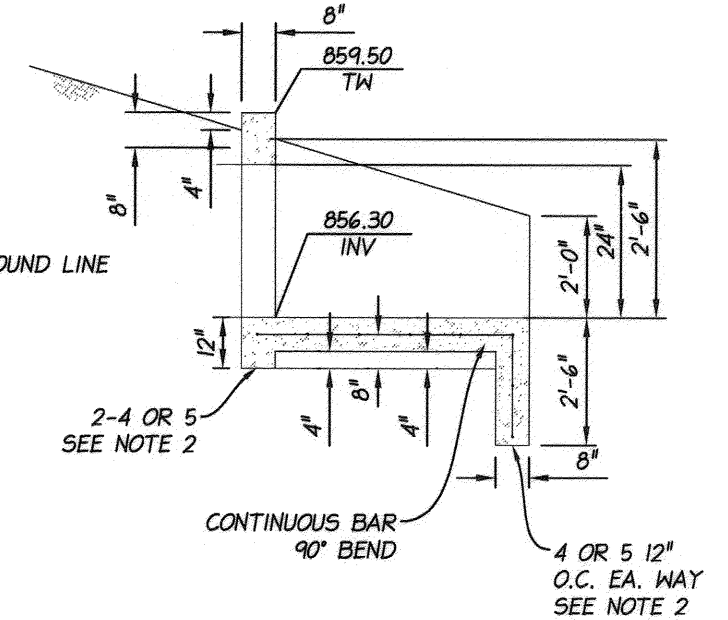
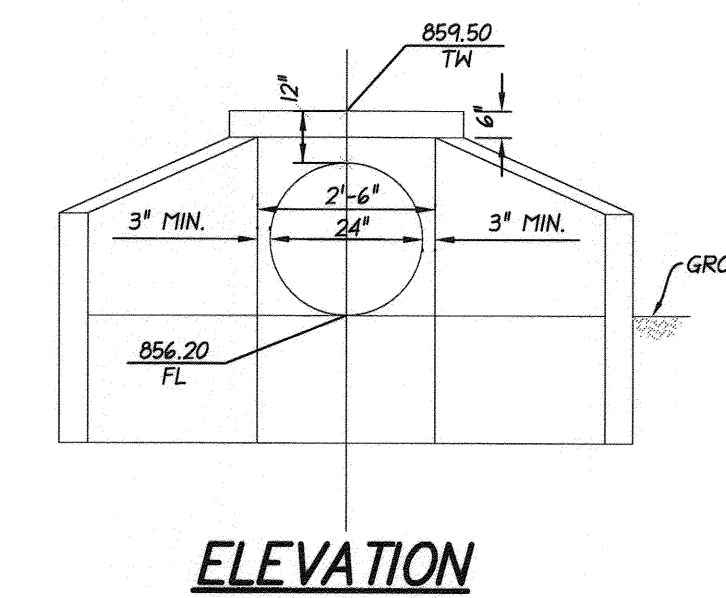
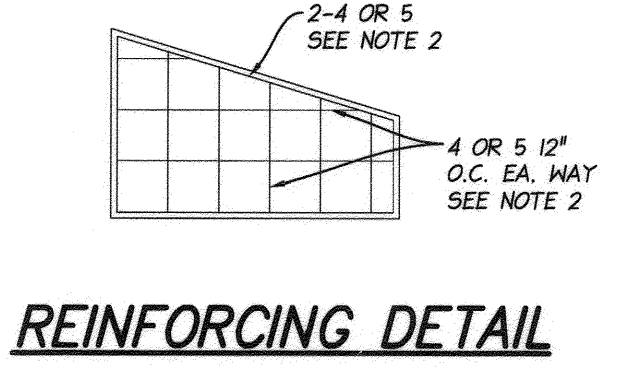
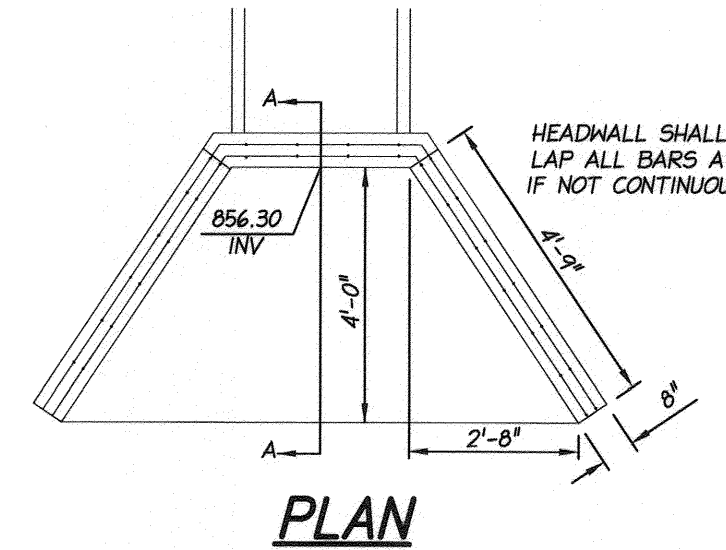
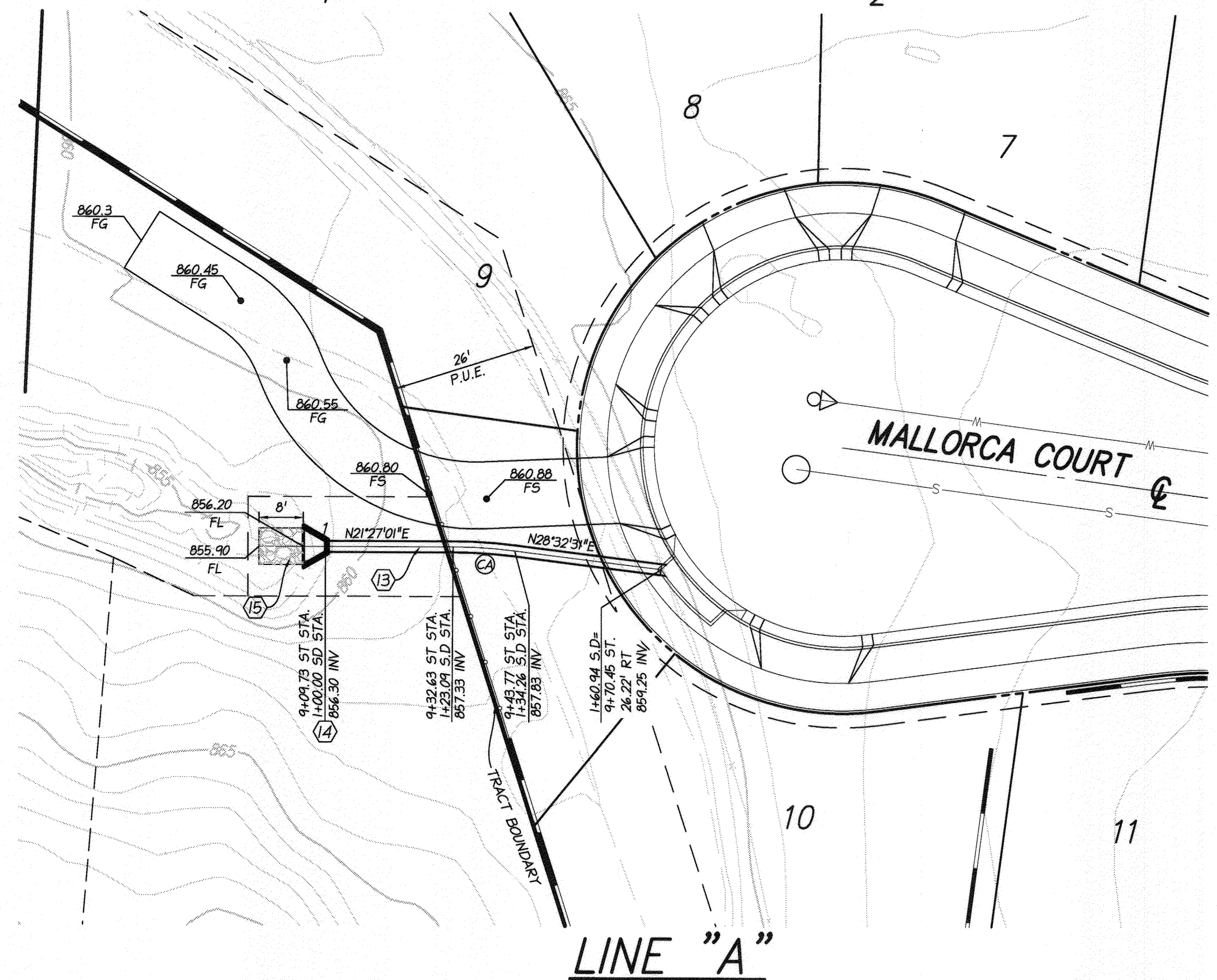
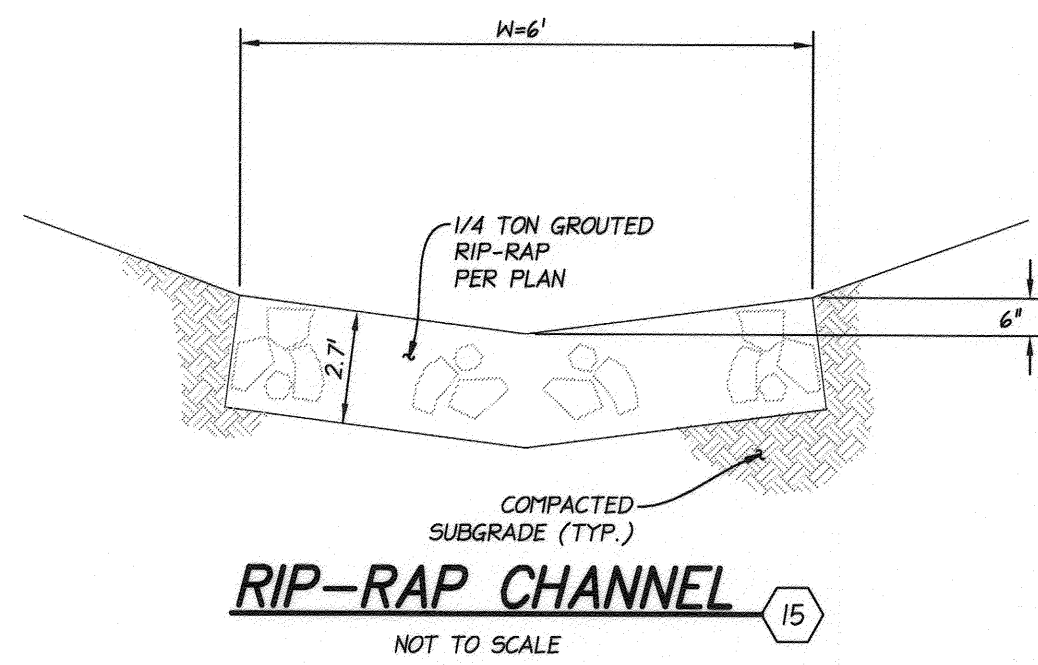
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

PW14-0052  
**R-4294**  
 SHEET **3** OF **5**

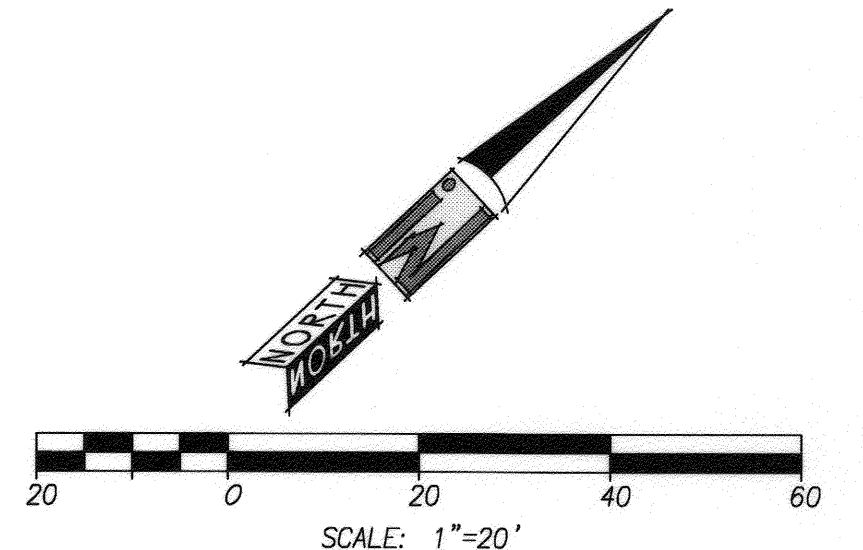




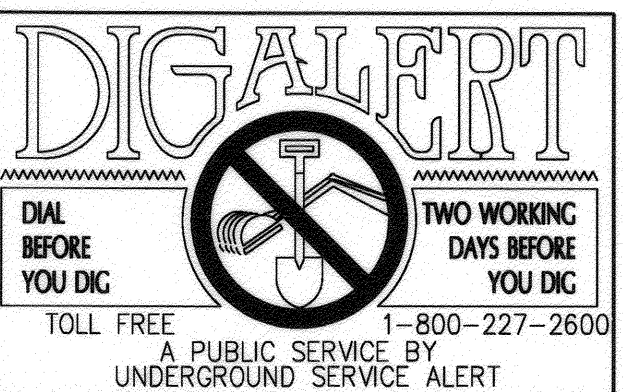
**PROFILE SCALE**  
 HORZ: 1" = 20'  
 VERT: 1" = 4'



- HEADWALL SHALL BE CONSTRUCTED OF CLASS A CONCRETE.
- REINFORCING STEEL SHALL BE NO. 4 BARS FOR "W" UP TO 60". ABOVE "W"=60" NO. 5 BARS SHALL BE USED. 2" MIN CLEARANCE 30 DIAMETER LAP, ALL STEEL OR FLATTER.
- ADJACENT SLOPES SHALL BE 15 TO 1 OR FLATTER.
- MULTIPLE PIPES TO BE SET WITH LONGITUDINAL CENTERS 1 2/3 DIAMETERS APART.
- ALL EXPOSED CORNERS TO BE ROUNDED 3/4" RADIUS.
- W SHALL BE INCREASED WHEN MULTIPLE PIPES OR PIPES ON SKEN ARE USED.



- CONSTRUCTION NOTES:**
- INSTALL 24" R.C.P. PER CITY OF RIVERSIDE STANDARD DRAWING NO. 452 CASE 1
  - CONSTRUCT HEADWALL PER DETAIL HEREON
  - CONSTRUCT 1/4 TON GROUTED RIP-RAP PER DETAIL HEREON

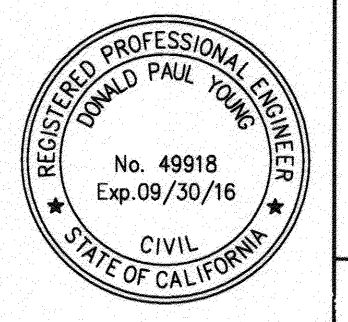


CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TAN
CA	11.17'	90.00'	7°06'37"	5.59'

BENCHMARK:  
 CITY OF RIVERSIDE  
 POINT ID: J7-B2  
 BRASS DISK STAMPED "J7-B" IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF CHASE STREET AND ORANGE STREET  
 ELEV: 841.159'  
 1929 DATUM

CITY OF RIVERSIDE PUBLIC UTILITIES  
 DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND  
 APPROVED BY: *[Signature]* 5/2/15  
 ELECTRIC ENGINEERING

CITY OF RIVERSIDE PUBLIC UTILITIES  
 WATER DEPARTMENT  
 APPROVED BY: *[Signature]* 5/6/15  
 WATER ENGINEERING



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 3544 UNIVERSITY AVENUE TEL: 951.905.5300  
 RIVERSIDE, CA 92501 FAX: 951.905.5302  
 WWW.IWCEL.COM  
 PREPARED BY: *[Signature]* R.C.E. NO. 49918  
 DATE: 5/15

MARK DESIGNED BY: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
 REVISIONS \_\_\_\_\_ APPR. DATE \_\_\_\_\_

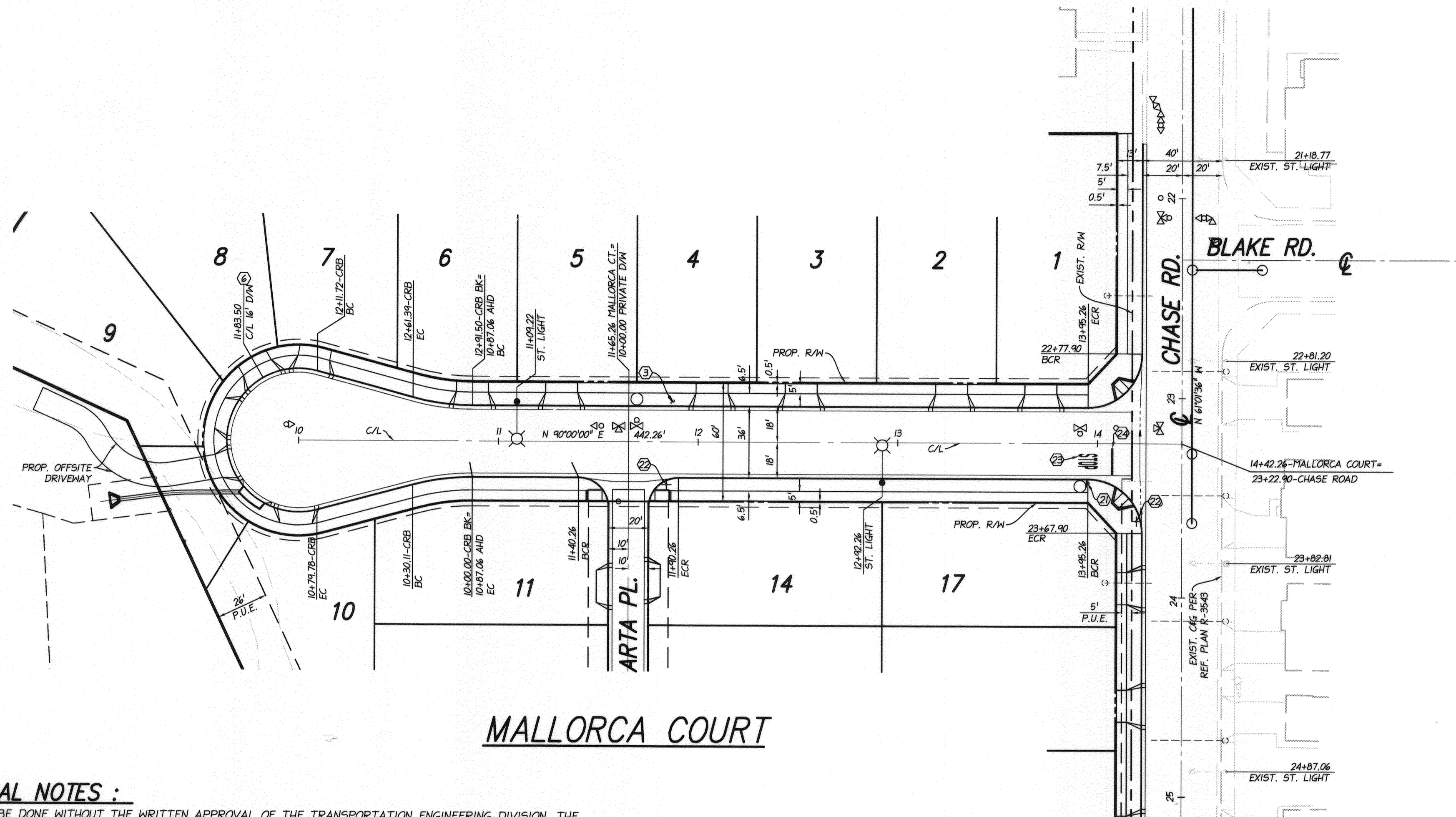
**CITY OF RIVERSIDE, CALIFORNIA  
 PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: *[Signature]* BY DATE: 5/7/2015  
 ENGINEERING MANAGER  
 TRAFFIC ENGINEERING

**CITY OF RIVERSIDE  
 STREET IMPROVEMENTS PLAN  
 TRACT NO. 33506  
 LINE "A" STORM DRAIN**  
 HORIZ. SCALE: \_\_\_\_\_ VERT. SCALE: \_\_\_\_\_

PW14-0052  
**R-4294**  
 SHEET 4 OF 5



# CITY OF RIVERSIDE SIGNAGE & STRIPING PLAN TRACT NO. 33506



**CONSTRUCTION NOTES:**

- (21) INSTALL R-1 STOP SIGN PER CITY OF RIVERSIDE STD. DWG. NOS. 662 & 664. 1 EACH
- (22) INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. DWG. NOS. 662 & 664. 2 EACH
- (23) INSTALL THERMOPLASTIC WHITE PAVEMENT MARKINGS, STOP LEGEND PER CALTRANS STD PLAN NO. A24D. 1 EACH
- (24) INSTALL THERMOPLASTIC 12" SOLID WHITE STRIPE PER CALTRANS STD PLAN NO. A24E. 1 EACH

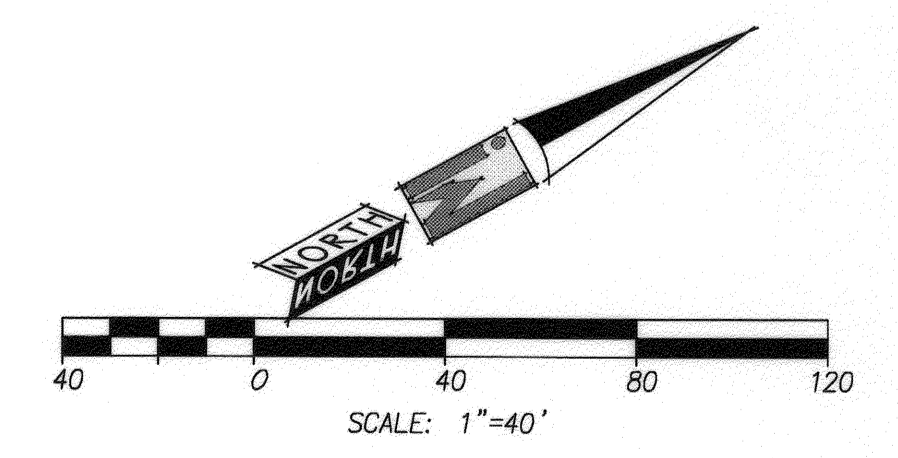
**QUANTITY:**

**SIGNING AND STRIPING GENERAL NOTES :**

1. SIGNING AND STRIPING INSTALLATION MUST NOT BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TRANSPORTATION ENGINEERING DIVISION. THE PUBLIC WORKS INSPECTOR OR DESIGNEE MUST INSPECT ALL STRIPING, CATTRACKING, AND TRAFFIC SIGN LAYOUTS BEFORE INSTALLATION. CONTACT THE PUBLIC WORKS INSPECTOR TO SCHEDULE AN INSPECTION AT LEAST 24 HOURS BEFORE COMPLETING LAYOUTS. THE CITY ENGINEER OR DESIGNEE MUST APPROVE ANY CHANGES DUE TO PLAN DISCREPANCIES OR REVISIONS.
2. ALL SIGNING AND STRIPING MUST BE INSTALLED PER THE LATEST CALTRANS STANDARD SPECIFICATIONS PLANS A10A THROUGH A24E, CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (2010 OR LATEST VERSION), AND CITY OF MORENO VALLEY STANDARD PLANS, SECTION 4. ALL RAISED PAVEMENT MARKERS MUST BE NEW.
3. ALL STRIPING MUST BE INSTALLED USING WATER BORNE PAINT (UNLESS OTHERWISE SPECIFIED) PER THE LATEST CALTRANS STANDARD SPECIFICATIONS. ALL PAVEMENT MARKINGS (LEGENDS) AND X-WALK MUST BE THERMO PLASTIC (EXCLUDING SPEED AND BICYCLE LEGENDS). THE STRIPING MUST BE INSTALLED USING A ROAD LINER TYPE STRIPING TRUCK USING AIRLESS EQUIPMENT. ALL SIGNING AND STRIPING MUST BE COMPLETED BEFORE THE ROADWAY IS OPEN TO TRAFFIC. STRIPES AND MARKINGS ON NEW PAVEMENT MUST BE SECOND COATED SEVEN DAYS AFTER THEIR FIRST COAT.
4. ALL STENCILS USED FOR INSTALLING PAVEMENT MARKINGS MUST CONFORM TO THE LATEST CALTRANS STENCILING STANDARDS A24A THROUGH A24E.
5. ANY EXISTING STRIPING OR PAVEMENT MARKINGS WHICH CONFLICT WITH THIS APPROVED SIGNING AND STRIPING PLAN MUST BE REMOVED BY WET SANDBLASTING. NO BLACKOUT STRIPING WILL BE ALLOWED. PAVEMENT MARKINGS TO BE REMOVED SHALL BE "BLOCKED" SO THE OLD MESSAGE CANNOT BE IDENTIFIED.
6. ALL TRAFFIC SIGNS SHALL BE INSTALLED PER CITY STANDARD DRAWINGS 662 AND 664. ALL TRAFFIC SIGN POSTS MUST BE INSTALLED WITHIN TWO FEET OF THE CURB FACE ON SIX FEET WIDE SIDEWALKS. SIGNS LARGER THAN 48 INCHES WIDE OR INSTALLED WHERE SIDEWALKS ARE CURB-ADJACENT AND FIVE FEET WIDE OR LESS MUST BE INSTALLED BEHIND THE SIDEWALK. TRAFFIC SIGNS MUST BE INSTALLED AT LEAST 12 FEET FROM THE EDGE OF PAVEMENT ON ROADWAYS WITHOUT CURBS. ALL SIGN REMOVALS INCLUDE REMOVING THE POST, BASE, AND FILLING THE HOLE. ANY TRAFFIC SIGNS THAT CONFLICT OR NO LONGER APPLY MUST BE REMOVED AND SALVAGED.
7. ALL STOP SIGNS ON ARTERIALS MUST BE 36 INCHES WIDE. ALL OTHER REGULATORY SIGNS AND WARNING SIGNS MUST BE FOR CONVENTIONAL ROADWAYS. ALL STOP SIGNS, WARNING SIGNS, AND STREET NAME SIGNS MUST BE A MINIMUM OF CLOSED ENCAPSULATED (HIGH INTENSITY) GRADE RETRO-REFLECTIVE SHEETING.

**LEGEND**

- TRACT BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- LOT LINE
- CENTERLINE
- 1 LOT NUMBER



**DIGALERT**

TWO WORKING DAYS BEFORE YOU DIG

TOLL FREE 1-800-227-2600

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

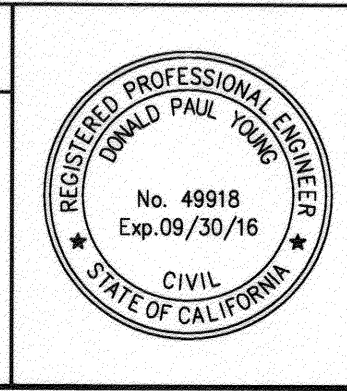
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POINT ID: J7-B2  
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ELEV: 841.159' 1929 DATUM

CITY OF RIVERSIDE PUBLIC UTILITIES  
DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND

*Sum* 5/17/15  
APPROVED BY  
ELECTRIC ENGINEERING

CITY OF RIVERSIDE PUBLIC UTILITIES  
WATER DEPARTMENT

*W* 5/16/15  
APPROVED BY  
WATER ENGINEERING



CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/31/2016

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WWW.IWCEI.COM

PREPARED BY: *Donald P. Young* R.C.E. NO. 49918  
DATE: 2/13/15

MARK	REVISIONS	APPR. DATE
DESIGNED BY	DRAWN BY	CHECKED BY

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

APPROVED BY: *[Signature]* BY DATE: 5/13/15  
ENGINEERING MANAGER: *[Signature]* DATE: 5/13/15  
TRAFFIC ENGINEERING: *[Signature]* DATE: 5/13/15

**CITY OF RIVERSIDE  
STREET IMPROVEMENTS PLAN  
TRACT NO. 33506  
SIGNAGE & STRIPING PLAN**

HORIZ. SCALE: 1"=40' VERT. SCALE: N/A

PW14 -0052  
**R-4294**  
SHEET **5** OF **5**