

DESIGN AND DEVELOPMENT CONTACTS:

PROPERTY OWNER
 McDONALD'S, USA, LLC.
 3800 KILROY AIRPORT WAY, SUITE 200
 LONG BEACH, CA 90806
 CONTACT: CHRISTINE CHO
 (949) 500-5347

DEVELOPER
 McDONALD'S, USA, LLC.
 3800 KILROY AIRPORT WAY, SUITE 200
 LONG BEACH, CA 90806
 CONTACT: CHRISTINE CHO
 (949) 500-5347

CIVIL ENGINEER
 CORE STATES GROUP
 3401 CENTRE LAKE DRIVE, SUITE 430
 ONTARIO, CA 91761
 CONTACT: SHEA-MICHAEL ANTI PE
 (909) 467-8909

ARCHITECT
 CORE STATES GROUP
 1700 INDUSTRIAL DRIVE, SUITE B
 ROGERS, AR 72756
 CONTACT: ALEX SIMS
 (479) 877-3488

SURVEYOR
 ATLAS GEOSPATIAL
 2091 EL CAMINO REAL, SUITE 208L
 OCEANSIDE, CA 92054
 JOHN F. BRANHAM
 (888) 364-1973

SOIL ENGINEER
 INLAND ENGINEERING TECHNOLOGIES
 41855 REAGAN WAY, SUITE E
 MURIETA, CA 92562
 CONTACT: JAMES WORLEY
 (951) 894-6464
 CITY OF RIVERSIDE TAX ID #: 1238714

STREET IMPROVEMENT PLANS

FOR

McDonald's Corporation

McDONALD'S - STORE No. 004-4845

2246 IOWA AVENUE
 RIVERSIDE, CA 92507
 APN: 249-140-029
 RIVERSIDE COUNTY, CALIFORNIA

GOVERNING AGENCIES CONTACTS:

PLANNING AND ZONING
 CITY OF RIVERSIDE PLANNING DIVISION
 3900 MAIN STREET, 3RD FLOOR
 RIVERSIDE, CA 92522
 (951) 826-5371

BUILDING PERMIT
 CITY OF RIVERSIDE BUILDING AND SAFETY DIVISION
 3900 MAIN STREET, 3RD FLOOR
 RIVERSIDE, CA 92522
 (951) 826-5697

FIRE DEPARTMENT
 CITY OF RIVERSIDE FIRE DEPARTMENT
 6401 UNIVERSITY AVENUE
 RIVERSIDE, CA 92501
 (951) 826-5321

TRANSPORTATION
 CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS
 3900 MAIN STREET, 4TH FLOOR
 RIVERSIDE, CA 92522
 (951) 826-5341

WATER
 CITY OF RIVERSIDE DEPARTMENT OF PUBLIC UTILITIES
 3750 UNIVERSITY AVENUE, 3RD FLOOR
 RIVERSIDE, CA 92501
 (951) 826-5485

WASTEWATER
 CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS
 WASTEWATER DIVISION
 5950 ACORN STREET
 RIVERSIDE, CA 92504
 (951) 351-6140

STORMWATER
 CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS
 STORMWATER DIVISION
 3900 MAIN STREET, 4TH FLOOR
 RIVERSIDE, CA 92522
 (951) 826-5341

INDUSTRIAL WASTE
 CITY OF RIVERSIDE ENVIRONMENTAL COMPLIANCE SECTION
 5950 ACORN STREET
 RIVERSIDE, CA 92504
 (951) 351-6145

UTILITY CONTACTS:

ELECTRIC COMPANY
 CITY OF RIVERSIDE PUBLIC UTILITIES
 3750 UNIVERSITY AVENUE, 3RD FLOOR
 RIVERSIDE, CA 92501
 (951) 782-0330

GAS
 SOUTHERN CALIFORNIA GAS COMPANY
 (800) 427-2000

TELEPHONE
 CHARTER COMMUNICATIONS
 7337 CENTRAL AVENUE
 RIVERSIDE, CA 92504
 (619) 361-7044

CABLE
 CHARTER COMMUNICATIONS
 7337 CENTRAL AVENUE
 RIVERSIDE, CA 92504
 (619) 361-7044

SOLID WASTE
 CITY OF RIVERSIDE TRASH AND RECYCLING
 8095 LINCOLN AVENUE
 RIVERSIDE, CA 92504
 (951) 351-6127

BENCHMARK INFORMATION:

(OFF-SITE) ID: 18-B3
 PK NAIL AND CITY ENGINEERING TAG IN THE CONCRETE BASE OF A STREET LIGHT POLE AT THE SOUTHWEST CORNER OF IOWA AVENUE AND SPRUCE STREET.
 ELEVATION: 963.715' DATUM: NAVD 1988

(ON-SITE) ID: N/A
 SET MAG NAIL AND SHINER OUTSIDE THE SOUTHEAST CORNER OF PARCEL 1 IN ASPHALT.
 ELEVATION: 968.82 DATUM: NAVD 1988

CONSTRUCTION NOTES

A. DRIVEWAY PER CITY OF RIVERSIDE STANDARD NUMBER 302 TYPE CURB & GUTTER PER CITY OF RIVERSIDE STANDARD NUMBER 200 TYPE 1. EXACT LENGTH TO BE FIELD VERIFIED AND COORDINATED WITH WATER IMPROVEMENT PLAN.

B. REMOVE AND REPLACE 20x LF CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD NUMBER 200 TYPE 1. EXACT LENGTH TO BE FIELD VERIFIED AND COORDINATED WITH WATER IMPROVEMENT PLAN.

C. REMOVE AND REPLACE 120x SF OF CURB SIDEWALK PER CITY OF RIVERSIDE STANDARD NO. 325. REMOVE AND REPLACE SHALL MATCH TO NEAREST EXISTING EXPANSION JOINT AND COORDINATE WITH WATER IMPROVEMENT PLANS. EXACT AREA TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

D. CATCH BASIN PER CITY OF RIVERSIDE STANDARD NO. 407. L=14', V=7.65'

E. INSTALL 22 LF OF 18" RCP. D-LOAD=2,000.

F. CONSTRUCT JUNCTION STRUCTURE 227 PER RCFCWCD STD. DWG. JS227.

G. CONSTRUCT PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STANDARD NO. 325. APPROXIMATELY 2,850x SF. EXACT AREA TO BE FIELD VERIFIED AND COORDINATED WITH WATER IMPROVEMENT PLAN CUP-05-1705203 PRIOR TO CONSTRUCTION.

H. CONSTRUCT 3" ASPHALTIC CONCRETE PAVEMENT OVER 7" AGGREGATE BASE-COURSE. R-VALUE = 59 PER CIR PLAN NO. R-2733.

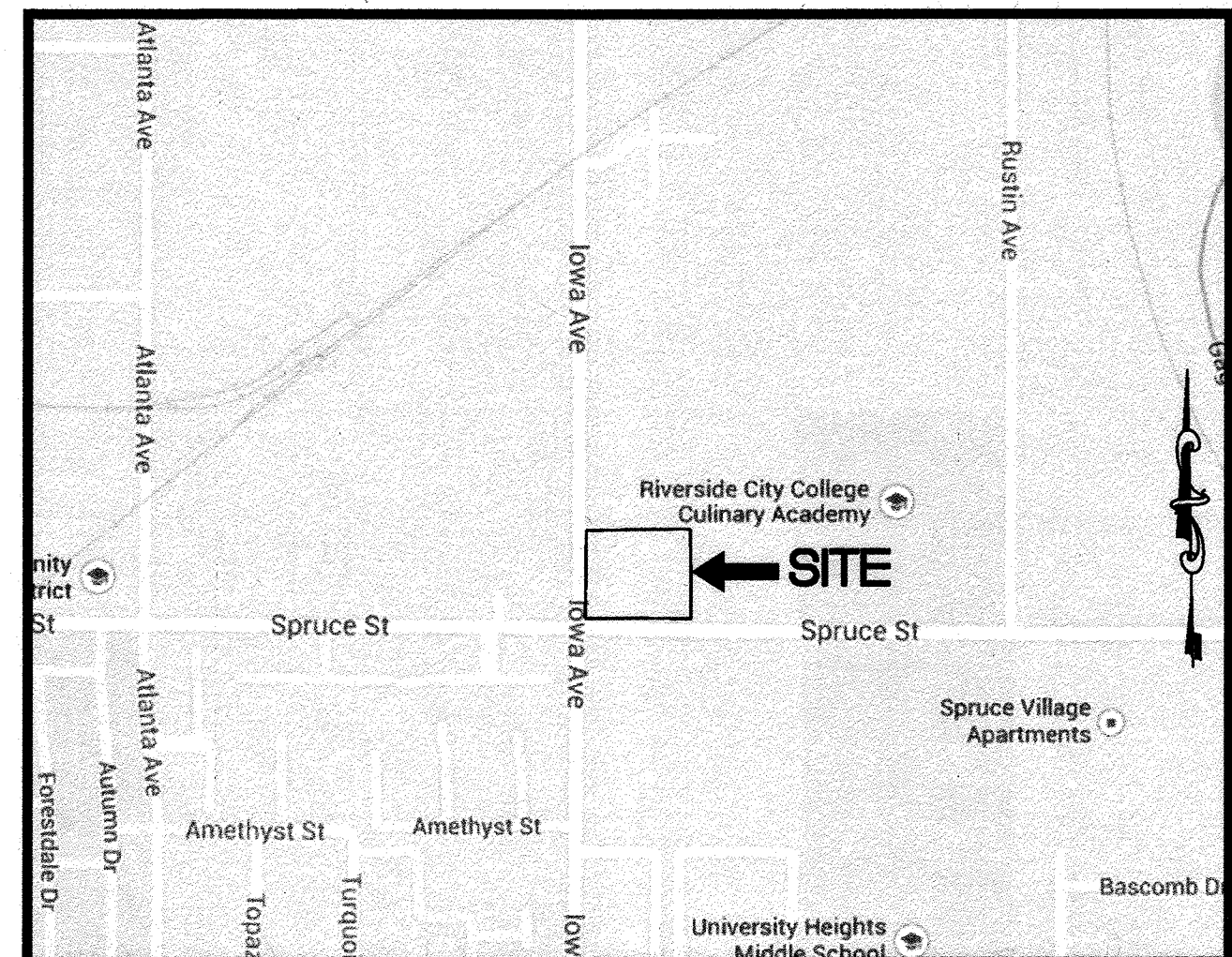
I. PROPOSED SAWCUT LINE ALONG EXISTING EDGE OF PAVEMENT AND EXISTING CURB AND GUTTER.

J. CONSTRUCT ASPHALTIC CONCRETE OVERLAY.

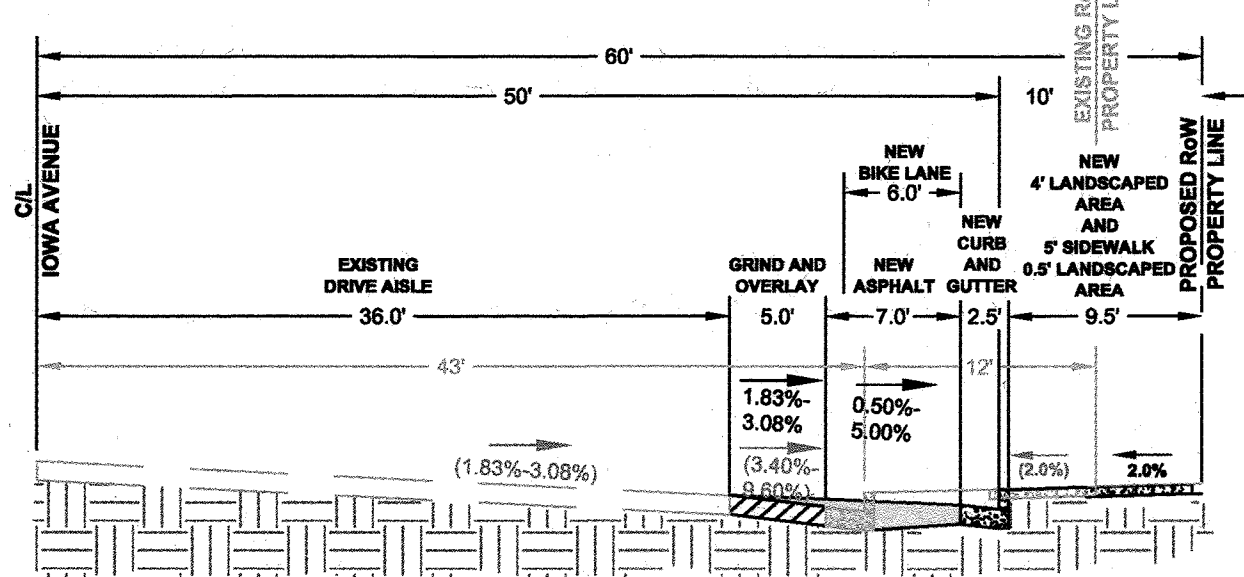
K. EXISTING DRIVEWAY TO BE REMOVED AND RELOCATED. SEE CONSTRUCTION NOTE A.

L. REMOVE AND REPLACE APPROXIMATELY 500x LF OF CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD NUMBER 200 TYPE 1. EXACT LENGTH TO BE FIELD VERIFIED AND COORDINATED WITH WATER IMPROVEMENT PLAN CUP-05-1705203 PRIOR TO CONSTRUCTION.

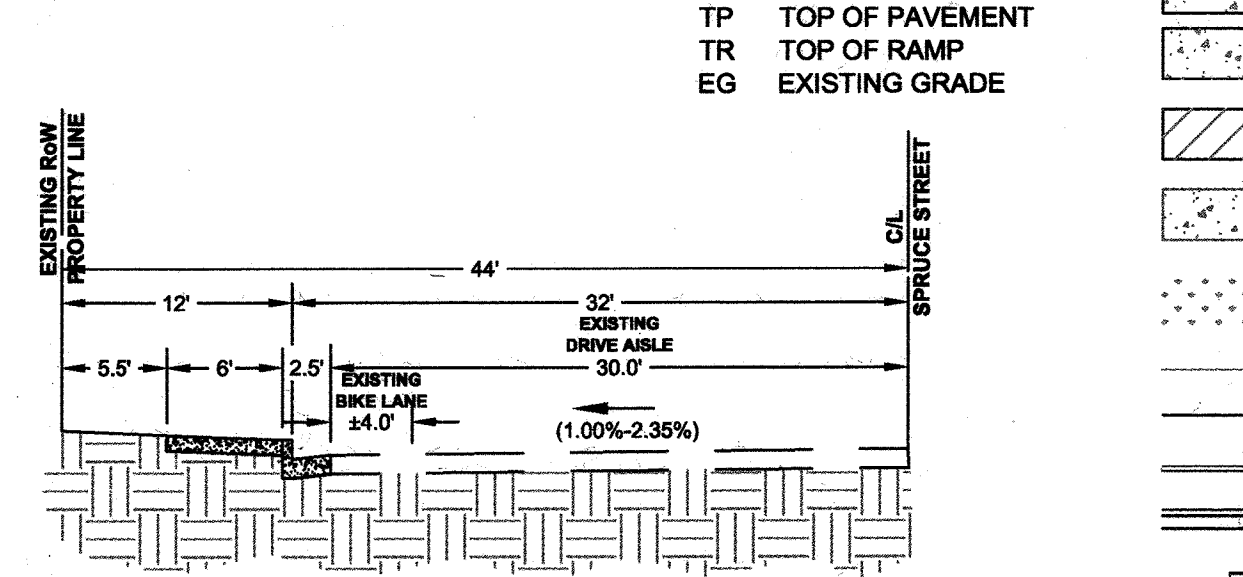
M. REMOVE APPROXIMATELY 2,600x SF OF PROPERTY LINE SIDEWALK. REMOVAL SHALL MATCH TO EXISTING EXPANSION JOINT. THE EXACT AREA SHALL BE FIELD VERIFIED AND COORDINATED WITH WATER IMPROVEMENT PLAN CUP-05-1705203 PRIOR TO CONSTRUCTION.



SHEET INDEX		
SHEET NUMBER	DESCRIPTION	PREPARED BY
CV-1	COVER SHEET	CORE STATES
C-1	STREET IMPROVEMENT PLANS SPRUCE STREET	CORE STATES
or 3A	STREET IMPROVEMENT PLANS IOWA AVENUE	CORE STATES



TYPICAL CROSS-SECTION FOR STREET WIDENING ALONG IOWA AVENUE
 NTS
 T.I.=10.5



TYPICAL CROSS-SECTION FOR SPRUCE STREET
 NTS
 T.I.=10.5

NOTE	DESCRIPTION	LF/SF/EA
DEMOLITION PLAN		
G	CONCRETE CURB TO BE REMOVED	760 LF
O	ONSITE ASPHALT TO BE REMOVED	7,809 SF
K	EXISTING CONCRETE TO BE REMOVED	4,930 SF
O	OFFSITE ASPHALT GRIND AND OVERLAY	2,719 SF
P	CONCRETE SWALE TO BE REMOVED	82 SF
SITE PLAN		
F	PROPOSED STANDARD 6" CURB	0 LF
G	PROPOSED SIDEWALK	3,064 SF
H	PROPOSED CONCRETE PATIO	0 SF
I	PROPOSED CONCRETE PAVEMENT	0 SF
M	PROPOSED ASPHALT PAVEMENT	3,120 SF
P	PROPOSED CONCRETE CURB AND GUTTER	513 LF
GRADING PLAN		
A	PROPOSED CURB DROP INLET	1 EA
B	PROPOSED CONCRETE OVERFLOW INLET	0 EA
C	PROPOSED STEEL CATCH BASIN	0 EA
D	PROPOSED MANHOLE	1 EA
G	PROPOSED 2" CURB	0 LF

ABBREVIATIONS		LEGEND	
BR	BOTTOM OF RAMP	---	PROPERTY LINE
FL	FLOW LINE	▨	PROPOSED ASPHALT PAVEMENT
FS	FINISH SURFACE	▨	PROPOSED CONCRETE PAVEMENT
LP	LIP OF GUTTER	▨	PROPOSED CONCRETE SIDEWALK
ME	MATCH EXISTING	▨	PROPOSED GRIND AND OVERLAY
TC	TOP OF CURB	▨	EXISTING CONCRETE SIDEWALK
TP	TOP OF PAVEMENT	▨	LANDSCAPE
TR	TOP OF RAMP	▨	EXISTING CONTOUR
EG	EXISTING GRADE	▨	PROPOSED CONTOUR
		—	STANDARD CURB
		—	CURB AND GUTTER
		●	SPOT ELEVATION
		—	STORMWATER PIPE
		—	STORM DRAIN INLET
		—	STORM DRAIN OVERFLOW INLET

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 AN ENCROACHMENT PERMIT, OR A STREET OPENING 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.
- TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINTS TO A SMOOTH STRAIGHT LINE. CONSTRUCT MATCH UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- 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 SIGNING THESE PLANS SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING THE SURVEY MONUMENTS DESTROYED, DISTURBED, OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- 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 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 (5) DAYS AFTER NOTIFICATION FROM THE CITY INSPECTOR.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA) AT 800-227-2600, TWO (2) 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.
- QUANTITIES SHOWN ARE FOR BID INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING NEW PAVEMENT.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.

STREET TREE PLANTING NOTES

- ANY AND ALL TREE PLANTINGS AND/OR REMOVALS WITHIN THE CITY'S PUBLIC RIGHT-OF-WAY (PROW) MUST BE PRE-APPROVED SPECIFICALLY BY THE PUBLIC WORKS DEPARTMENT, FORESTRY & LANDSCAPE DIVISION, STREET TREES.
- THE TREE MAINTENANCE INSPECTOR IS TO BE CONTACTED BY EMAIL AT GTAMAW@RIVERSIDECA.GOV OR 951.316.8310 TO SCHEDULE A SITE INSPECTION AFTER FINE GRADING AND HARDSCAPE HAS BEEN INSTALLED AT LEAST 48 HRS IN ADVANCE TO SPOT FOR PLANTING OF STREET TREES.
- PROTECT IN PLACE EXISTING STREET TREES, ADDITIONAL STREET TREES MAY BE REQUIRED IF EXISTING STREET TREES ARE DAMAGED.
- CONTRACTOR IS TO ENSURE ALL EXISTING STREET TREES TO REMAIN ARE FULLY IRRIGATED AND IN GOOD WORKING ORDER PRIOR TO START OF CONSTRUCTION AND VERIFY UPON COMPLETION OF CONSTRUCTION.
- ALL EXISTING STREET TREES ALONG IOWA AVE. ARE TO BE RELOCATED ACCORDING TO PLANS. CONTRACTOR IS RESPONSIBLE FOR REMOVAL, STORAGE, AND REPLANTING. PHOTOGRAPHIC EVIDENCE OF EACH STREET TREE REMOVAL IS REQUIRED AT TIME OF REMOVAL.
- TRUNK FLARE AREA TO BE INSTALLED 3 INCHES ABOVE FINAL GRADE KEEPING ALL MULCH, GRASS, ETC. AT LEAST 6" AWAY FROM TRUNK BASE.
- TREE TRUNK PROTECTORS WITH A 0.060" (1.52MM) THICKNESS MADE OF POLYETHYLENE ARE REQUIRED.
- TREES ARE TO BE DOUBLE-STAKED OUTSIDE THE ROOT BALL USING 4 - 32" LONG CINCH-TIES IN THE FOLLOWING MANNER:
 - INSTALL TREE WITH NURSERY STAKE FACING IN THE DIRECTION OF EITHER OF THE TWO SUPPORT STAKES.
 - REMOVE NURSERY STAKE.
 - HOLD TREE TRUNK AT DIFFERENT POINTS TO FIND THE SPOT WHERE THE TOP DOES NOT BEND OVER.
 - INSTALL 2 - CINCH-TIES 8 INCHES ABOVE THIS POINT. LOOPING ONE TIE AROUND TRUNK AND ATTACHING TIE TO ONE SUPPORT STAKE WITH ONE GALVANIZED NAIL. THEN LOOPING THE OTHER TIE AROUND THE TRUNK AND ATTACHING TO THE OTHER SUPPORT STAKE WITH A GALVANIZED NAIL.
 - ATTACH REMAINING 2 CINCH-TIES TO THE TREE TRUNK AT WAST LEVEL IN THE SAME MANNER AS THE FIRST TIES.
- IF TREE IS LOCATED WITHIN 8 FEET OF HARDSCAPE, INSTALL 24-INCH DEEP ROOT GUIDEBARRIERS, OR APPROVED EQUAL, NOT AROUND ROOT BALL. THE ROOT CONTROL BARRIER SHALL BE AN INJECTION MOLDED OR EXTRUDED MODULAR COMPONENT MADE OF HIGH DENSITY POLYETHYLENE PLASTIC. PANELS SHALL BE INSTALLED VERTICALLY ALONG THE EDGES OF THE ADJACENT HARDSCAPE WITH THE ROOT DEFLECTING RIBS FACING INWARD AWAY FROM THE HARDSCAPE FOR A TOTAL OF 12 FEET (CENTERED 6 FEET ON EITHER SIDE OF THE TRUNK) ALONG CURB AND/OR SIDEWALK EDGES IMMEDIATELY ADJACENT TO TREE. THE TOP OF THE PANELS SHALL BE 2" ABOVE THE FINISH GRADE. PANELS SHALL BE CONNECTED BY SLIDING THE MALE END ON EACH PANEL INTO THE FEMALE CONNECTOR ON THE NEXT PANEL TO FORM A BARRIER ALONG ADJACENT HARDSCAPE. IT IS VERY IMPORTANT THAT PANELS BE INSTALLED WITH TOPS HORIZONTAL AND THE ROOT GUIDING RIBS THEREFORE VERTICAL. IF NECESSARY, THE PANELS SHOULD BE STEPPED AND THE TOPS TRIMMED ABOVE GRADE AFTER INSTALLATION.
- INSTALLATION OF AUTOMATIC IRRIGATION SYSTEM TO PROVIDE DEEP-ROOT WATERING TO TREES IS REQUIRED.
- THE DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
- NO ARBORIST REPORT IS REQUIRED.

NOTICE TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN ARE OBTAINED BY SEARCH OF AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS.
- ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH ALL "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR, OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, "CONSTRUCTION SAFETY ORDERS."
- THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS' COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS."
- CONTRACTOR FURTHER AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD 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 FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

WATER UTILITY NOTES

- ALL WATER UTILITY RELOCATIONS SHOWN HEREIN ARE FOR REFERENCE ONLY. ALL WATER UTILITY RELOCATIONS SHALL BE PERFORMED BY CITY FORCES AND PER COMPOSITE UTILITY PLAN 05-1705203.
- SVC ABANDONMENTS AND NEW SVC INSTALLS WILL NEED TO BE COORDINATED SO THAT NEW SVC INSTALLS CAN BE MADE AND TIED OVER PRIOR TO ABANDONMENT AND SVC REMOVALS FOR STREET IMPROVEMENTS.

STREET IMPROVEMENT NOTES

- ELECTRIC UTILITY FACILITIES SHALL BE RELOCATED BY THE DEVELOPER AND CITY OF RIVERSIDE AT DEVELOPER'S EXPENSE. CONTACT RIVERSIDE PUBLIC UTILITIES (951-826-5489) 90 DAYS IN ADVANCE OF CONSTRUCTION FOR RELOCATION OF POWER FACILITIES.
- ALL UTILITIES SHALL BE SATISFACTORILY RELOCATED, PROTECTED AND/OR REPLACED TO THE SPECIFICATIONS OF THE AFFECTED DEPARTMENTS AND AGENCIES, AND EASEMENTS FOR SUCH FACILITIES RETAINED AS NECESSARY.
- EXISTING STREET LIGHTS AND PULL BOXES THAT REQUIRE RELOCATION SHALL BE RELOCATED BY CUSTOMER/CONTRACTOR. RIVERSIDE PUBLIC UTILITIES (RPU) WILL PROVIDE A DESIGN FOR THE STREET LIGHT RELOCATION.

DRAINAGE SCHEDULE

STRUCTURE NUMBER	STRUCTURE TYPE	DRAINAGE AREA TO INLET (ACRES)	GRATE/SPRIM ELEV. (FEET)	INVERT ELEV. (FEET)	PIPE LENGTH (FEET)	DOWNSTREAM PIPE INFORMATION	PERCENT SLOPE
ST - 13	CATCH BASIN (CIR STD. #407)	-	964.82	12' - 957.32 (NW) 18' - 957.07 (SE)	16.08	18" RCP	6.00%
ST - 14	GRADE BREAK/VERT. BEND	-	-	18' - 956.26	5.76	18" RCP	84.67%
ST - 15	INVERT INTO EX. 63" RCP PER RCFCWCD STD DWG JS227	-	-	18' - 951.26	-	18" RCP	-

ALERT TO CONTRACTOR:

- THE SITE WORK FOR THE PROPOSED DEVELOPMENT SHALL MEET OR EXCEED ALL CITY AND/OR COUNTY AND STATE STANDARDS FOR SITE WORK.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT ELECTRIC DIVISION APPROVED BY: <i>[Signature]</i> DATE: 1-31-17	CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT WATER DIVISION APPROVED BY: <i>[Signature]</i> DATE: 2/3/2017
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PREPARED FOR: **McDonald's USA, LLC**

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PREPARED BY: **CORE STATES**

3401 Centrelake Drive, Suite 330
 Ontario, CA 91761
 Phone (909) 467-8906
 email@core-ang.com

GROUP
 CITY OF RIVERSIDE
 TAX ID #: 1243192

IMPORTANT NOTICE

Sections 19271-19277 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

ENGINEER IN RESPONSIBLE CHARGE

[Signature]

SHEA-MICHAEL R. ANTI, P.E.
 R.C.E. No. 78274

DATE: 1-27-17

REVISIONS

NO.	DESCRIPTION	DATE
1	Sheet 3A Added, Change City, Change	
2	Sheet 3A Change, Change City, Change	

DESIGNED BY: DRP, DRAWN BY: TRG, CHECKED BY: DRP

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]*
 PRINCIPAL ENGINEER

DATE: 2/21/17

STREET IMPROVEMENT PLANS
 NEW McDONALD'S RESTAURANT
 AND DRIVE-THRU

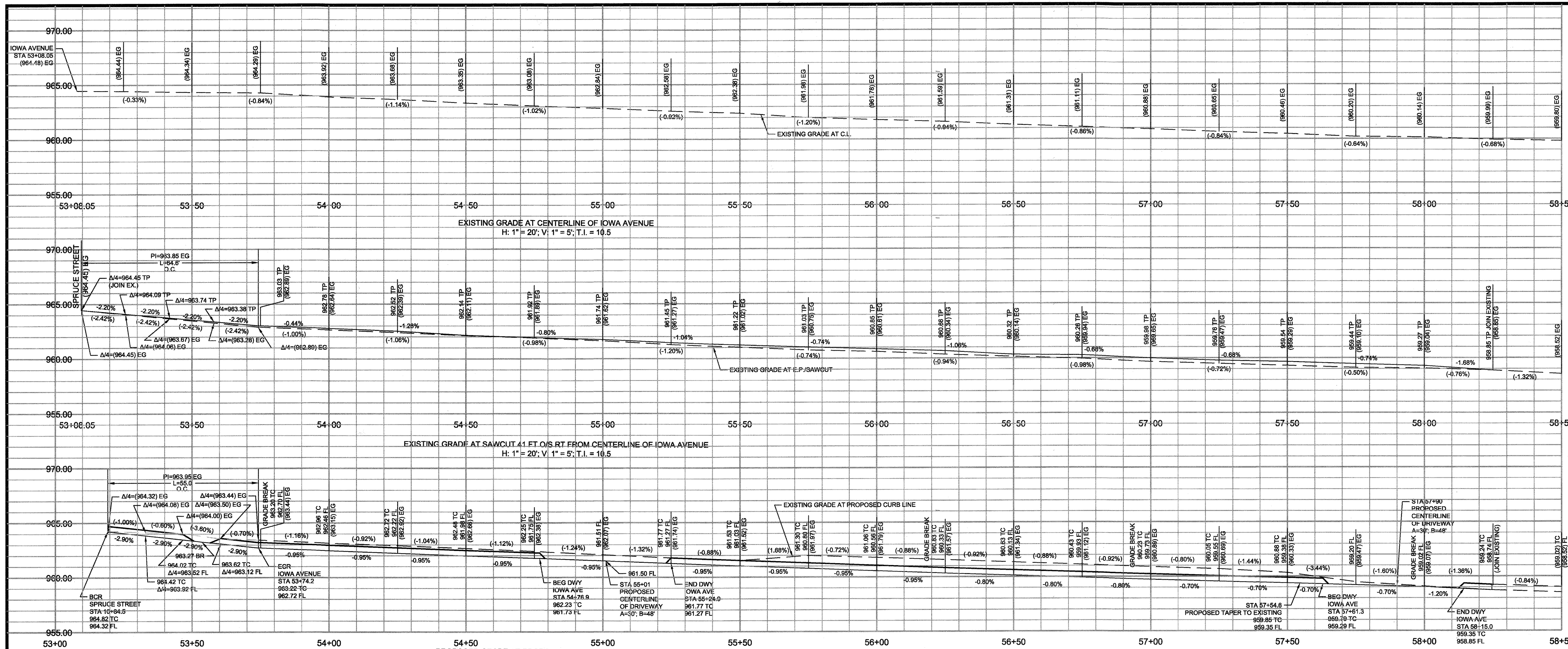
2246 IOWA AVENUE RIVERSIDE, CA 92507

HORIZONTAL SCALE: AS NOTED VERTICAL SCALE: AS NOTED

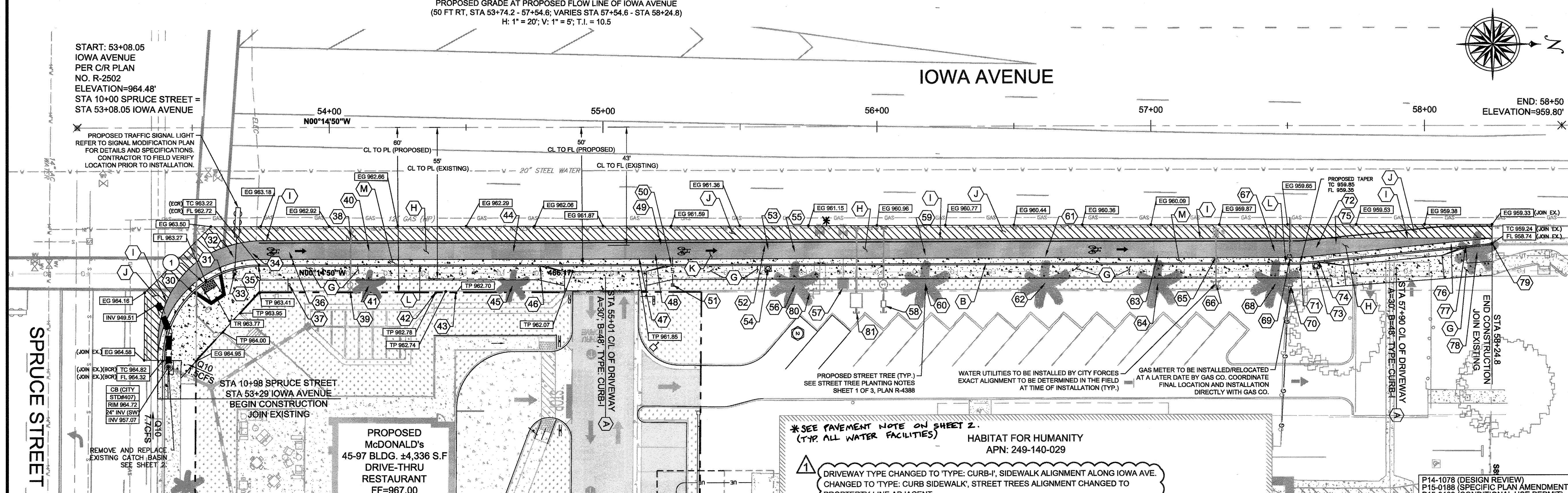
ACCT. NO. **R-4388**

SHEET 1 OF 3

PW16-0471



ID	Description	Station	Distance from CL (ft)	STD	DWG No.
30	Proposed begin access ramp	53+50.3	60.1 RT	STD 304	
31	Proposed end access ramp	53+60.8	53.2 RT	STD 304	
32	Existing traffic signal to be removed	53+57.4	47.2 RT	N/A	
33	Proposed traffic signal	53+65.5	52.5 RT	STD 612	
34	Traffic signal pole box to be maintained	53+71.8	45.5 RT	N/A	
35	Proposed ECR, roadway horizontal curve	53+74.2	50.0 RT	N/A	
36	Existing bike lane signage to be removed	53+85.3	45.3 RT	N/A	
37	Proposed bike lane signage	53+85.3	57.2 RT	STD 664	
38	Existing water gate valve to be maintained. See Water Utility Notes, This Sheet.	54+07.9	40.5 RT	N/A	
39	Proposed relocated air release valve. See Water Utility Notes, This Sheet.	54+07.9	52.1 RT	N/A	
40	Existing "30" caliper tree to be removed	54+14.5	45.0 RT	N/A	
41	Proposed street tree	54+14.5	57.4 RT	N/A	
42	Proposed begin 8' wide sidewalk connection	54+38.8	60.0 RT	STD 325	
43	Proposed end 8' wide sidewalk connection	54+46.8	60.0 RT	STD 325	
44	Existing "32" caliper tree to be removed	54+67.2	45.3 RT	N/A	
45	Proposed street tree	54+67.2	57.3 RT	N/A	
46	Proposed BCR, driveway connection	54+78.9	50.0 RT	STD 302	
47	Existing telecommunications riser to be relocated.	55+13.1	47.5 RT	N/A	
48	Existing "28" caliper tree to be removed	55+19.2	46.1 RT	N/A	
49	Existing BCR to be removed	55+21.2	43.0 RT	N/A	
50	Proposed ECR, driveway connection	55+24.9	50.0 RT	STD 302	
51	Proposed telecommunications riser relocation	55+25.4	57.5 RT	N/A	
52	Existing ECR to be removed	55+59.0	43.0 RT	N/A	
53	Existing light pole to be relocated. See Street Improvement Notes, This Sheet.	55+60.3	44.8 RT	N/A	
54	Proposed light pole relocation. See Street Improvement Notes, This Sheet.	55+60.3	51.8 RT	N/A	
55	Existing "30" caliper tree to be removed	55+69.9	45.5 RT	N/A	
56	Proposed street tree	55+69.9	57.6 RT	N/A	
57	Existing water main and backflow prevention to be abandoned. See Water Utility Notes, This Sheet.	55+87.6	47.0 RT	N/A	
58	Proposed water main and backflow prevention assembly. See Water Utility Notes, This Sheet.	56+02.5	36.8 RT	N/A	
59	Existing "27" caliper tree to be removed	56+17.7	47.0 RT	N/A	
60	Proposed street tree	56+17.7	57.5 RT	N/A	
61	Existing "29" caliper tree to be removed	56+61.5	47.7 RT	N/A	
62	Proposed street tree	56+61.5	57.2 RT	N/A	
63	Existing "32" caliper tree to be removed	57+02.6	47.0 RT	N/A	
64	Proposed street tree	57+02.6	57.5 RT	N/A	
65	Existing fire hydrant assembly to be relocated. See Water Utility Notes, This Sheet.	57+23.7	47.7 RT	N/A	
66	Proposed fire hydrant assembly relocation. See Water Utility Notes, This Sheet.	57+23.7	57.5 RT	N/A	
67	Existing "30" caliper tree to be removed	57+45.3	45.8 RT	N/A	
68	Proposed street tree	57+45.3	57.3 RT	N/A	
69	Existing gas meter to be relocated	57+51.2	47.7 RT	N/A	
70	Proposed gas meter relocation	57+51.2	57.5 RT	N/A	
71	Proposed begin transition into existing curb and gutter	57+54.6	50.0 RT	STD 200	
72	Existing light pole to be relocated. Design to be provided by Riverside Public Utilities.	57+60.4	44.6 RT	N/A	
73	Proposed light pole relocation. Design to be provided by Riverside Public Utilities.	57+60.3	51.1 RT	N/A	
74	Proposed BCR, Driveway connection	57+61.3	49.3 RT	STD 302	
75	Existing BCR to be removed	57+67.7	43.0 RT	N/A	
76	Existing ECR to be removed	58+09.7	43.0 RT	N/A	
77	Proposed ECR, driveway connection	58+15.0	44.0 RT	STD 302	
78	Existing tree to be maintained	58+19.2	46.1 RT	N/A	
79	Proposed end transition into existing curb and gutter	58+24.8	43.0 RT	STD 200	
80	Existing fire service to be abandoned. See Water Utility Notes, This Sheet.	55+79.1	36.8 RT	N/A	
81	Proposed fire service. See Water Utility Notes, This Sheet.	55+92.6	36.9 RT	N/A	



BENCHMARK INFORMATION
 (OFF-SITE) ID: 18-83 ELEVATION: 963.716 DATUM: NAVD 1988
 (ON-SITE) ID: N/A ELEVATION: 968.82 DATUM: NAVD 1988

CURVE DATA TABLE			
Δ	R	L	T
① 90°28'10"	35.0'	55.0'	35.0'

GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft.

PREPARED FOR: **McDonald's USA, LLC**
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PREPARED BY: **CORE STATES GROUP**
 3401 Centrelake Drive, Suite 330
 Ontario, CA 91761
 Phone (909) 461-8909
 sara@core-eng.com

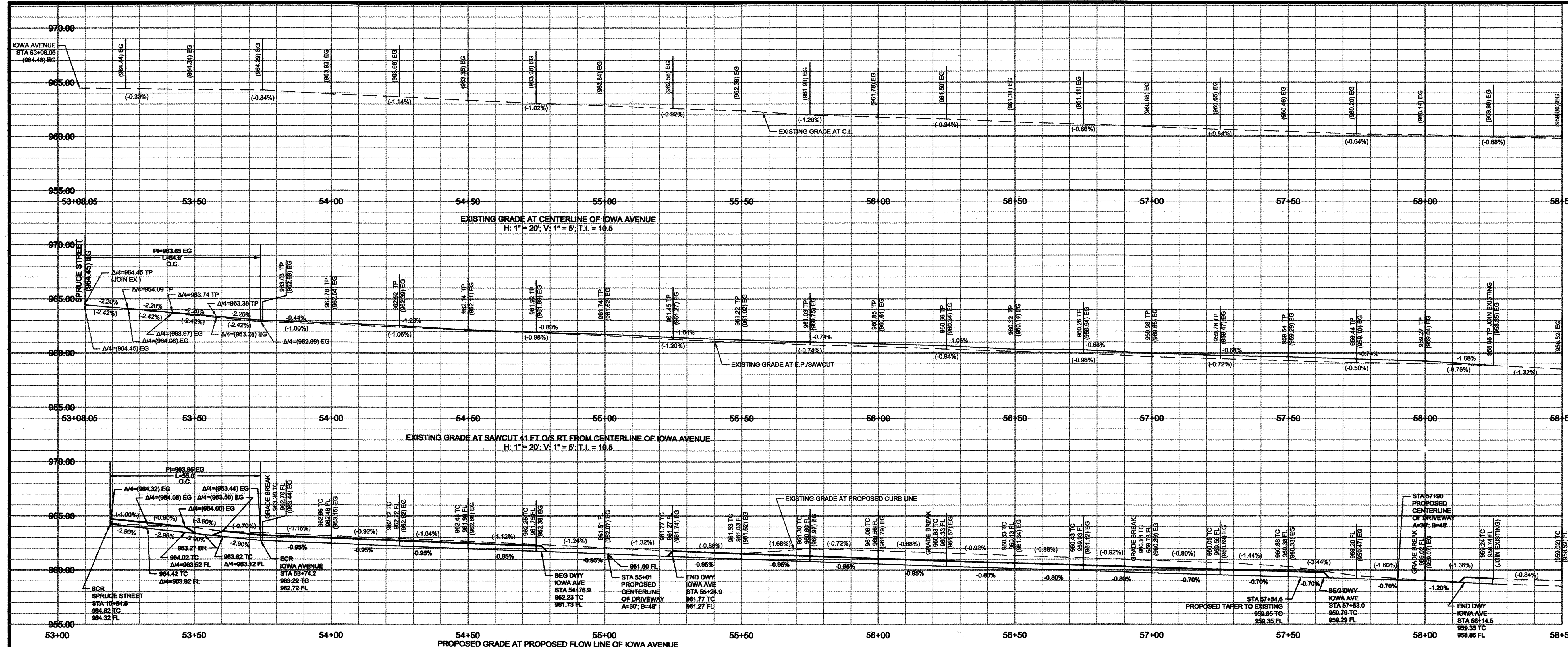
IMPORTANT NOTICE
 Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be assigned before a "Permit to Excavate" will be issued. For your Dig Alert I.D. Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

ENGINEER IN RESPONSIBLE CHARGE
 SREA-MICHAEL R. ANTI, P.E.
 R.C.E. No. 78274
 DATE: 6-16-17

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature]
 DATE: 6/16/17

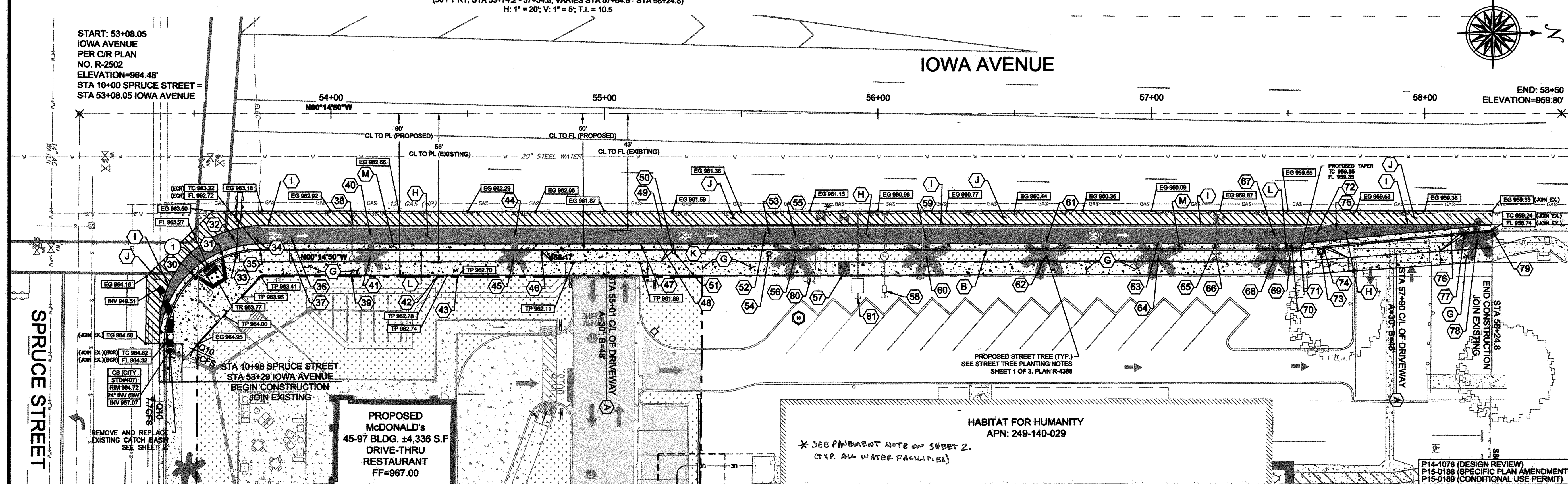
CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT
 APPROVED BY: [Signature]
 DATE: 6/16/17

STREET IMPROVEMENT PLANS
NEW McDONALD'S RESTAURANT AND DRIVE-THRU
 2246 IOWA AVENUE RIVERSIDE, CA 92507
 HORIZONTAL SCALE: AS NOTED VERTICAL SCALE: AS NOTED
 ACCT. NO. **R-4388**
 SHEET **3A** OF **3**
 PW16-0471



Iowa Avenue STA 53+08.05 - STA 58+50

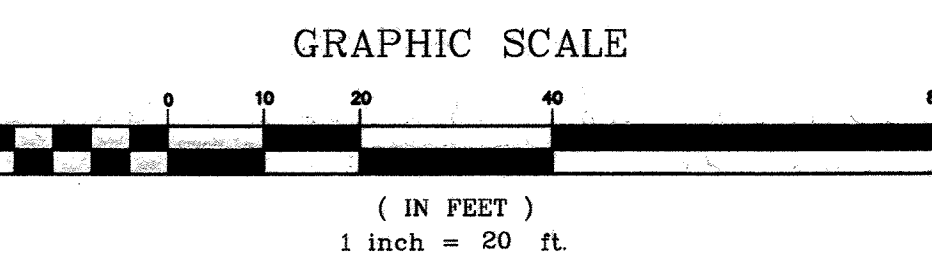
ID	Description	Station	Distance from CL (ft)	STD.	PWS No.
30	Proposed begin access ramp	53+50.3	60.1 RT	STD 304	
31	Proposed end access ramp	53+60.8	53.2 RT	STD 304	
32	Existing traffic signal to be removed	53+57.4	47.2 RT	N/A	
33	Proposed traffic signal	53+65.5	52.5 RT	STD 612	
34	Traffic signal pull box to be maintained	53+71.8	45.6 RT	N/A	
35	Proposed ECR; roadway horizontal curve	53+74.2	50.0 RT	N/A	
36	Existing bike lane signage to be removed	53+85.3	45.3 RT	N/A	
37	Proposed bike lane signage	53+85.3	52.1 RT	STD 664	
38	Existing water gate valve to be maintained. See Water Utility Notes, This Sheet.	54+07.9	40.5 RT	N/A	
39	Proposed relocated air release valve. See Water Utility Notes, This Sheet.	54+07.9	52.1 RT	N/A	
40	Existing "30" caliper tree to be removed	54+14.5	45.0 RT	N/A	
41	Proposed street tree (species and size to be determined)	54+14.5	52.4 RT	N/A	
42	Proposed begin 8' wide sidewalk connection	54+38.8	60.0 RT	STD 325	
43	Proposed end 8' wide sidewalk connection	54+46.8	60.0 RT	STD 325	
44	Existing "32" caliper tree to be removed	54+67.2	45.3 RT	N/A	
45	Proposed street tree (species and size to be determined)	54+67.2	52.3 RT	N/A	
46	Proposed BCR; driveway connection	54+76.9	50.0 RT	STD 302	
47	Existing telecommunications riser to be relocated	55+13.1	47.5 RT	N/A	
48	Existing "28" caliper tree to be removed	55+19.2	46.1 RT	N/A	
49	Existing BCR to be removed	55+21.2	43.0 RT	N/A	
50	Proposed ECR; driveway connection	55+24.9	50.0 RT	STD 302	
51	Proposed telecommunications riser relocation	55+25.4	51.0 RT	N/A	
52	Existing ECR to be removed	55+29.0	43.0 RT	N/A	
53	Existing light pole to be relocated. See Street Improvement Notes, This Sheet.	55+60.3	44.8 RT	N/A	
54	Proposed light pole relocation. See Street Improvement Notes, This Sheet.	55+60.3	51.8 RT	N/A	
55	Existing "30" caliper tree to be removed	55+69.9	45.6 RT	N/A	
56	Proposed street tree (species and size to be determined)	55+69.9	52.6 RT	N/A	
57	Existing water main and backflow prevention to be abandoned. See Water Utility Notes, This Sheet.	55+87.6	47.0 RT	N/A	
58	Proposed water main and backflow prevention assembly. See Water Utility Notes, This Sheet.	56+02.5	36.8 RT	N/A	
59	Existing "27" caliper tree to be removed	56+17.7	47.0 RT	N/A	
60	Proposed street tree (species and size to be determined)	56+17.7	52.5 RT	N/A	
61	Existing "29" caliper tree to be removed	56+61.5	47.7 RT	N/A	
62	Proposed street tree (species and size to be determined)	56+61.5	53.2 RT	N/A	
63	Existing "32" caliper tree to be removed	57+02.6	47.0 RT	N/A	
64	Proposed street tree (species and size to be determined)	57+02.6	52.5 RT	N/A	
65	Existing fire hydrant assembly to be relocated. See Water Utility Notes, This Sheet.	57+23.7	47.7 RT	N/A	
66	Proposed fire hydrant assembly relocation. See Water Utility Notes, This Sheet.	57+23.7	52.5 RT	N/A	
67	Existing "30" caliper tree to be removed	57+45.3	45.8 RT	N/A	
68	Proposed street tree (species and size to be determined)	57+45.3	52.3 RT	N/A	
69	Existing gas meter to be relocated	57+51.2	47.7 RT	N/A	
70	Proposed gas meter relocation	57+51.2	52.5 RT	N/A	
71	Proposed begin transition into existing curb and gutter	57+54.6	50.0 RT	STD 200	
72	Existing light pole to be relocated. Design to be provided by Riverside Public Utilities.	57+60.4	44.6 RT	N/A	
73	Proposed light pole relocation. Design to be provided by Riverside Public Utilities.	57+62.0	50.9 RT	N/A	
74	Proposed BCR; driveway connection	57+63.0	49.2 RT	STD 302	
75	Existing ECR to be removed	57+67.7	43.0 RT	N/A	
76	Existing ECR to be removed	58+09.7	43.0 RT	N/A	
77	Proposed ECR; driveway connection	58+14.5	44.0 RT	STD 302	
78	Existing tree to be maintained	58+19.2	46.1 RT	N/A	
79	Proposed end transition into existing curb and gutter	58+24.8	43.0 RT	STD 200	
80	Existing fire service to be abandoned. See Water Utility Notes, This Sheet.	58+79.1	36.8 RT	N/A	
81	Proposed fire service. See Water Utility Notes, This Sheet.	58+79.1	36.9 RT	N/A	



BENCHMARK INFORMATION
OFF-SITE ID: R-83 ELEVATION: 963.715 DATUM: NAVD 1988
ON-SITE ID: N/A ELEVATION: 968.82 DATUM: NAVD 1988

CURVE DATA TABLE

Curve No.	Δ	R	L	T
1	90°28'10"	35.0'	55.0'	35.0'



CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
ELECTRIC DIVISION

APPROVED BY: *[Signature]* 1-31-17
DATE

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
WATER DIVISION

APPROVED BY: *[Signature]* 4/3/2017
DATE

PREPARED FOR: **McDonald's USA, LLC**

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PREPARED BY: **CORE STATES GROUP**

3401 Centralina Drive, Suite 300
Ontario, CA 91761
Phone (909) 487-8999
www.core-eng.com

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ENGINEER IN RESPONSIBLE CHARGE
[Signature]
SHEA-MICHAEL R. ANTI, P.E.
R.C.E. No. 78274
DATE 1-27-17

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE 2-2-17
PRINCIPAL ENGINEER

CONSTR. CONTRACT ADMIN. STREET SERVICES
SURVEYOR TRAFFIC DIVISION PARKS DEPARTMENT

APPROVED BY: *[Signature]* DATE 2/2/17
CITY ENGINEER

STREET IMPROVEMENT PLANS
NEW McDONALD'S RESTAURANT AND DRIVE-THRU

2246 IOWA AVENUE RIVERSIDE, CA 92507

HORIZONTAL SCALE: AS NOTED VERTICAL SCALE: AS NOTED

ACCT. NO. **R-4388**

SHEET **3** OF **3**

PW16-0471