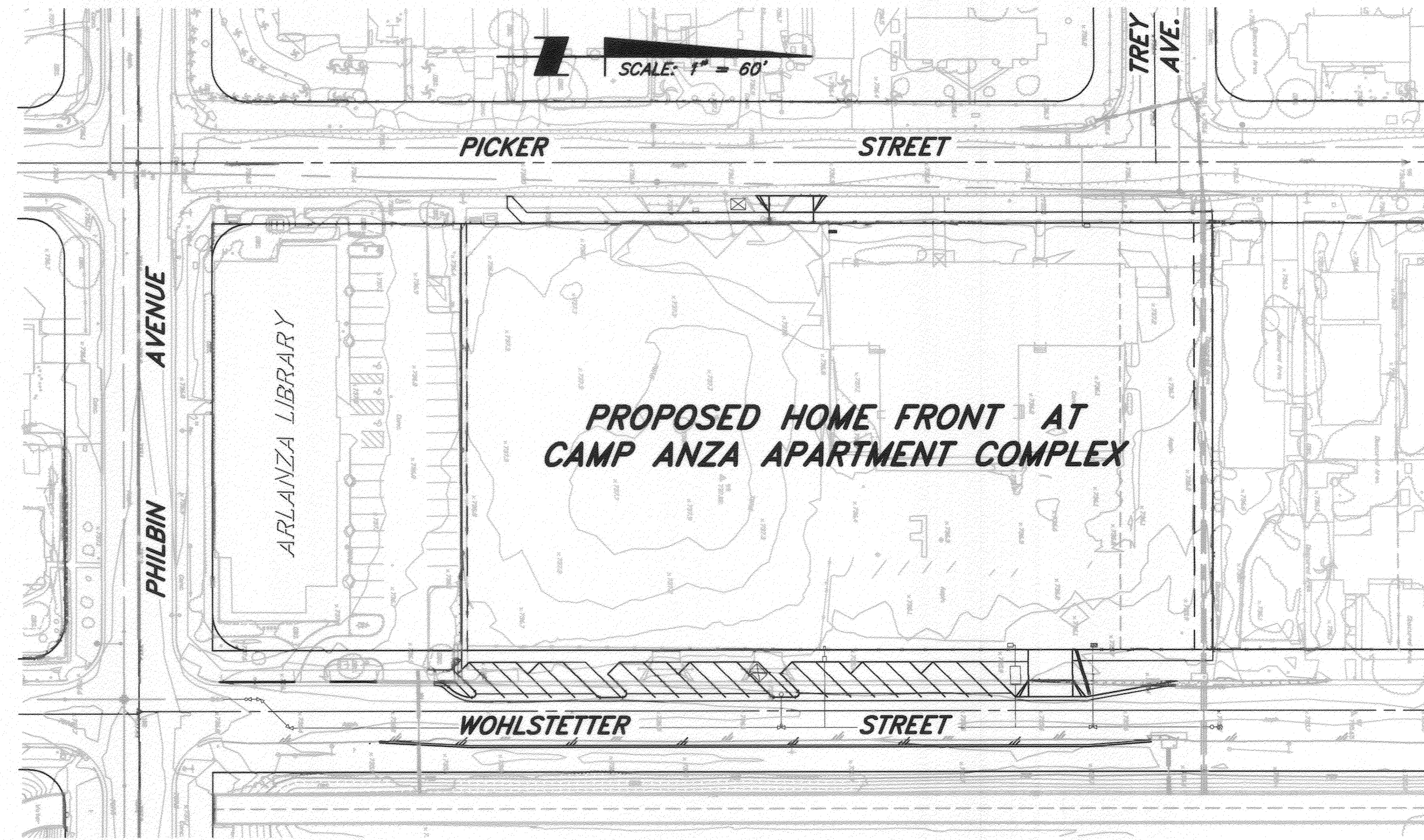


# STREET IMPROVEMENT PLAN

## HOME FRONT AT CAMP ANZA

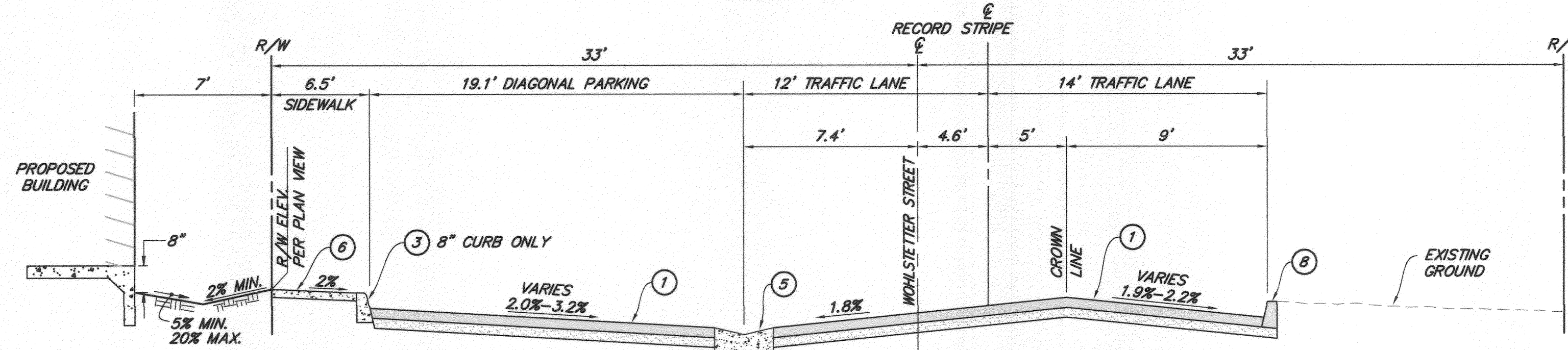
### GENERAL NOTES

1. 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.
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 (THIS NOTE REQUIRED ON AN PLANS.)
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 "STREET LIGHTING PLANS" 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 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.
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. THE CONTRACTOR AND/OR DEVELOPER 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.
12. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
13. 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.
14. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
15. 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.
16. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
17. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-2272600, 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.
18. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
19. 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.
20. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.



### INDEX MAP

SCALE: 1"=60'

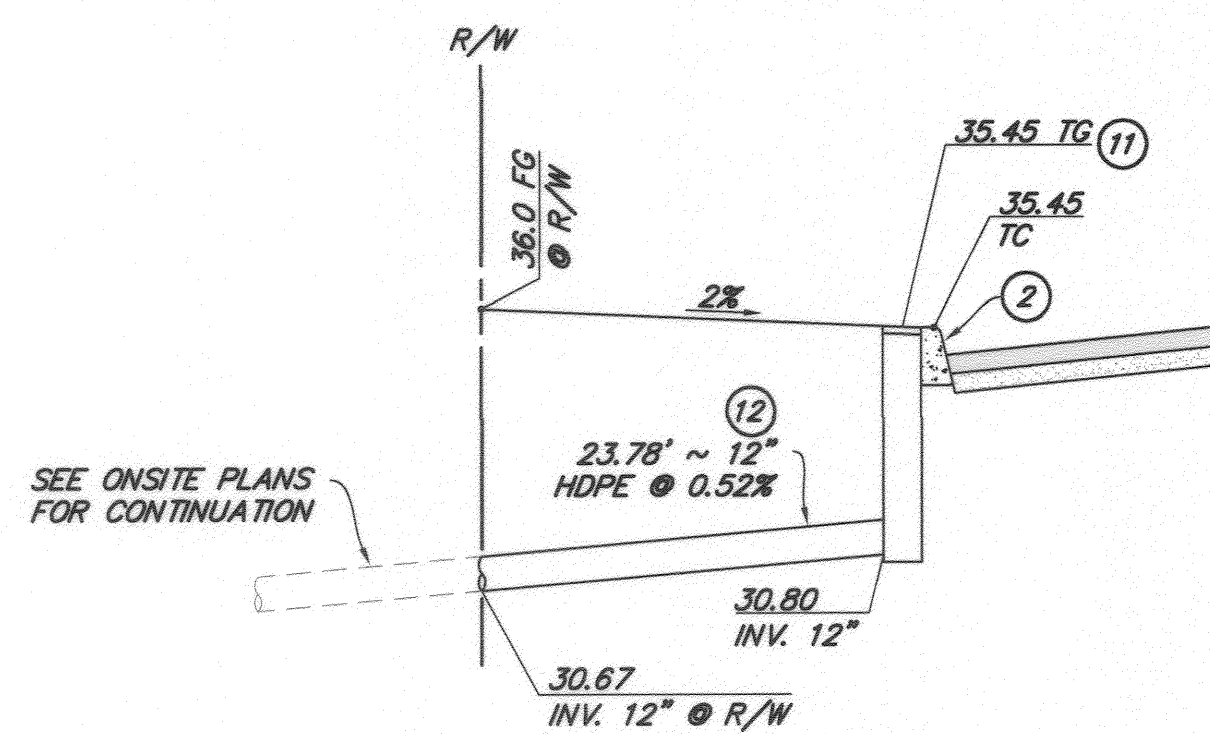


### TYPICAL SECTION - WOHLSTETTER STREET

NTS  
T.I.=5.0

### STREET IMPROVEMENT CONSTRUCTION NOTES

DESCRIPTION	QUANTITIES
1 CONSTRUCT 2" A.C. PAVING OVER 2" CLASS II AGGREGATE BASE.	13,770 S.F.
2 CONSTRUCT TYPE I, 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. NO. 200.	50 L.F.
3 CONSTRUCT TYPE II, 8" CURB ONLY PER CITY OF RIVERSIDE STD. DWG. NO. 200.	401 L.F.
4 CONSTRUCT TYPE II, 8" CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200.	47 L.F.
5 CONSTRUCT RIBBON GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220, SECTION A-A (MODIFIED W=4', D=1').	1,084 S.F.
6 CONSTRUCT CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325.	2,909 S.F.
7 CONSTRUCT TYPE PL-II DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302.	1 EA.
8 CONSTRUCT TYPE I, 6" BERM PER CITY OF RIVERSIDE STD. DWG. NO. 250.	418 L.F.
9 RECONSTRUCT EXIST. PARKWAY DRAIN PER CITY OF RIVERSIDE STD. DWG. NO. 410 & DETAIL ON SHT. 2	8 L.F.
10 CONSTRUCT TRENCH BACKFILL FOR PROPOSED WATERLINE IN EXISTING PAVEMENT PER CITY OF RIVERSIDE STD. DWG. NO. 453	157 L.F.
11 INSTALL 18" x 18" GRATED INLET WITH TRAFFIC RATED GRATE PER BROOKS PRODUCTS 1818 (PRIVATE) SEE DETAIL ON SHT. 1	1 EA.
12 INSTALL 12" HDPE STORM DRAIN (PRIVATE) SEE DETAIL ON SHT. 1	24 L.F.
13 REMOVE EXISTING AC PAVEMENT	13,696 S.F.
14 REMOVE EXISTING CONCRETE CURB & GUTTER	402 L.F.
15 PROTECT IN PLACE (ITEM AS NOTED)	-
16 APPROXIMATE LOCATION OF ELECTRICAL TRANSFORMER BY OTHERS.	-



### DETAIL-PRIVATE STORM DRAIN BUBBLER OVERFLOW

NOT TO SCALE

### STREET ADDRESS

5745, 5750, 5771, 5775 & 5797 PICKER STREET AND 5780, 5798, 5810 WOHLSTETTER STREET RIVERSIDE, CA. 92503

### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE CENTERLINE OF PICKER STREET PER CAMP ANZA SUBDIVISION NO. 1, MB 22/81-82, BEING NORTH 00°30'30" EAST.

### AREA

GROSS: 93, 976 SQ. FT. 2.16 AC.  
NET: 93, 976 SQ. FT. 2.16 AC.

### ASSESSOR'S PARCEL NO.'(S)

151-123-008

### LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MERGER P-13-0697, PER DOC. # 2013-0508994 RECORDED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON 10-25-2013.

### OWNER/REPRESENTATIVE

HOUSING AUTHORITY OF THE CITY OF RIVERSIDE  
3900 MAIN STREET, 3RD FLOOR  
RIVERSIDE, CA 92522  
(951) 826-5590  
ATTN: SHONDA HEROLD

### TOPOGRAPHY SOURCE

INLAND AERIAL SURVEYS, INC.  
7117 ARLINGTON AVE. SUITE A,  
RIVERSIDE, CA 92503  
(951) 687-4252 OFFICE  
(951) 687-4180 FAX

### OWNER'S REPRESENTATIVE:

WAKELAND HOUSING AND DEVELOPMENT CORP.  
1230 COLUMBIA STREET, #930  
SAN DIEGO, CA 92101  
(619) 677-2370  
ATTN: DAVID HETHERINGTON

AERIAL FLIGHT DATE: APRIL 26, 2013

### CIVIL ENGINEER

SB&O, INC.  
41689 ENTERPRISE CIRCLE NORTH, SUITE 126  
TEMECULA, CA. 92590  
(951) 695-8900 (OFFICE)  
(951) 484-2205 (OFFICE)  
(951) 695-8901 (FAX)  
ATTN: DAN O'ROURKE

### GEOTECHNICAL ENGINEER

LEIGHTON AND ASSOCIATES, INC.  
10532 ACACIA STREET, SUITE B-6  
RANCHO CUCAMONGA, CA. 91730-5455  
(909) 484-2205 (OFFICE)  
(909) 484-2170 (FAX)  
CONTACT: JASON D. HERTZBERG  
PROJECT NO.: 10251.001

### LIST OF ABBREVIATIONS

AC	ASPHALT CONCRETE
BC	BEGIN CURVE
CAB	CRUSHED AGGREGATE BASE
CB	CATCH BASIN
CF	CURB FACE
DWG	DRIVEWAY
DWG	DRAWING
EC	END CURVE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EVC	END VERTICAL CURVE
FF	FINISH FLOOR ELEVATION
FL	FLOWLINE
GB	GRADE BREAK
GTR	GUTTER
HP	HIGH POINT
INV	INVERT
L	LENGTH
LF	LINEAL FEET
LP	LOW POINT
NO	NUMBER
NTS	NOT TO SCALE
PAD	PAD ELEVATION
PCC	PORTLAND CEMENT CONCRETE
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
ST	STREET
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
TF	TOP OF FOOTING
TW	TOP OF WALL
W	WIDTH

### SHEET INDEX

- 1 TITLESHEET
- 2 STREET IMPROVEMENT PLAN
- 3 STRIPING PLAN

### LEGEND

AC PAVEMENT	[Symbol]
CURB & GUTTER	[Symbol]
CURB	[Symbol]
CONCRETE RIBBON GUTTER	[Symbol]
CONCRETE SIDEWALK	[Symbol]
EP	[Symbol]
BERM	[Symbol]
DRIVEWAY APPROACH	[Symbol]
STORM DRAIN	[Symbol]
TRENCH BACKFILL IN EXIST. PAVEMENT	[Symbol]



### VICINITY MAP

NOT TO SCALE

RIVERSIDE PUBLIC UTILITIES WATER	RIVERSIDE PUBLIC UTILITIES ELECTRIC
<i>[Signature]</i>	<i>[Signature]</i>
APPROVED	APPROVED
10-14-2014 DATE	10-14-14 DATE

CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE #0119398, EXP. DATE: NOV. 30, 2014

### PLANNING CASE NO.'S

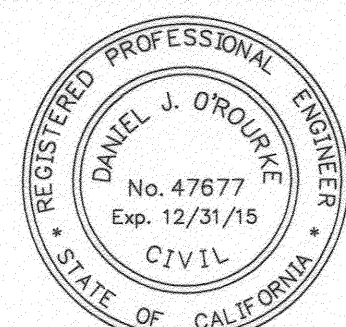
P13-0198, P-13-0199, P13-0201 PICKER STREET



**BENCHMARK**  
CITY OF RIVERSIDE BM G3-M3, PK NAIL AND CITY ENG. TAG IN THE TC AT THE EOR OF THE SOUTHEAST CURB RETURN OF PHILBIN AVE. AND PICKER STREET.  
ELEV. 736.685 (NGVD DATUM 1929)

**SB&O INC.**  
PLANNING ENGINEERING SURVEYING  
41689 Enterprise Circle North, Suite 126  
Temecula, Ca. 92590  
951-695-8900  
951-695-8901 Fax

ENGINEER IN RESPONSIBLE CHARGE  
*[Signature]*  
DANIEL J. O'ROURKE  
R.C.E. No. 47677 Expires 12/31/15  
DATE 10-4-14



MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE	APPROVED BY
ENGINEERING MANAGER	FM	11/7/14	<i>[Signature]</i>
CAPITAL PROJECT	EL	11/11/14	
TRAFFIC ENGINEERING	EL	10-23-14	

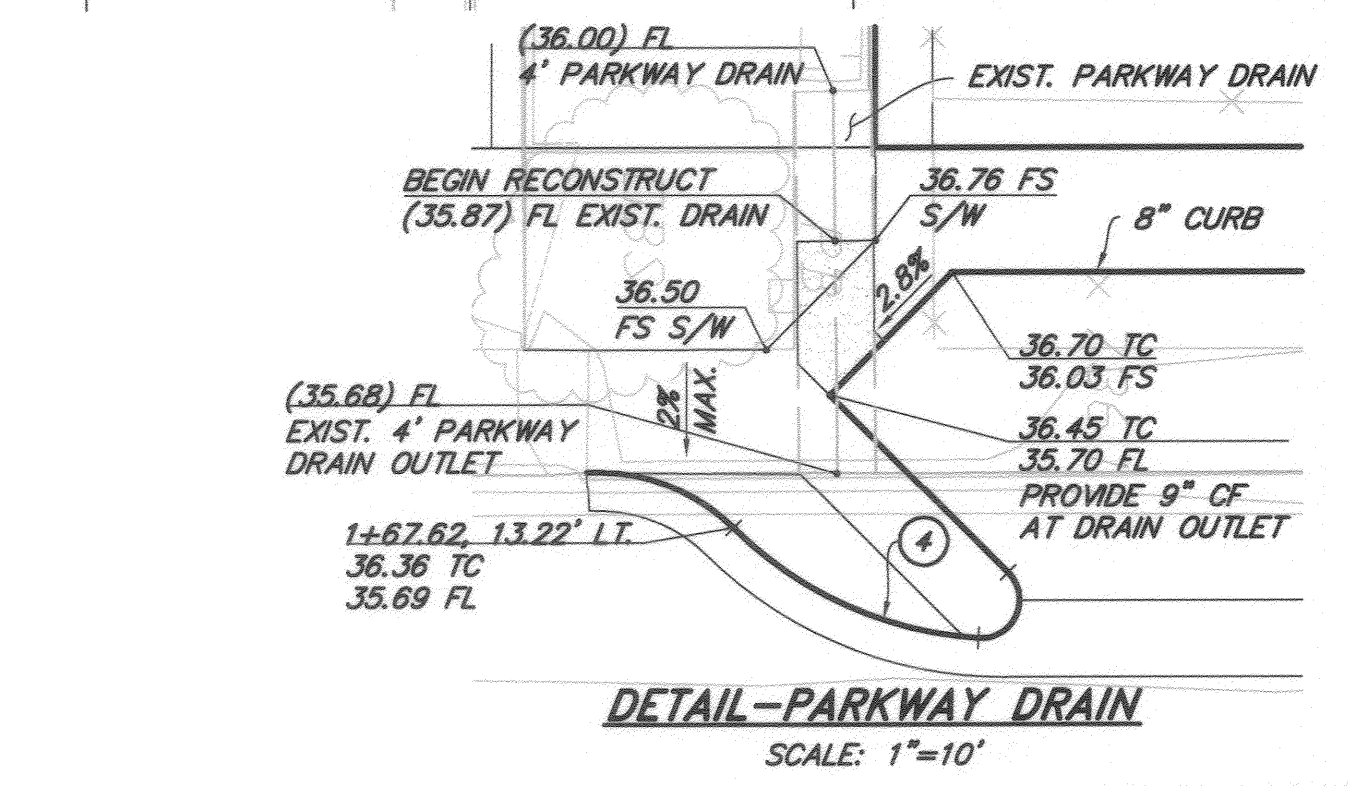
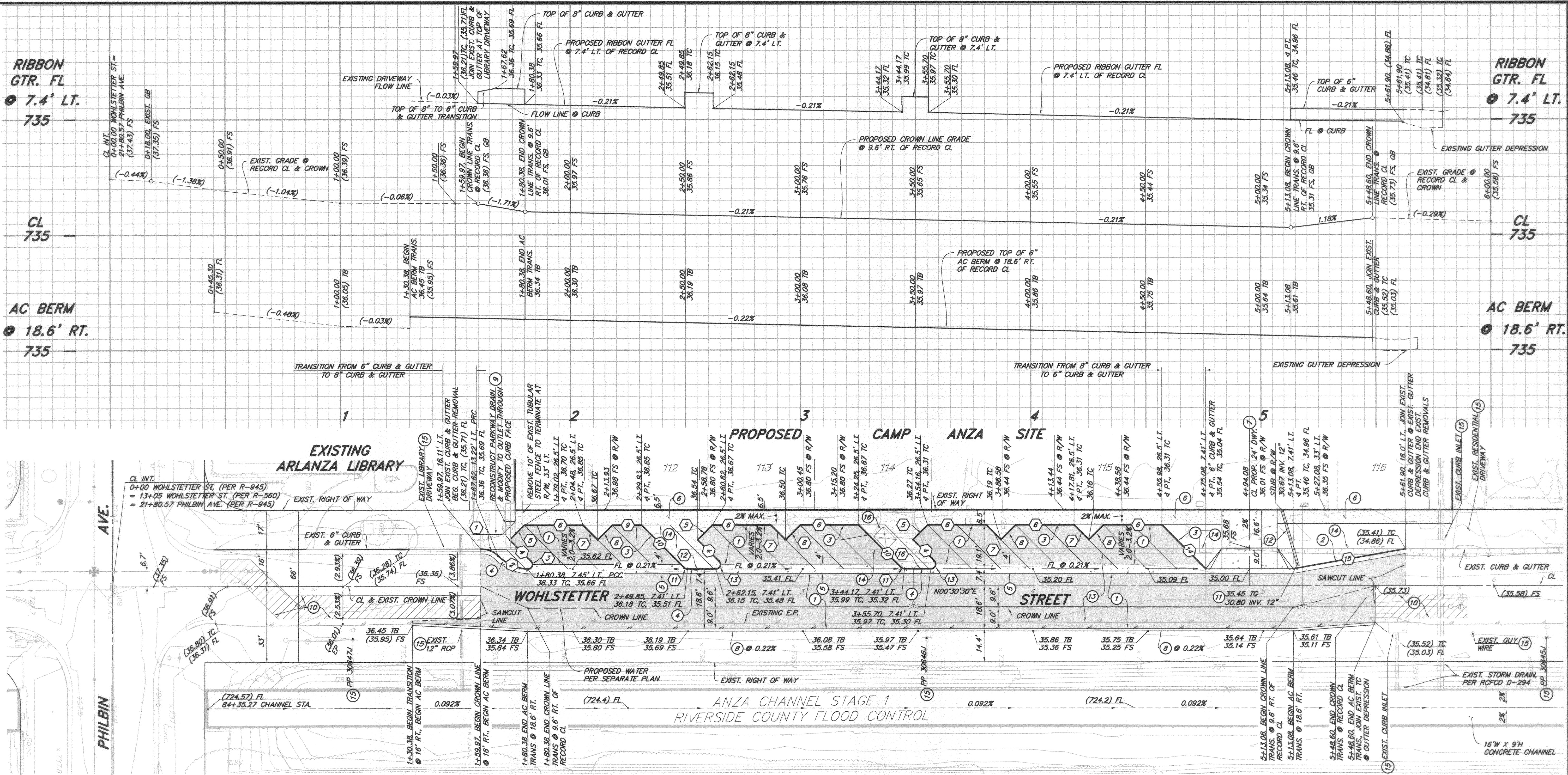
STREET IMPROVEMENT PLAN FOR:  
**WOHLSTETTER STREET & PICKER STREET**

TITLE SHEET  
HORIZONTAL SCALE: - VERTICAL SCALE: -

PW14-0301

**R-4313**

SHEET 1 OF 3



**CURVE/LINE DATA**

Δ/BRG	RADIUS	LENGTH	TANGENT
1 48°14'46"	10.00'	8.42'	4.48'
2 41°00'11"	20.00'	14.31'	7.48'
3 138°48'25"	2.00'	4.85'	5.32'
4 N45°30'27"E	-	13.12'	-
5 N44°29'33"W	-	9.00'	-
6 N00°30'27"E	-	25.46'	-
7 N45°30'27"E	-	9.00'	-
8 N44°29'33"W	-	9.00'	-

**CURVE/LINE DATA**

Δ/BRG	RADIUS	LENGTH	TANGENT
9 N00°30'27"E	-	12.73'	-
10 N45°30'27"E	-	26.17'	-
11 45°00'00"	2.00'	1.57'	0.83'
12 N00°30'27"E	-	12.30'	-
13 135°00'00"	2.00'	4.71'	4.83'
14 N45°30'27"E	-	27.00'	-
15 N09°31'15"W	-	49.58'	-
16 N00°30'27"E	-	11.52'	-

- STREET IMPROVEMENT CONSTRUCTION NOTES**
- CONSTRUCT "A" A.C. PAVING OVER "B" CLASS II AGGREGATE BASE
  - CONSTRUCT TYPE I, 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200.
  - CONSTRUCT TYPE II, 8" CURB ONLY PER CITY OF RIVERSIDE STD DWG. NO. 200.
  - CONSTRUCT TYPE II, 8" CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200
  - CONSTRUCT RIBBON GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220, SECTION A-A (MODIFIED W=4', D=1").
  - CONSTRUCT CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325.
  - CONSTRUCT TYPE PL-II DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302.
  - CONSTRUCT TYPE I, 6" BERM PER CITY OF RIVERSIDE STD. DWG. NO. 250.
  - RECONSTRUCT EXIST. PARKWAY DRAIN PER CITY OF RIVERSIDE STD. DWG. NO. 410 & DETAIL ON SHT. 2
  - CONSTRUCT TRENCH BACKFILL FOR PROPOSED WATERLINE IN EXISTING PAVEMENT PER CITY OF RIVERSIDE STD. DWG. NO. 453
  - INSTALL 18" x 18" GRATED INLET WITH TRAFFIC RATED GRATE PER BROOKS PRODUCTS 1818 (PRIVATE) SEE DETAIL ON SHT. 1.
  - INSTALL 12" HOPE STORM DRAIN (PRIVATE) SEE DETAIL ON SHT. 1
  - REMOVE EXISTING AC PAVEMENT
  - REMOVE EXISTING CONCRETE CURB & GUTTER
  - PROTECT IN PLACE (ITEM AS NOTED)
  - APPROXIMATE LOCATION OF ELECTRICAL TRANSFORMER BY OTHERS.

- STREET IMPROVEMENT CONSTRUCTION NOTES**

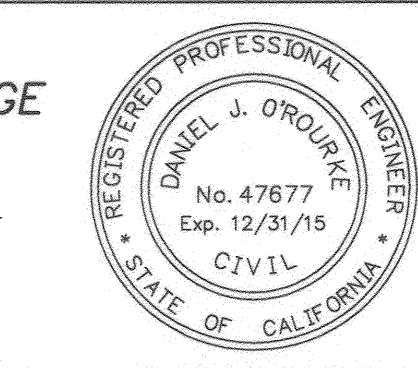
RIVERSIDE PUBLIC UTILITIES WATER  
 APPROVED: [Signature] DATE: 10-14-14

RIVERSIDE PUBLIC UTILITIES ELECTRIC  
 APPROVED: [Signature] DATE: 10-14-14

**BENCHMARK**  
 CITY OF RIVERSIDE BM G3-M3, PK NAIL AND CITY ENG. TAG IN THE TC AT THE ECR OF THE SOUTHEAST CURB RETURN OF PHILBIN AVE. AND PICKER STREET.  
 ELEV. 736.685 (NGVD DATUM 1929)

**SB&O INC.**  
 PLANNING ENGINEERING SURVEYING  
 41688 Enterprise Circle North, Suite 126  
 Temecula, Ca 92590  
 951-695-8900  
 951-695-8901 Fax

**ENGINEER IN RESPONSIBLE CHARGE**  
 DANIEL J. O'ROURKE  
 R.C.E. No. 47677 Expires 12/31/15  
 DATE: 10-4-14



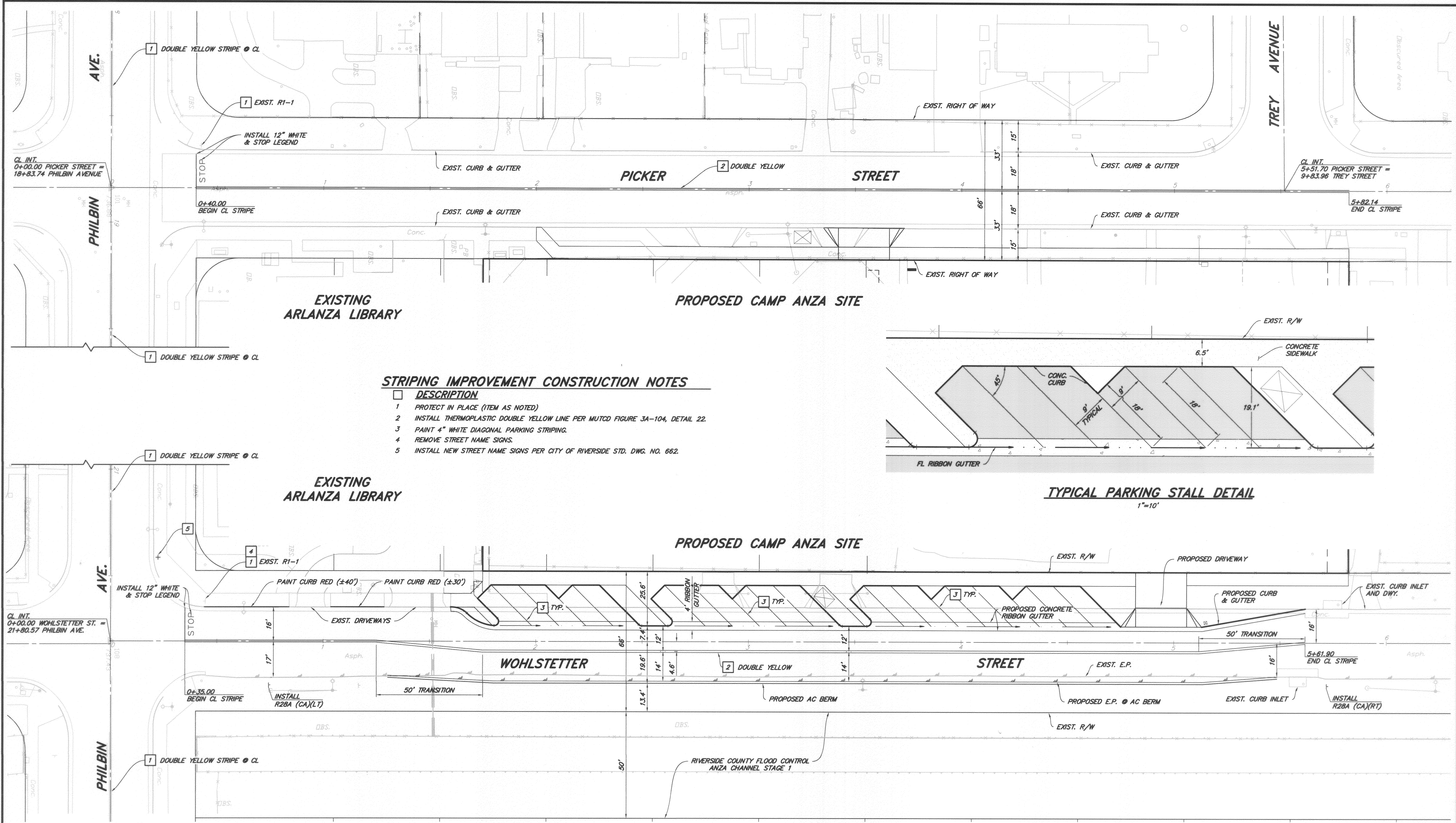
**CITY OF RIVERSIDE, CALIFORNIA**  
 PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: 11/13/14  
 CITY ENGINEER/PW DIRECTOR

STREET IMPROVEMENT PLAN FOR:  
**WOHLSTETTER STREET**  
 STA. 1+59.97 TO STA. 5+61.90  
 IMPROVEMENT PLAN  
 PW14-0301  
**R-4313**  
 SHEET 2 OF 3

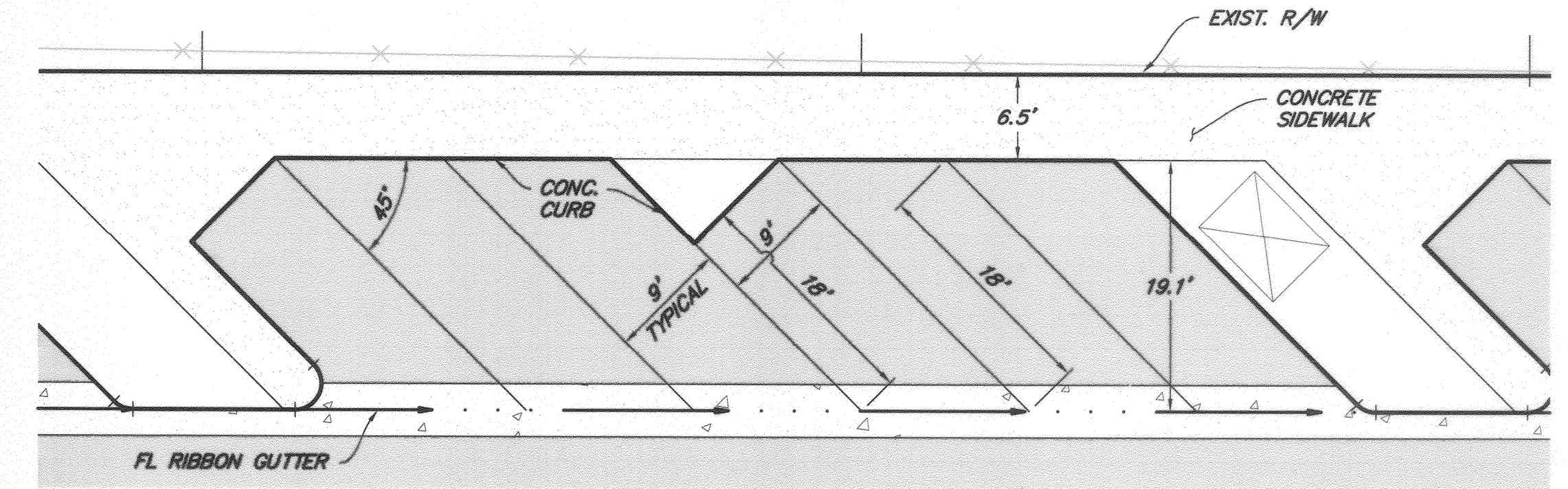
HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 2'

**IMPORTANT NOTICE**  
 Section 4216/4217 of the Government Code requires a Dig Alert identification number to be issued before a "Permit to Excavate" will be valid. For your Dig Alert ID, Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600



**STRIPING IMPROVEMENT CONSTRUCTION NOTES**

- DESCRIPTION**
- 1 PROTECT IN PLACE (ITEM AS NOTED)
  - 2 INSTALL THERMOPLASTIC DOUBLE YELLOW LINE PER MUTCD FIGURE 3A-104, DETAIL 22.
  - 3 PAINT 4" WHITE DIAGONAL PARKING STRIPING.
  - 4 REMOVE STREET NAME SIGNS.
  - 5 INSTALL NEW STREET NAME SIGNS PER CITY OF RIVERSIDE STD. DWG. NO. 662.



**TYPICAL PARKING STALL DETAIL**  
1"=10'

**IMPORTANT NOTICE**  
Section 4216/4217 of the Government Code requires a Dig Alert identification number to be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

<p>RIVERSIDE PUBLIC UTILITIES WATER</p> <p><i>[Signature]</i> APPROVED</p> <p>10-14-14 DATE</p>	<p>RIVERSIDE PUBLIC UTILITIES ELECTRIC</p> <p><i>[Signature]</i> APPROVED</p> <p>10-14-14 DATE</p>												
<p><b>BENCHMARK</b> CITY OF RIVERSIDE BM G3-M3, PK NAIL AND CITY ENG. TAG IN THE TC AT THE ECR OF THE SOUTHEAST CURB RETURN OF PHILBIN AVE. AND PICKER STREET. ELEV. 736.685 (NGVD DATUM 1929)</p>	<p><b>SB&amp;O INC.</b> PLANNING ENGINEERING SURVEYING 41689 Enterprise Circle North, Suite 126 Temecula, Ca 92590 951-695-8900 951-695-8901 Fax</p>												
<p><b>ENGINEER IN RESPONSIBLE CHARGE</b> <i>[Signature]</i> DANIEL J. O'ROURKE R.C.E. No. 47677 Expires 12/31/15 DATE 10-4-14</p>	<p><b>CITY OF RIVERSIDE, CALIFORNIA</b> PUBLIC WORKS DEPARTMENT</p> <table border="1"> <tr> <td>APPROVED BY</td> <td>BY</td> <td>DATE</td> </tr> <tr> <td>ENGINEERING MANAGER</td> <td><i>[Signature]</i></td> <td>10/14/14</td> </tr> <tr> <td>CAPITAL PROJECTS</td> <td><i>[Signature]</i></td> <td>10/14/14</td> </tr> <tr> <td>TRAFFIC ENGINEERING</td> <td><i>[Signature]</i></td> <td>10-23-14</td> </tr> </table> <p>APPROVED BY <i>[Signature]</i> CITY ENGINEER/PW DIRECTOR DATE 11/13/2014</p>	APPROVED BY	BY	DATE	ENGINEERING MANAGER	<i>[Signature]</i>	10/14/14	CAPITAL PROJECTS	<i>[Signature]</i>	10/14/14	TRAFFIC ENGINEERING	<i>[Signature]</i>	10-23-14
APPROVED BY	BY	DATE											
ENGINEERING MANAGER	<i>[Signature]</i>	10/14/14											
CAPITAL PROJECTS	<i>[Signature]</i>	10/14/14											
TRAFFIC ENGINEERING	<i>[Signature]</i>	10-23-14											

SCALE: 1" = 20'  
GRAPHIC SCALE  
20' 0 20' 40' 60'

STRIPING IMPROVEMENT PLAN FOR:  
**WOHLSTETTER STREET & PICKER STREET**  
STRIPING PLAN  
HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: -

PW14-0301  
**R-4313**  
SHEET 3 OF 3

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