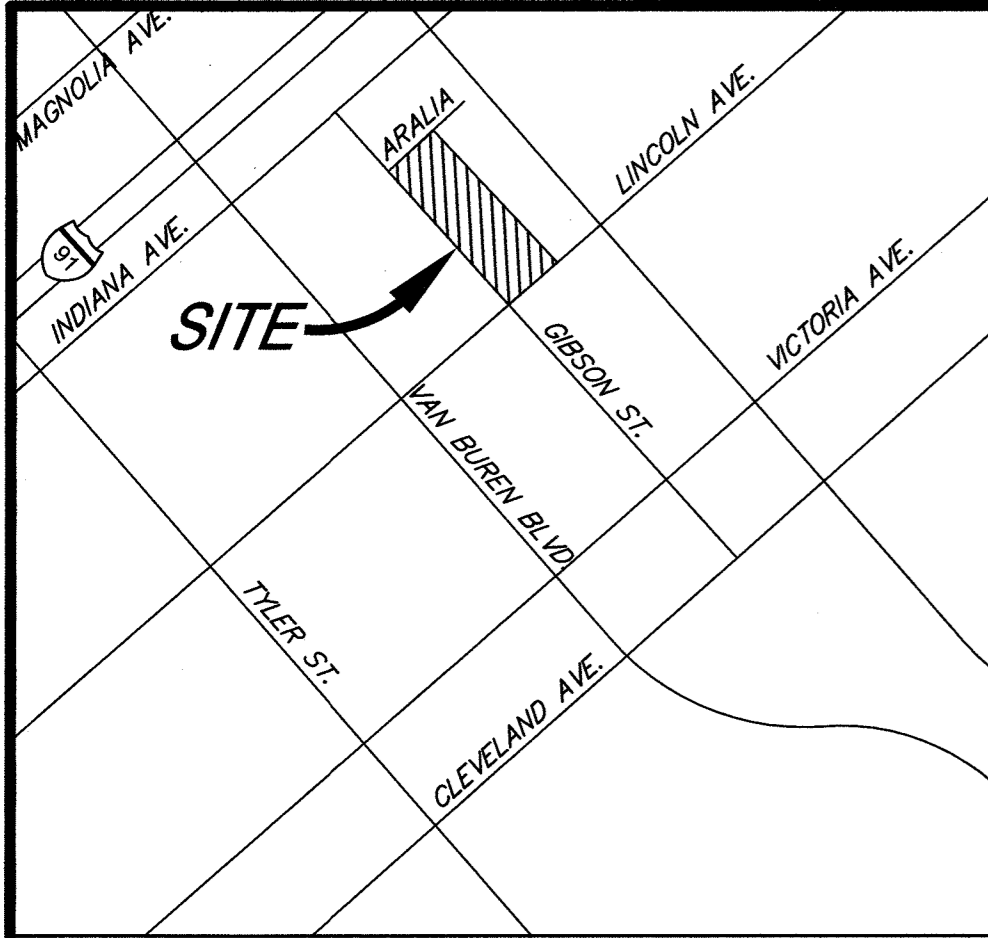


TRACT 36806 STREET IMPROVEMENT PLAN



VICINITY MAP
NOT TO SCALE
THOMAS GUIDE PAGE: 715 GRID: A7

GENERAL NOTES

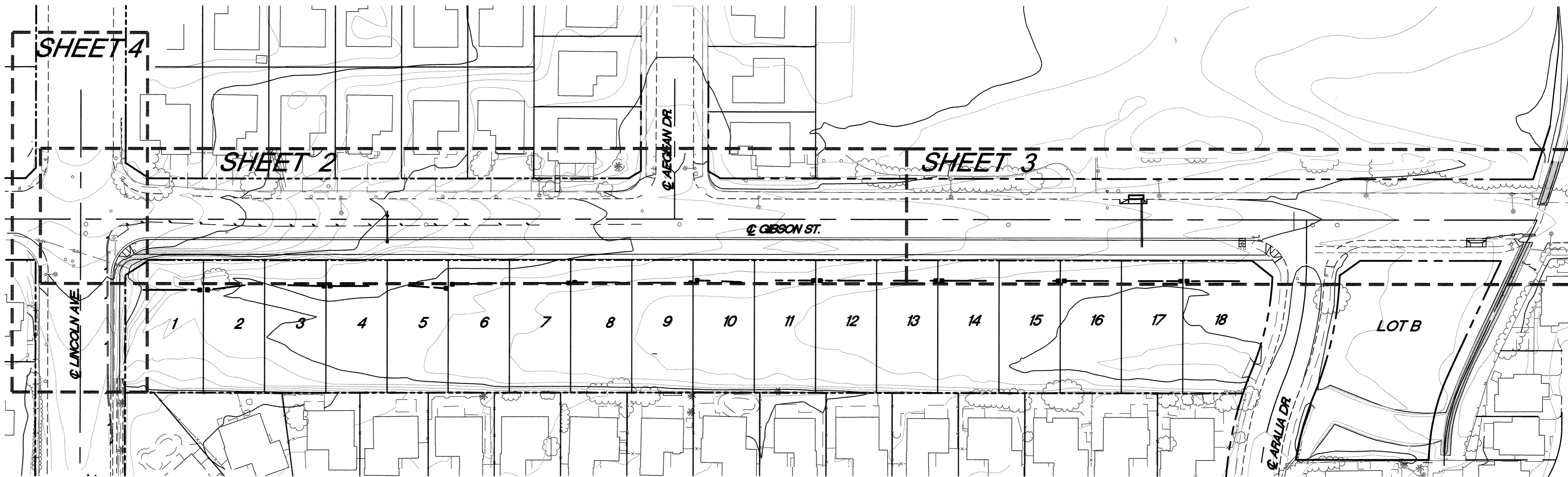
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY 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.
- 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 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.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- SEE STREET LIGHTING PLANS FOR LOCATION AND QUANTITY OF REQUIRED STREET LIGHTS.
- 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 U.S.A.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- 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 PROCEDURES.
- 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.
- 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR OPENING THE STREETS TO TRAFFIC.

NOTICE TO CONTRACTOR:

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE 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 DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION.

PUBLIC UTILITIES DEPARTMENT NOTICE

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



INDEX MAP
SCALE: 1"=60'

ENGINEER

SDH & ASSOCIATES INC.
5225 CANYON CREST DRIVE
BLDG. 300 SUITE 357
RIVERSIDE, CA 92507
VOICE (951) 788-2344
FAX (951) 788-2314

OWNER/APPLICANT

AYRES HOLDINGS
ATT. DONALD AYRES
355 BRISTOL ST. SUITE A
COSTA MESA, CA 92626

LEGEND

T.B.	- TOP OF BERM	---	TRACT BOUNDARY
F.G.	- FINISHED GRADE	---	CENTERLINE
F.L.	- FLOW LINE	---	CURB AND GUTTER
H.P.	- HIGH POINT	---	EXISTING CONTOUR LINE
EXIST.	- EXISTING	---	LOT LINE
P.E.	- PAD ELEVATION	---	SLOPE
G.B.	- GRADE BREAK	---	
		---	ASPHALT STRUCTURAL SECTION

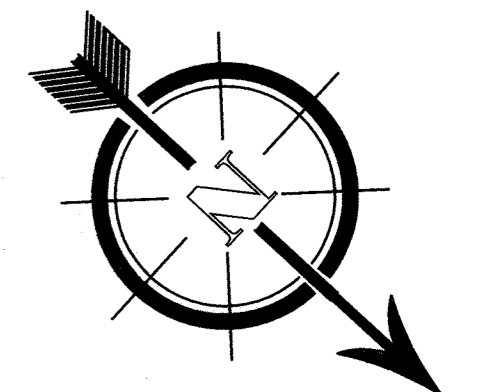
*NOTE: INSTALL DOUBLE YELLOW CENTERLINE (DETAIL 22) THROUGH PROJECT LIMITS

CONSTRUCTION NOTES:

- CONSTRUCT STRUCTURAL SECTION PER TYPICAL DETAIL.....21,322 SF
- 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200.....1,275 LF
- DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302.....19 EA
- SIDEWALK PER CITY OF RIVERSIDE STD. 325.....5,061 SF
- SAWCUT AND REMOVE.....5,795 SF
- HANDICAP RAMP PER CITY OF RIVERSIDE STD. 304.....2 EA
- ADJUST MANHOLE FRAME AND COVER TO GRADE.....5 EA
- RELOCATE EXISTING TRAFFIC SIGN PER CITY STDS. 662 & 664.....2 EA
- COLD PLANE AND OVERLAY EXISTING ASPHALT (0.10" MIN).....20,472 SF

SHEET INDEX

SHEET 1 - TITLE SHEET
SHEET 2 - GIBSON STREET
SHEET 3 - GIBSON STREET
SHEET 4 - LINCOLN AVENUE

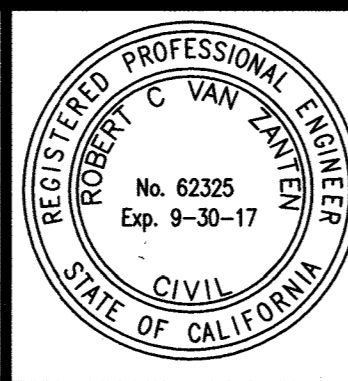


BUSINESS TAX CERTIFICATE NO. 107994 EXP. DATE 6-30-17

PUBLIC UTILITIES - WATER		PUBLIC UTILITIES - ELECTRIC	
APPROVED BY: <i>[Signature]</i> DATE: 4/6/17		APPROVED BY: <i>[Signature]</i> DATE: 4-6-17	
CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY:	BY:	DATE:	APPROVED BY:
<i>[Signature]</i>	<i>[Signature]</i>	4-10-17	<i>[Signature]</i>
DESIGNED BY: S.S.	DRAWN BY: S.U.S.	CHECKED BY: R.V.Z.	DATE: 4-10-17

Underground Service Alert
CALL BEFORE YOU DIG
CALL TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
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 THE SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

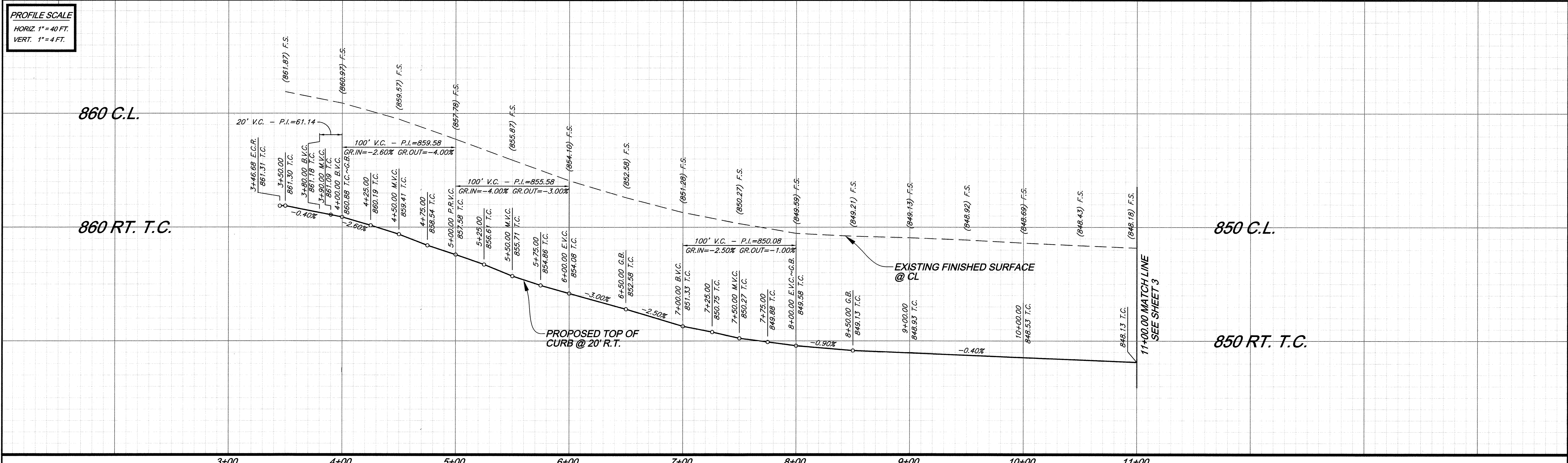


PLANS PREPARED UNDER SUPERVISION OF
[Signature] DATE: 4/6/17
ROBERT C. VAN ZAN TIEN
R.C.E. 62325
EXP. 9-30-17
BENCHMARK: CITY OF RIVERSIDE BENCHMARK #E4-J3 PK NAIL AND CITY ENGINEER TAG SET IN THE TOP OF CURB OF THE MOST SOUTHERLY CURB RETURN AT THE INTERSECTION OF LINCOLN AVE. AND VAN BUREN BLVD. ELEV.=860.662 (1988)

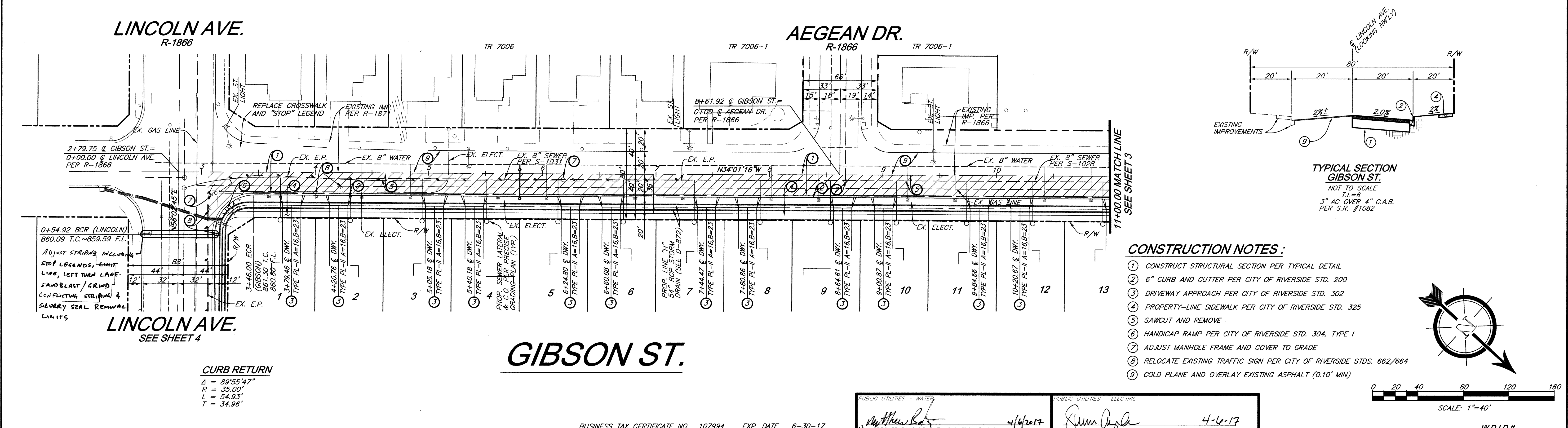
SDH ASSOCIATES INCORPORATED
SDH AND ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
Riverside, California 92507
TEL: (951) 683-3691 FAX (951) 788-2314

**TRACT 36806
STREET IMPROVEMENT PLAN**
R-4368
SHEET 1 OF 4
PW16-0004

PROFILE SCALE
 HORIZ. 1" = 40 FT.
 VERT. 1" = 4 FT.

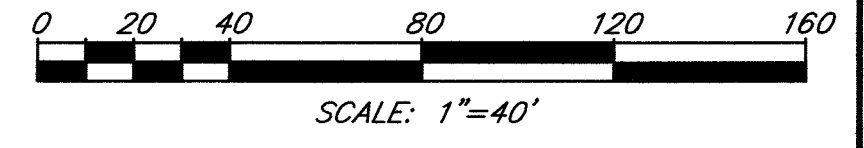
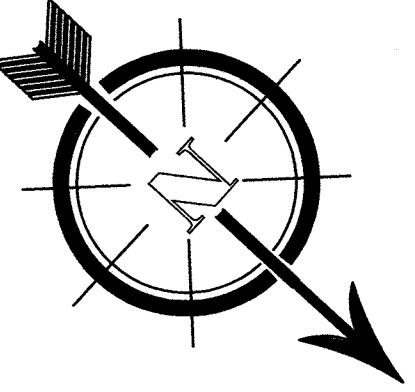


3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 11+00



CONSTRUCTION NOTES:

- 1 CONSTRUCT STRUCTURAL SECTION PER TYPICAL DETAIL
- 2 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200
- 3 DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302
- 4 PROPERTY-LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325
- 5 SAWCUT AND REMOVE
- 6 HANDICAP RAMP PER CITY OF RIVERSIDE STD. 304, TYPE 1
- 7 ADJUST MANHOLE FRAME AND COVER TO GRADE
- 8 RELOCATE EXISTING TRAFFIC SIGN PER CITY OF RIVERSIDE STDS. 662/664
- 9 COLD PLANE AND OVERLAY EXISTING ASPHALT (0.10" MIN)



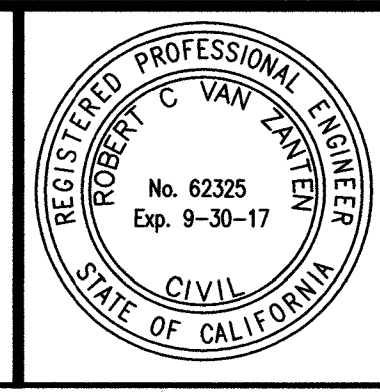
CURB RETURN
 $\Delta = 89'55'47''$
 $R = 35.00'$
 $L = 54.93'$
 $T = 34.96'$

GIBSON ST.

BUSINESS TAX CERTIFICATE NO. 107994 EXP. DATE 6-30-17

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 CALL: TOLL FREE
 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG

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PLANS PREPARED UNDER SUPERVISION OF
Robert C. Van Zanten DATE 4/6/17
 R.C.E. 62325
 Exp. 9-30-17
BENCHMARK: CITY OF RIVERSIDE BENCHMARK #E4-13 PK NAIL AND CITY ENGINEER TAG SET IN THE TOP OF CURB OF THE MOST SOUTHERLY CURB RETURN AT THE INTERSECTION OF LINCOLN AVE. AND VAN BUREN BLVD. ELEV.=860.662 (1988)

SDH ASSOCIATES INCORPORATED
 SDH AND ASSOCIATES INC.
 5225 CANYON CREST DRIVE 71439
 Riverside, California 92507
 TEL: (951) 683-3691 FAX (951) 788-2314

PUBLIC UTILITIES - WATER
 Approved by: *Matthew...* DATE: 4/6/17
 Approved by: *[Signature]* DATE: 4-6-17

PUBLIC UTILITIES - ELECTRIC
 Approved by: *[Signature]* DATE: 4-6-17
 Approved by: *[Signature]* DATE: 4-18-17

TRACT 36806
STREET IMPROVEMENT PLAN
 FROM STA. 2+79.75 TO STA. 11+00.00
R-4368
 SHEET 2 OF 4
 PW16-0004

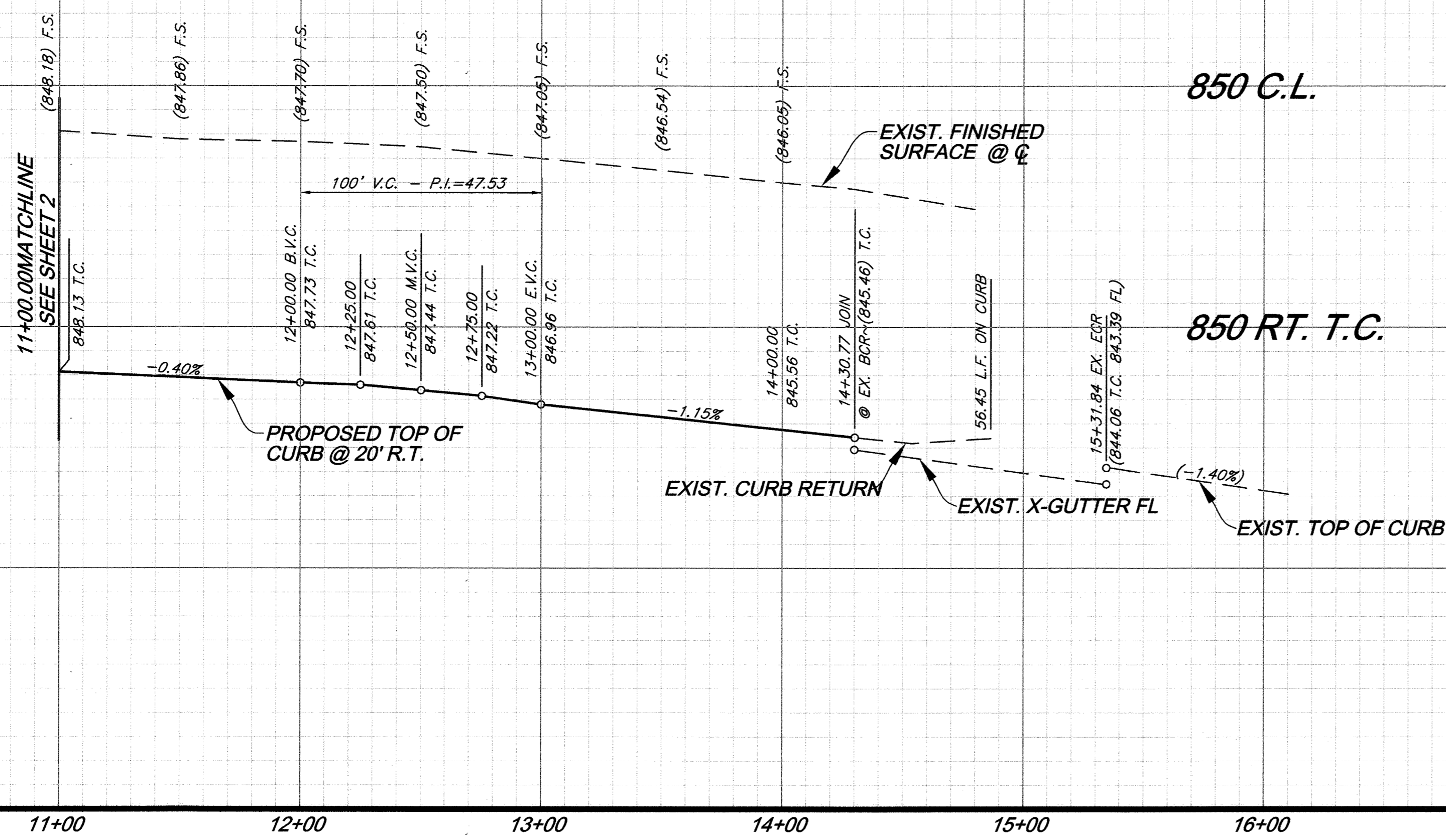
PROFILE SCALE
 HORIZ. 1" = 40 FT.
 VERT. 1" = 4 FT.

850 C.L.

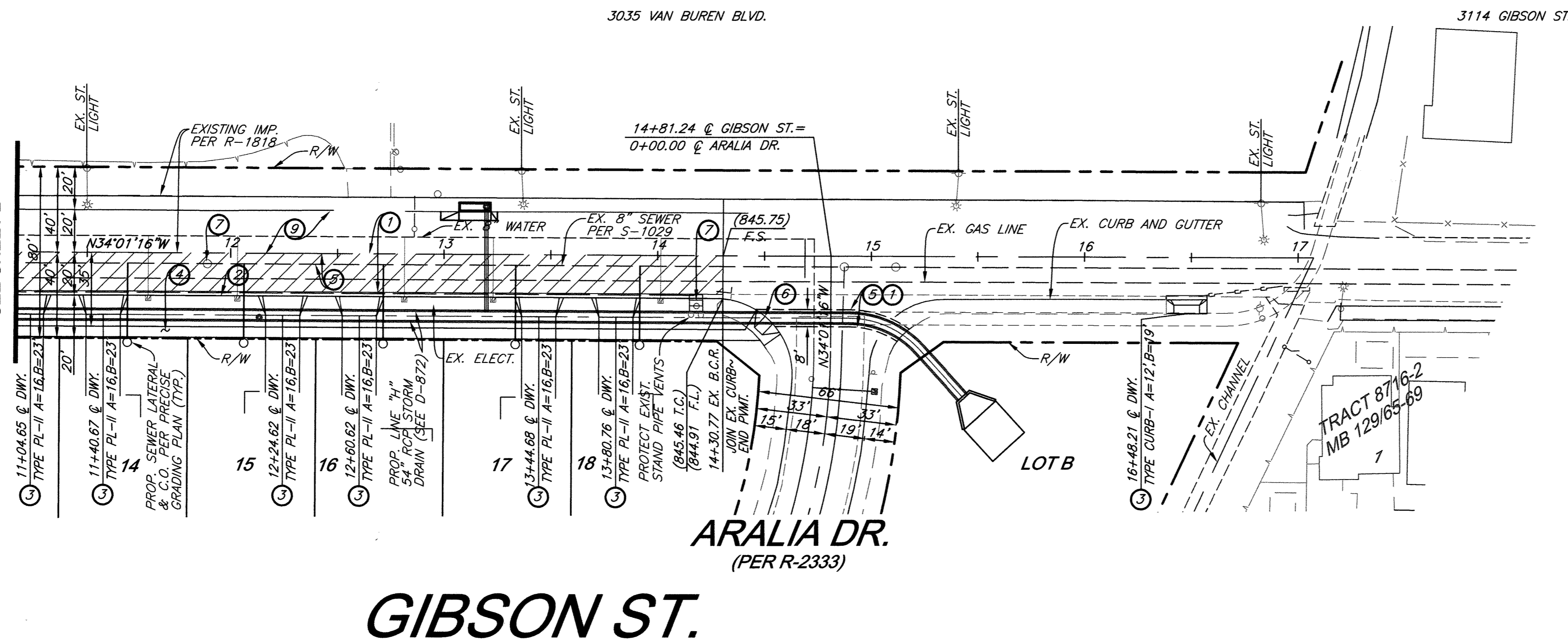
850 C.L.

850 RT. T.C.

850 RT. T.C.

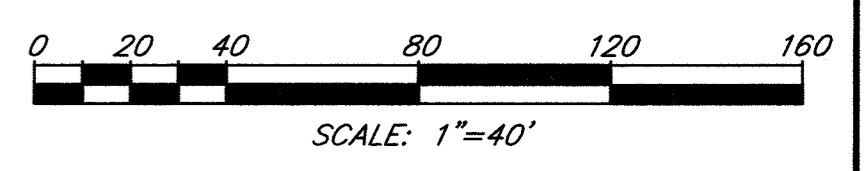
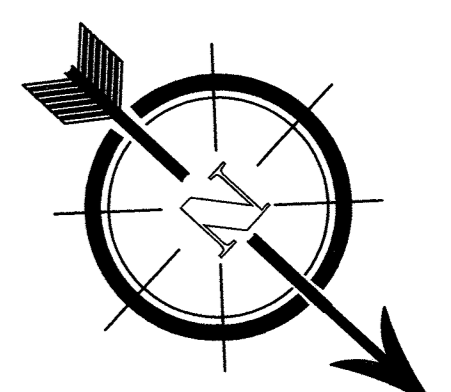


11+00.00 MATCHLINE
 SEE SHEET 2



CONSTRUCTION NOTES:

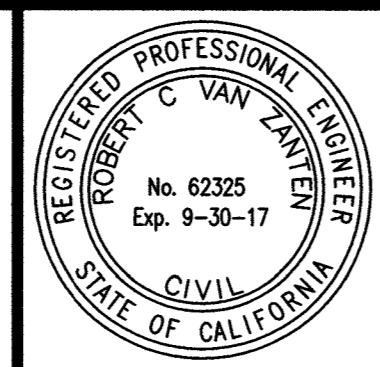
- ① CONSTRUCT STRUCTURAL SECTION PER TYPICAL DETAIL
- ② 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200
- ③ DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302
- ④ PROPERTY-LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325
- ⑤ SAWCUT AND REMOVE
- ⑥ HANDICAP RAMP PER CITY OF RIVERSIDE STD. 304, TYPE 1
- ⑦ ADJUST MANHOLE FRAME AND COVER TO GRADE
- ⑧ COLD PLANE AND OVERLAY EXISTING ASPHALT (0.10' MIN)



BUSINESS TAX CERTIFICATE NO. 107994 EXP. DATE 6-30-17

Underground Service Alert
 CALL BEFORE YOU DIG
 CALL: TOLL FREE
 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG

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PLANS PREPARED UNDER SUPERVISION OF
 ROBERT C. VAN ZANIEEN
 R.C.E. 62325
 Exp. 9-30-17
 DATE 4/6/17
 BENCHMARK: CITY OF RIVERSIDE BENCHMARK #E4-J3 PK NAIL AND CITY ENGINEER TAG SET IN THE TOP OF CURB OF THE MOST SOUTHERLY CURB RETURN AT THE INTERSECTION OF LINCOLN AVE. AND VAN BUREN BLVD. ELEV.=860.662 (1988)

SDH ASSOCIATES INCORPORATED
 SDH AND ASSOCIATES INC.
 5225 CANYON CREST DRIVE 71439
 Riverside, California 92507
 TEL: (951) 683-3691 FAX (951) 788-2314

MARK	REVISIONS	APPROV. DATE

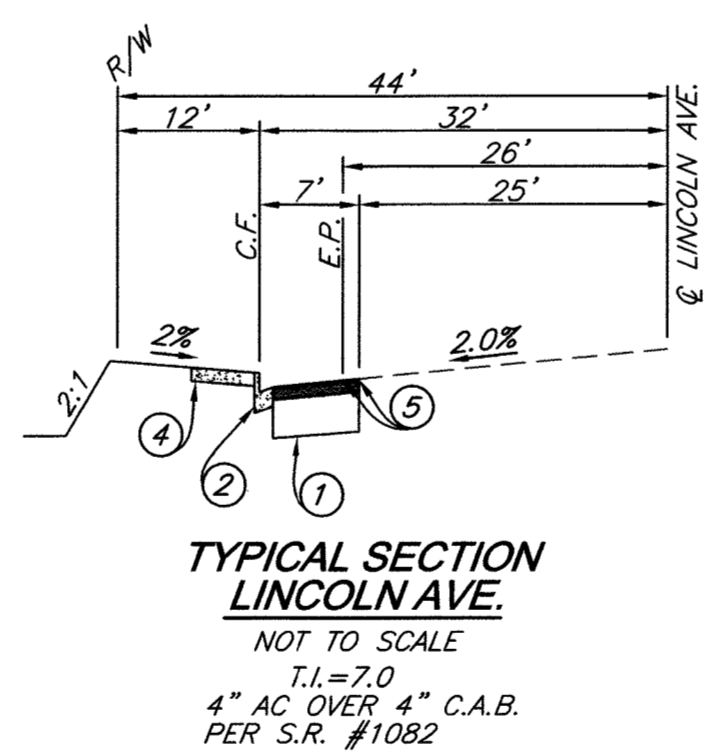
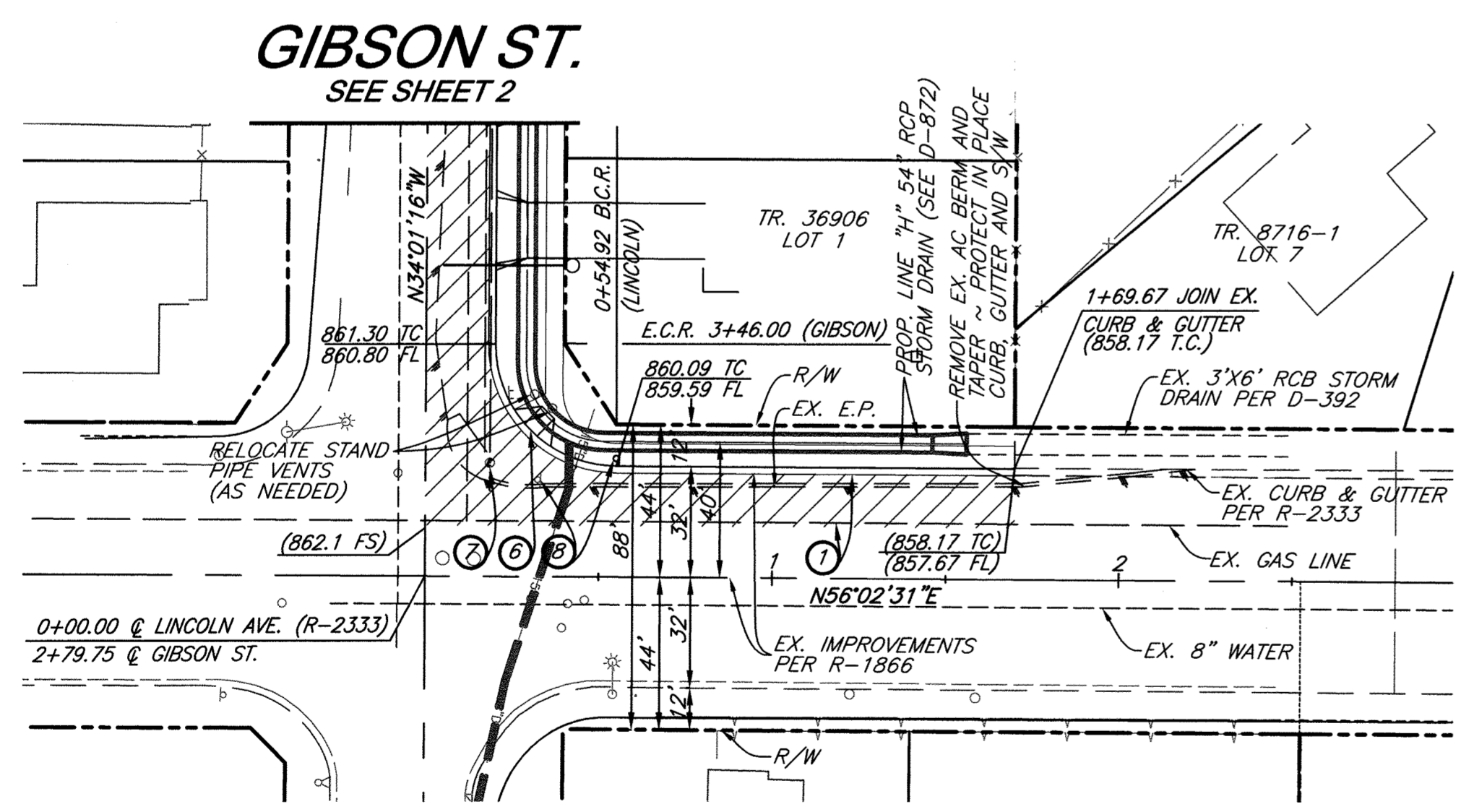
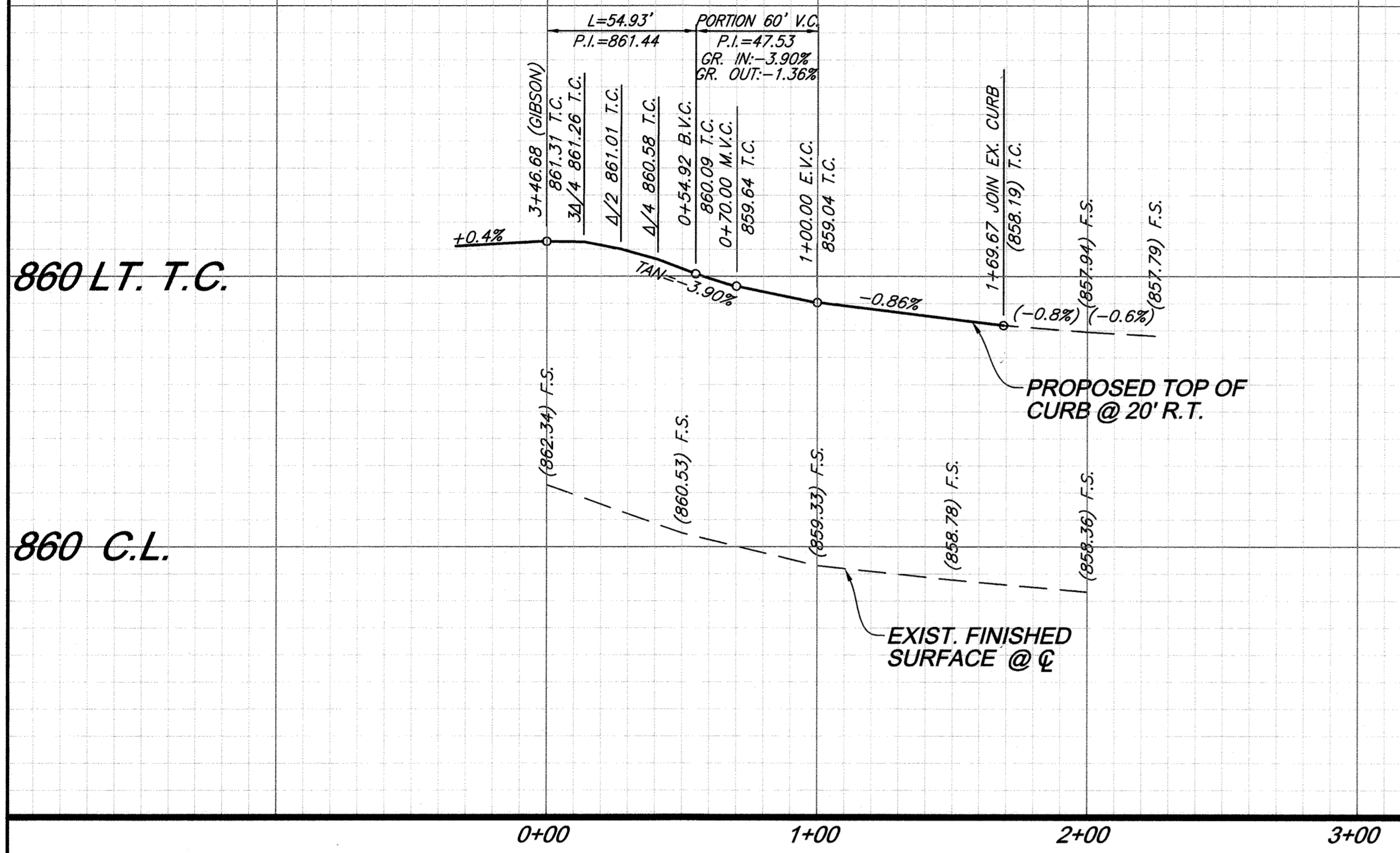
PUBLIC UTILITIES - WATER
 APPROVED BY: *Matthew Betts* DATE: 4/6/2017
 PUBLIC UTILITIES - ELECTRIC
 APPROVED BY: *Sumi Anja* DATE: 4-10-17
 CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 4-10-17

TRACT 36806
STREET IMPROVEMENT PLAN
 FROM STA. 11+00.00 TO STA. 14+30.70

R-4368
 SHEET 3 OF 4
 PW16-0004

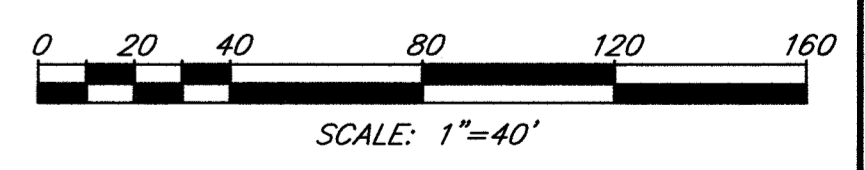
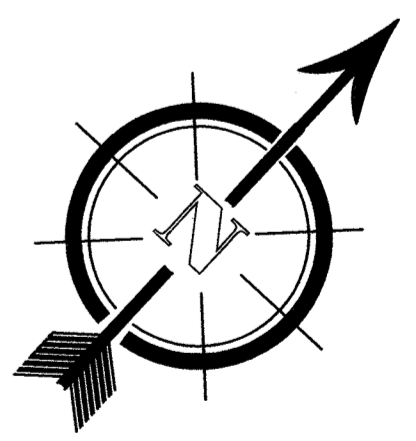
W.D.I.D.#

PROFILE SCALE
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 VERT. 1" = 4 FT.



- CONSTRUCTION NOTES:**
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 $\Delta = 89^{\circ}55'37''$
 $R = 35.00'$
 $L = 54.93'$
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BUSINESS TAX CERTIFICATE NO. 107994 EXP. DATE 6-30-17

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PLANS PREPARED UNDER SUPERVISION OF
Robert C. Van Zanten
 R.C.E. 62325
 Exp. 9-30-17
 DATE 4/6/17
 BENCHMARK: CITY OF RIVERSIDE BENCHMARK #E4-13 PK NAIL AND CITY ENGINEER TAG SET IN THE TOP OF CURB OF THE MOST SOUTHERLY CURB RETURN AT THE INTERSECTION OF LINCOLN AVE. AND VAN BUREN BLVD. ELEV.=860.662 (1988)

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 SDH AND ASSOCIATES INC.
 5225 CANYON CREST DRIVE 71439
 Riverside, California 92507
 TEL: (951) 683-3691 FAX (951) 788-2314

MARK	REVISIONS	APPROVED	DATE

DESIGNED BY: S.S. DRAWN BY: S.U.S. CHECKED BY: R.V.Z.

APPROVED BY	DATE
<i>Sum Auld</i>	4-4-17
<i>[Signature]</i>	4/6/2017

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

TRACT 36806
 STREET IMPROVEMENT PLAN
 FROM STA. 0+00.00 TO STA. 1+69.67
 SHEET 4 OF 4
 PW16-0004

W.D.I.D.#