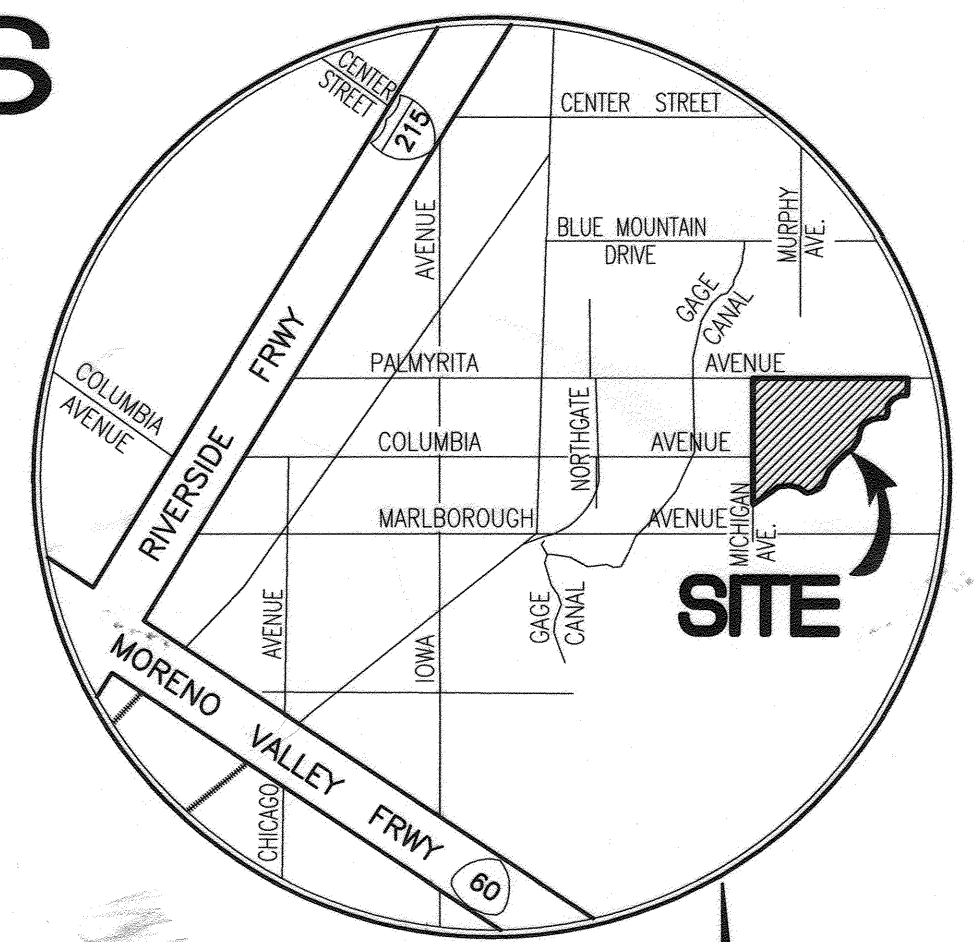


STREET IMPROVEMENT PLANS

FOR

COLUMBIA BUSINESS CENTER

PARCEL MAP 36638



VICINITY MAP
N.T.S.

ABBREVIATIONS:

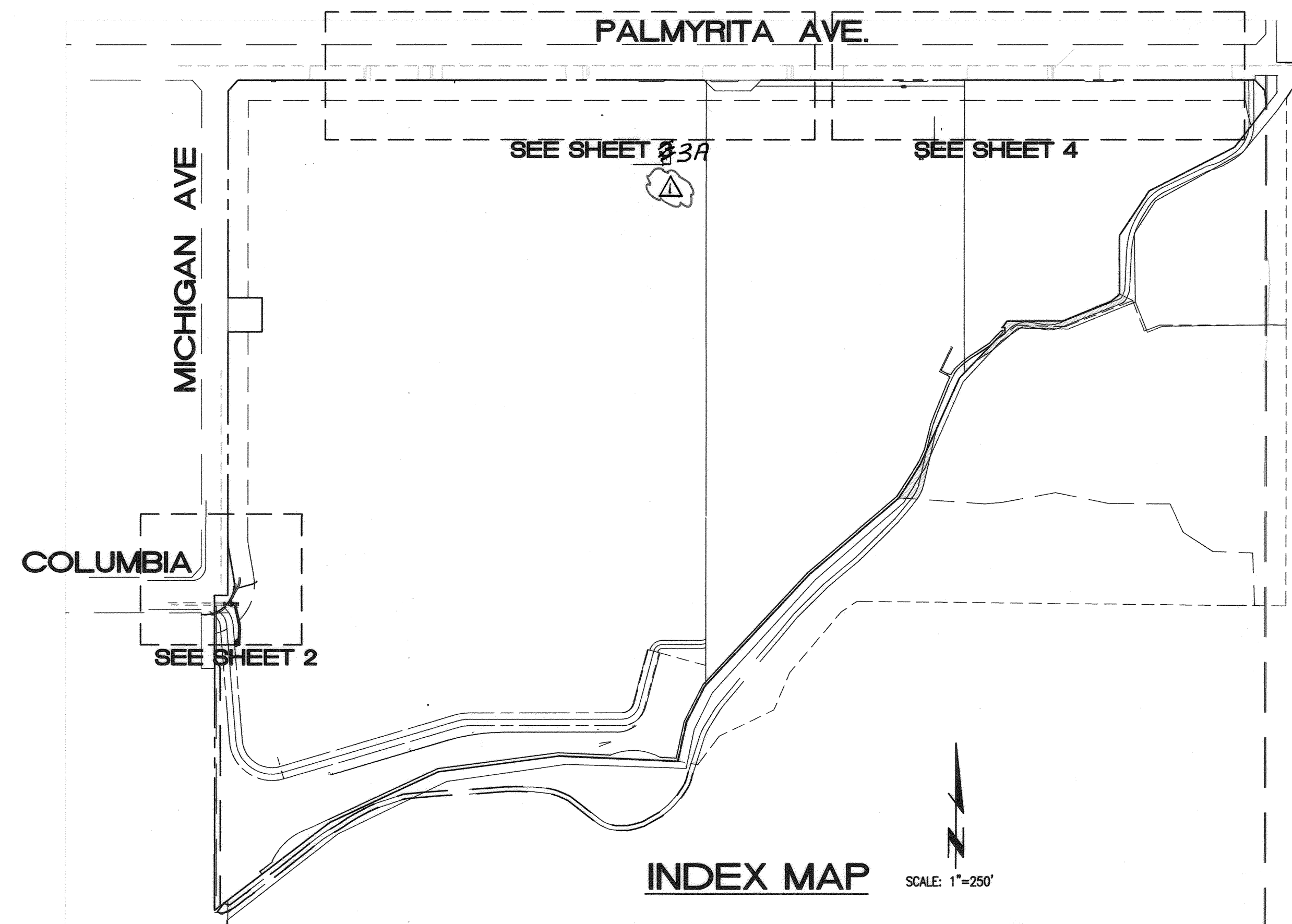
AB	—AGGREGATE BASE
AC	—ASPHALT CONCRETE
BCR	—BEGIN CURB RETURN
BLVD.	—BOULEVARD
BVC	—BEGIN VERTICAL CURVE
CF	—CURB FACE
C/L	—CENTER LINE
CONC.	—CONCRETE
CMP	—CORRUGATED METAL PIPE
CSP	—CORRUGATED STEEL PIPE
DWG.	—DRAWING
DRWY.	—DRIVEWAY
DR.	—DRIVE
EX/EXIST.	—EXISTING
ECR	—END CURB RETURN
EVC	—END VERTICAL CURVE
ELEV.	—ELEVATION
E.P.	—EDGE OF PAVEMENT
FL	—FLOW LINE
FS	—FINISHED SURFACE
G	—GAS
GAL	—GALLON
GB	—GRADE BREAK
MIN.	—MINIMUM
MAX.	—MAXIMUM
MH	—MANHOLE
NO.	—NUMBER
NTS	—NOT TO SCALE
LF	—LENGTH FOOT
O.C.	—ON CENTER
PI	—POINT OF INTERSECTION
PROP.	—PROPOSED
P/L	—PROPERTY LINE
PP	—POWER POLE
R	—RADIUS
R=	—RATE OF GRADE
R/W	—RIGHT OF WAY
SHT.	—SHEET
STA.	—STATION
STD.	—STANDARD
ST. LT.	—STREET LIGHT
TEL	—TELEPHONE
TC	—TOP OF CURB
TB	—TOP OF BERM
TI	—TRAFFIC INDEX
TYP.	—TYPICAL
VC	—VERTICAL CURVE
V	—VERTICAL DEPTH
VERT.	—VERTICAL
W	—WIDTH
12" W	—SIZE-WATER

GENERAL NOTES:

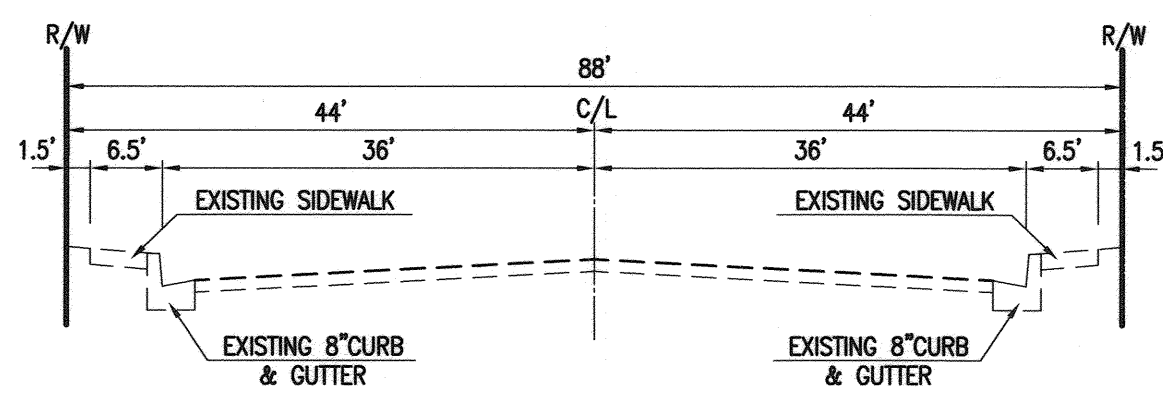
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY 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 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.
- 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 DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6103) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
- 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.
- FINAL 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 U.S.A.
- 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.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- SEE TRAFFIC SIGNAL PLAN #X-4998 FOR SIGNAL IMPROVEMENTS.
- STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
- THE DEVELOPER AND/OR CONTRACTOR SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREET 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.
- 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 SUB GRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- THIS PROJECT IS RESPONSIBLE FOR ALL FINAL PAVEMENT AND CONCRETE REPAIRS AND REPLACEMENT ASSOCIATED WITH THE INSTALLATION OF WATER FACILITIES SHOWN ON CITY OF RIVERSIDE WATER DEPARTMENT DRAWING DS-1711889.**

LEGEND

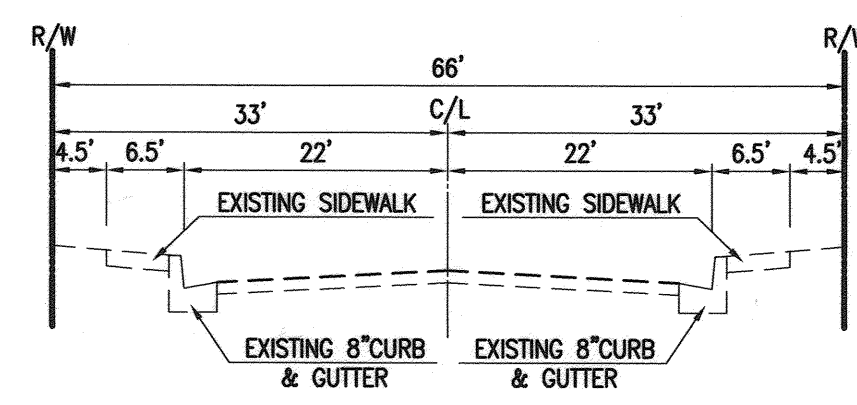
	EXIST. FIRE HYDRANT		EXIST. CABLE TV CONDUIT
	EXIST. WATER METER		EXIST. EDGE OF A.C. PAVEMENT
	EXIST. WATER VALVE		EXIST. CURB AND GUTTER
	EXIST. GAS VALVE		EXIST. SANITARY SEWER
	GUY WIRE/DEADMAN		EXIST. STORM DRAIN
	EXIST. POWER POLE		EXIST. GAS LINE
	EXIST. TRAFFIC SIGNAL		EXIST. TELEPHONE CONDUIT
	EXIST. CROSSWALK SIGNAL		EXIST. WATER LINE
	STREET LIGHTING BOX		EXIST. CONTOUR
	EXIST. STREET LIGHT		EXIST. GAS METER
	EXIST. STORM DRAIN MANHOLE		EXIST. MAIL BOX
	EXIST. SEWER MANHOLE		EXIST. TELEPHONE MANHOLE
	EXIST. VAULT		EXIST. GRADE ELEVATION
	EXIST. SIGN		PROPERTY LINE
	TREE		CONSTRUCTION NOTES BUBBLE
	EXIST. TRAFFIC SIGNAL BOX		SAWCUT LINE
			COLDPLANE AND AC OVERLAY
			CONCRETE
			REMOVE EXISTING AC PAVEMENT
			AC PAVEMENT



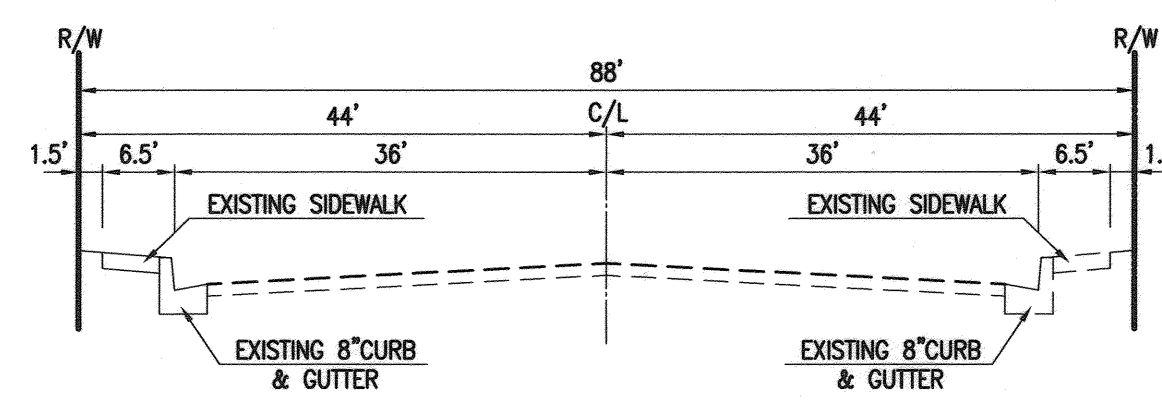
INDEX MAP SCALE: 1"=250'



TYPICAL STREET SECTION
EXISTING COLUMBIA AVENUE
NOT TO SCALE



TYPICAL STREET SECTION
EXISTING MICHIGAN AVENUE
NOT TO SCALE



TYPICAL STREET SECTION
EXISTING PALMYRITA AVENUE
NOT TO SCALE

QUANTITY: CONSTRUCTION NOTES:

- 750 LF (1) SAWCUT REMOVE EXISTING CURB, GUTTER, AND SIDEWALK
- 3,055 SF (2) SAWCUT REMOVE EXISTING A.C. PAVEMENT
- N/A (3) PROTECT IN PLACE EXISTING
- 9 EA (4) ADJUST TO GRADE EXISTING
- 4 EA (5) EXISTING TO BE REMOVED
- 300 SF (6) EXISTING CONCRETE CROSS GUTTER TO BE REMOVED
- 5 EA (7) EXISTING TO BE RELOCATED
- 2,245 SF (8) SAWCUT REMOVE & RECONSTRUCT EXISTING ASPHALT, CURB, GUTTER AND SIDEWALK.
- 5,060 SF (11) CONSTRUCT "A" AC PAVEMENT OVER "AB" PER SOILS RECOMMENDATION.
- 175 LF (12) CONSTRUCT 8" CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 TYPE I
- 2,270 SF (13) CONSTRUCT CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. 325
- 5 EA (14) CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302 MODIFY PER DETAIL ON SHEET 2.
- 445 LF (15) CONSTRUCT FULL DEPTH A.C. PAVEMENT
- 1,075 SF (16) COLD PLANE AND CONSTRUCT A.C. OVERLAY PER DETAIL SHEET 2.
- 10 EA (17) JOIN EXISTING CURB, GUTTER AND SIDEWALK
- N/A (18) CURB, GUTTER OR SIDEWALK PER ONSITE IMPROVEMENT

SHEET INDEX

1	TITLE SHEET
2	COLUMBIA AT MICHIGAN AVENUE KNUCKLE
3A	PALMYRITA AVENUE / SH#3 REPLACED WITH SH3A
4	PALMYRITA AVENUE

REVIEWED BY:
WESTERN MUNICIPAL WATER DISTRICT
FOR NON-INTERFERENCE COMPLIANCE
SHEET 1 THROUGH 4

Derek Kawai 6/22/2017
DEREK KAWAI DATE
DIRECTOR OF ENGINEERING

CITY OF RIVERSIDE - ELECTRICAL DEPARTMENT

Steve Wolfe 5/21/17
APPROVED DATE

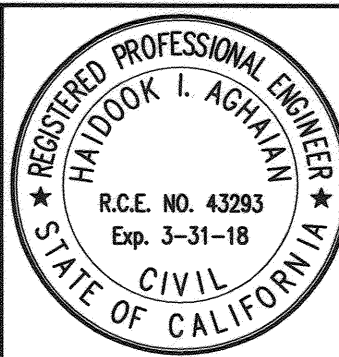
CITY OF RIVERSIDE - WATER DEPARTMENT

Chris Sporn 5/22/17
APPROVED DATE



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 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.



PREPARED UNDER THE DIRECTION OF:

Haideok Aghayan 5/22/17
HAIDOOK I. AGHAYAN DATE
R.C.E. 043293 - EXP. 3/31/18

Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH. (714) 521-4811 FAX (714) 521-4173

CITY OF RIVERSIDE BENCHMARK NO. "JB-G3"
P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHEASTERLY CORNER OF A CATCH BASIN ALONG THE EASTERLY CURB OF IOWA AVENUE AT THE SOUTHEAST CURB RETURN OF IOWA AVENUE AND MARLBOROUGH AVENUE.
(B.M. TRANSFER FROM JB-A3).
ELEVATION = 933.305' (NAVD '88 / 2009 ADJ.)

1" = 20'
DATE: October, 2016

VOIDED SH. 3. ADDED SH. 3A REVISED SHEET INDEX		
MARK	REVISIONS	APPR. DATE
DESIGNED BY sak	DRAWN BY sak	CHECKED BY HIA

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: 6/16/17
ENGINEERING MANAGER
TRAFFIC DIVISION

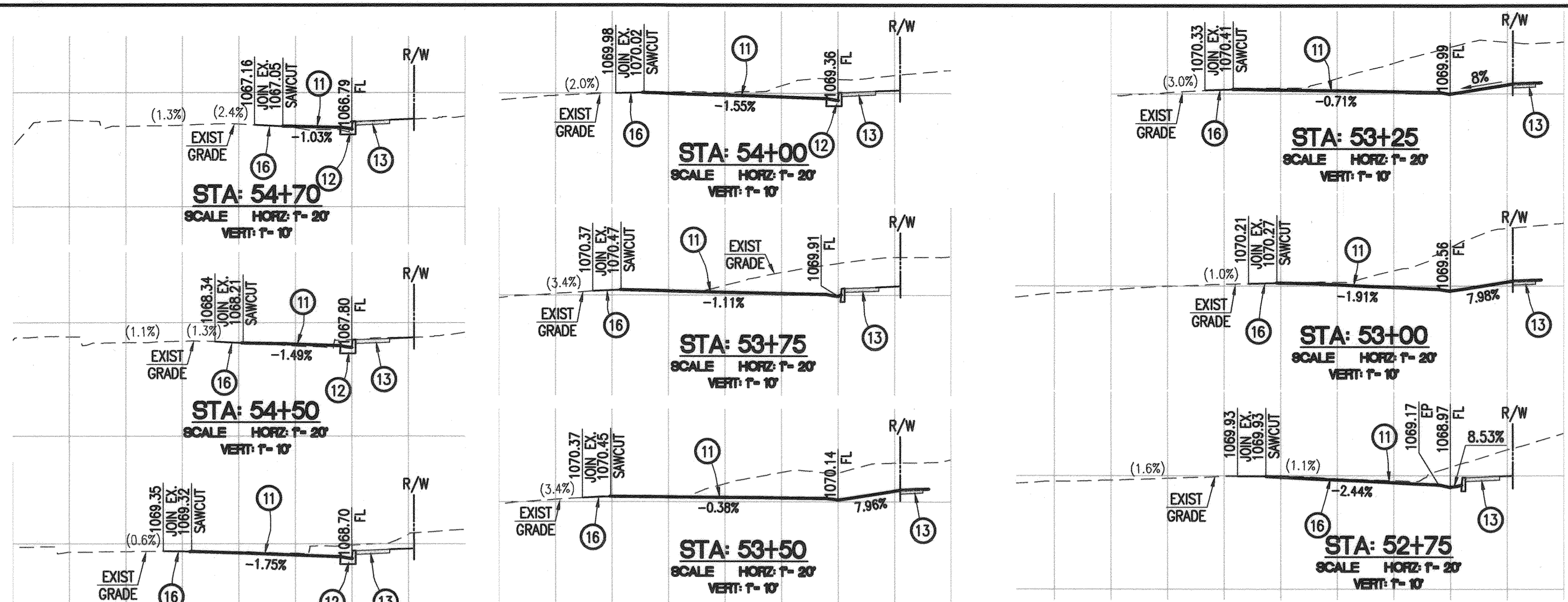
APPROVED BY: *[Signature]*
CITY ENGINEER
DATE: 6/16/17

STREET IMPROVEMENT PLAN
COLUMBIA BUSINESS CENTER
TITLE SHEET
PM 36638

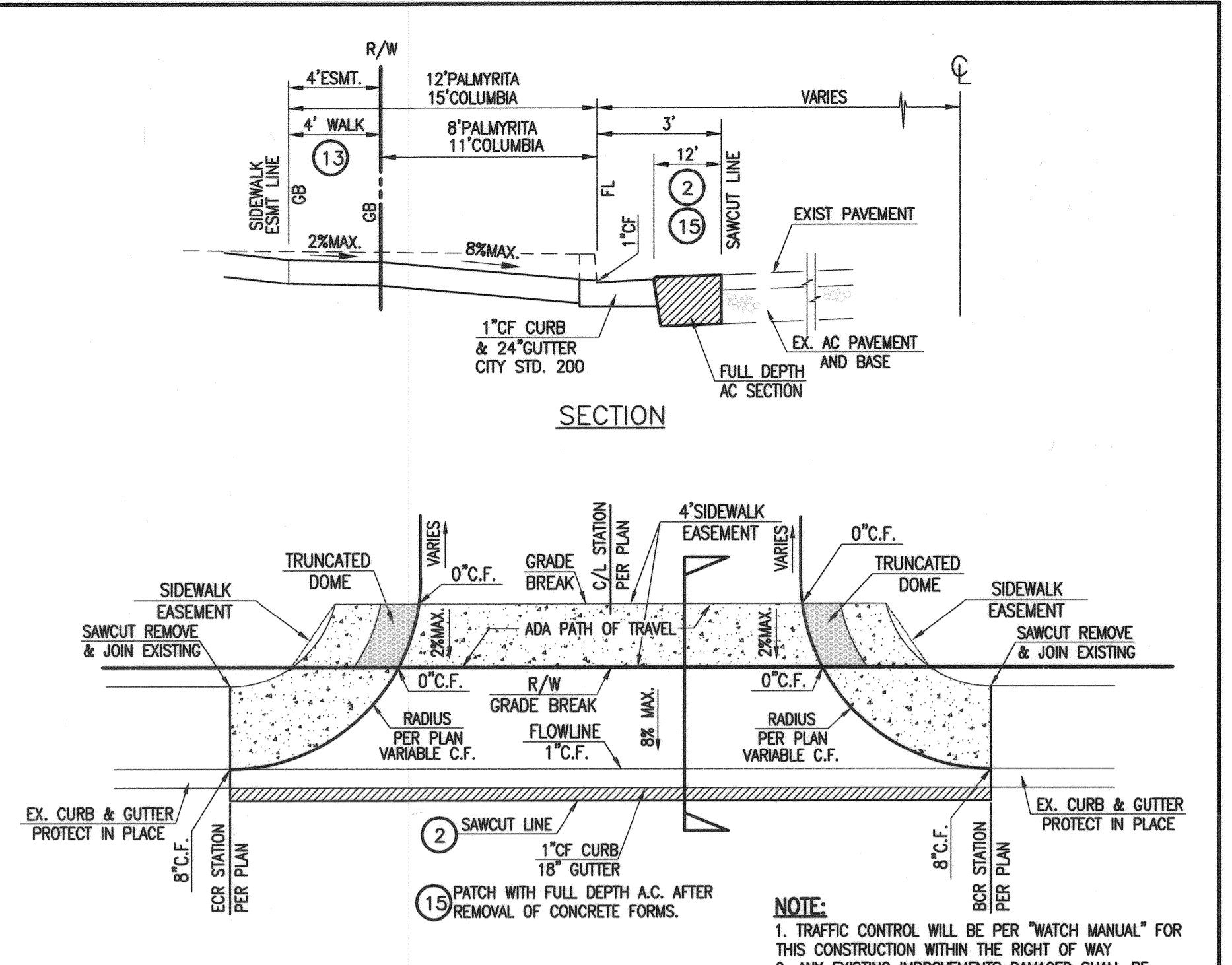
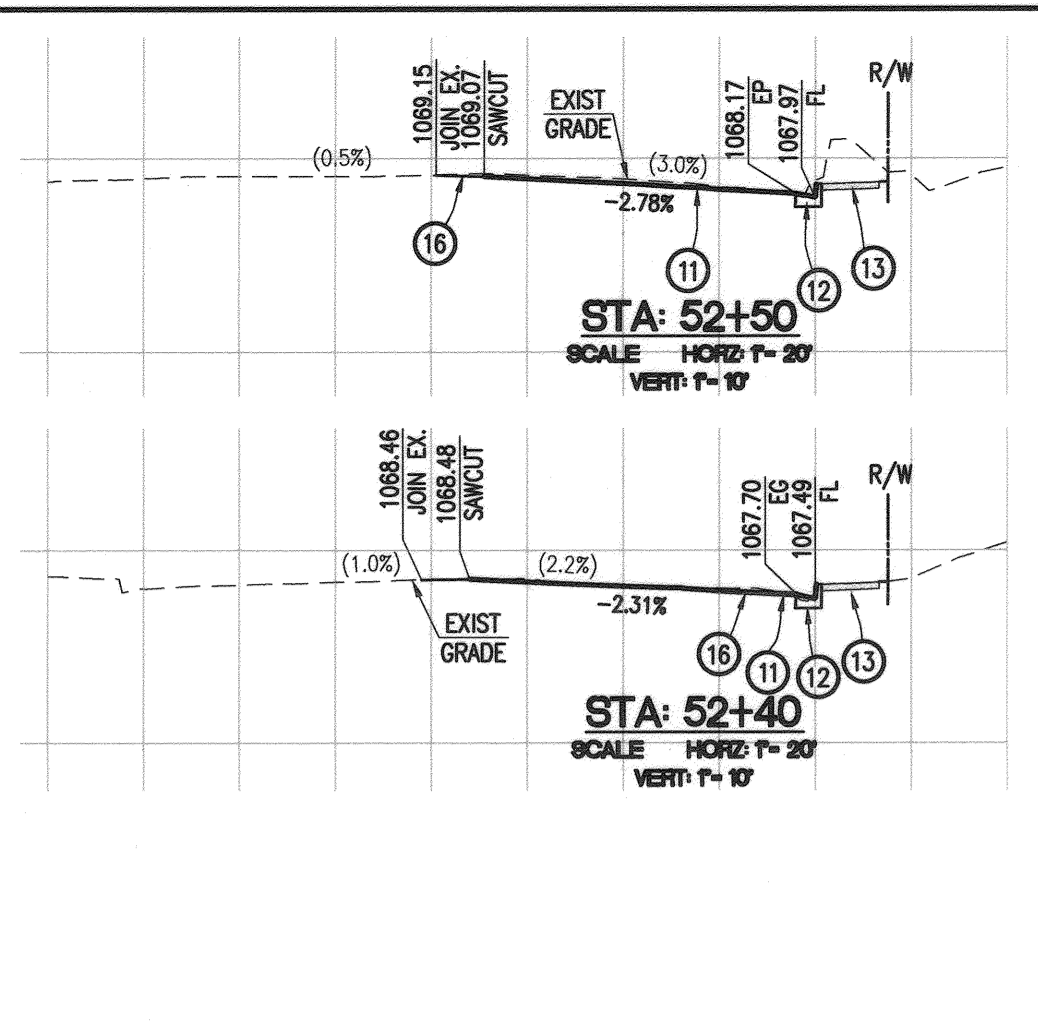
PROJ. NO. PW 16-0596
R-4396

HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=2'
SHEET 1 OF 4

Last Update: 5/22/17
C:\3100-3190\3126\3126b\STREET\3126b ST 01.dwg



**CROSS SECTIONS ALONG KNUCKLE FLOWLINE
COLUMBIA AT MICHIGAN**

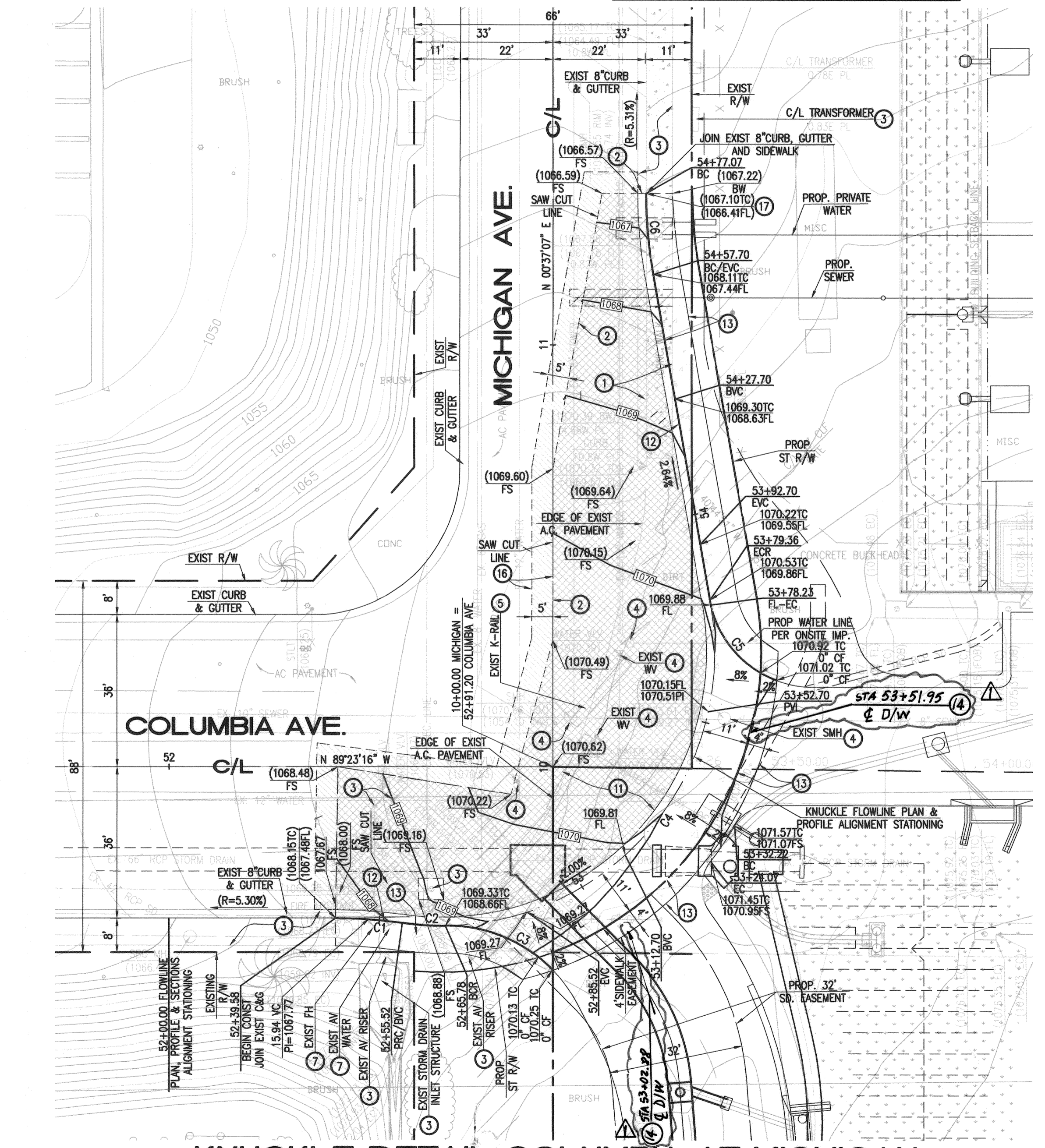


MODIFIED DRIVEWAY DETAIL

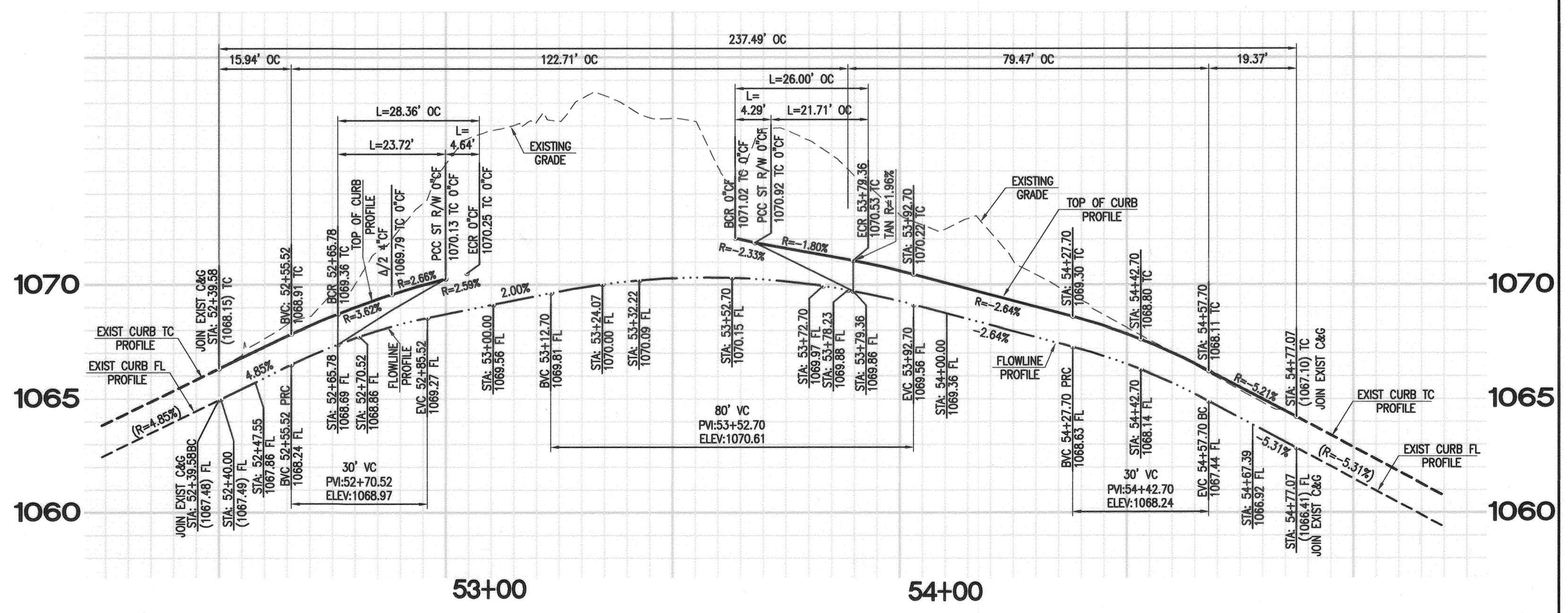
- CONSTRUCTION NOTES:**
- 1 SAWCUT REMOVE EXISTING CURB, GUTTER, AND SIDEWALK
 - 2 SAWCUT REMOVE EXISTING A.C. PAVEMENT
 - 3 PROTECT IN PLACE EXISTING
 - 4 ADJUST TO GRADE EXISTING
 - 5 EXISTING TO BE REMOVED
 - 6 EXISTING CONCRETE CROSS GUTTER TO BE REMOVED
 - 7 EXISTING TO BE RELOCATED
 - 8 SAWCUT REMOVE & RECONSTRUCT EXISTING ASPHALT, CURB, GUTTER AND SIDEWALK.
 - 11 CONSTRUCT "A" AC PAVEMENT OVER "AB" PER SOILS RECOMMENDATION.
 - 12 CONSTRUCT 8" CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 TYPE 1
 - 13 CONSTRUCT CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. 325
 - 14 CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302 MODIFY PER DETAIL ON SHEET 2.
 - 15 CONSTRUCT FULL DEPTH A.C. PAVEMENT
 - 16 COLD PLANE AND CONSTRUCT A.C. OVERLAY PER DETAIL SHEET 2.
 - 17 JOIN EXISTING CURB, GUTTER AND SIDEWALK
 - 18 CURB, GUTTER OR SIDEWALK PER ONSITE IMPROVEMENT

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT
C1	8°13'37"	111.00'	15.94'	7.98'
C2	9°02'50"	65.00'	10.26'	5.14'
C3	46°25'35"	35.00'	28.36'	15.01'
C4	99°07'09"	65.00'	112.45'	76.27'
C5	59°35'40"	25.00'	26.00'	14.32'
C6	10°00'01"	111.00'	19.37'	9.71'



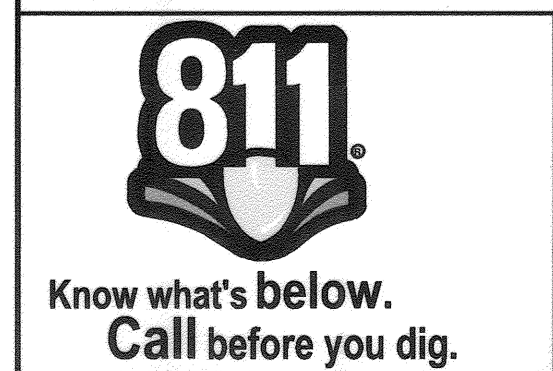
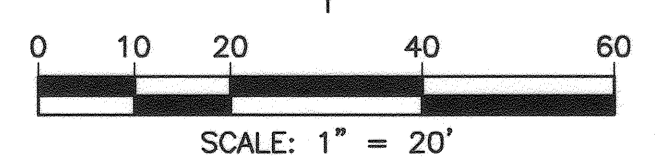
KNUCKLE DETAIL COLUMBIA AT MICHIGAN
SCALE: 1" = 20'



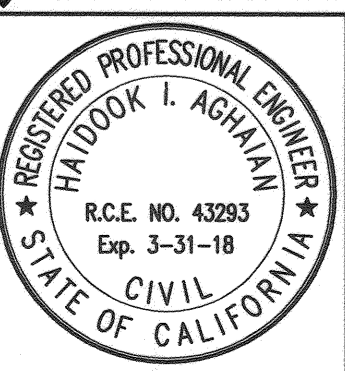
**PROFILE OF KNUCKLE
COLUMBIA AT MICHIGAN**
SCALE: 1" = 20'
VERT: 1" = 2'

CITY OF RIVERSIDE - ELECTRICAL DEPARTMENT
APPROVED: [Signature] DATE: 8/9/17

CITY OF RIVERSIDE - WATER DEPARTMENT
APPROVED: [Signature] DATE: 8/9/2017



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 SAFETY OF ALL PERSONS AND PROPERTY. THIS RESPONSIBILITY 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.



PREPARED UNDER THE DIRECTION OF:
[Signature] DATE: 8/2/17
HAIDOOK I. AGHAJANI
R.C.E. 043293 - EXP. 3/31/18

Thienes Engineering, Inc.
CIVIL ENGINEERING - LAND SURVEYING
14349 FIRESTONE GUILLEVARDO
LA MIRADA, CALIFORNIA 90639
PH. (714)521-4811 FAX (714)521-4173

CITY OF RIVERSIDE BENCHMARK NO. "JB-G3"
P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHEASTERLY CORNER OF A CATCH BASIN ALONG THE EASTERLY CURB OF IOWA AVENUE AT THE SOUTHEAST CURB RETURN OF IOWA AVENUE AND MARLBOROUGH AVENUE. (B.M. TRANSFER FROM JB-A3).
ELEVATION = 933.305' (NAVD '88 / 2009 ADJ.)

ADDED & D/W STATION (CONSTRUCTION) NOTE 14.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY sak DRAWN BY sak CHECKED BY HIA

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature] DATE: 8/10/17
ENGINEERING MANAGER: [Signature] DATE: 8-10-17
TRAFFIC DIVISION: [Signature] DATE: 8-10-17
CITY ENGINEER: [Signature] DATE: 8/10/17

STREET IMPROVEMENT PLAN PROJ. NO. PW 16-0596
DRIVEWAY DETAIL
COLUMBIA and MICHIGAN
PM 36638
R-4396
HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=2'
SHEET 2 OF 4

Last Update: 8/2/17
C:\3100-3199\3126\STREET\31268 ST 02-04 B4 day moved.dwg

CONSTRUCTION NOTES:

- 1 SAWCUT REMOVE EXISTING CURB, GUTTER, AND SIDEWALK
- 2 SAWCUT REMOVE EXISTING A.C. PAVEMENT
- 3 PROTECT IN PLACE EXISTING
- 4 ADJUST TO GRADE EXISTING
- 5 EXISTING TO BE REMOVED
- 6 EXISTING CONCRETE CROSS GUTTER TO BE REMOVED
- 7 EXISTING TO BE RELOCATED
- 8 SAWCUT REMOVE & RECONSTRUCT EXISTING ASPHALT, CURB, GUTTER AND SIDEWALK.
- 11 CONSTRUCT "AC PAVEMENT OVER "AB PER SOILS RECOMMENDATION.
- 12 CONSTRUCT 8" CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 TYPE I
- 13 CONSTRUCT CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. 325
- 14 CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302 MODIFY PER DETAIL ON SHEET 2.
- 15 CONSTRUCT FULL DEPTH A.C. PAVEMENT
- 16 COLD PLANE AND CONSTRUCT A.C. OVERLAY PER DETAIL SHEET 2.
- 17 JOIN EXISTING CURB, GUTTER AND SIDEWALK
- 18 CURB, GUTTER OR SIDEWALK PER ONSITE IMPROVEMENT

PROFILE SCALE:
 HORIZ. - 1" = 20'
 VERT. - 1" = 2'

1090

1085

1095

1090

93+00

94+00

95+00

96+00

97+00

98+00

PALMYRITA AVE.

PALMYRITA AVENUE

VOIDED THIS SHEET
REPLACED WITH SHEET 3A

CURVE #	DELTA	RADIUS	LENGTH	TANGENT
C7	58°56'57"	25.00'	25.72'	14.13'
C8	58°56'42"	25.00'	25.72'	14.13'
C9	59°07'14"	25.00'	25.80'	14.18'
C10	59°14'55"	25.00'	25.85'	14.22'

CITY OF RIVERSIDE - ELECTRICAL DEPARTMENT

APPROVED: *Sum Lopez* 8/9/17 DATE

CITY OF RIVERSIDE - WATER DEPARTMENT

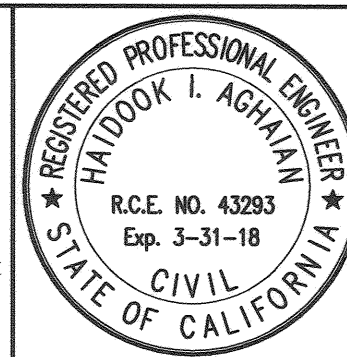
APPROVED: *Chris Span* 8/9/2017 DATE



Know what's below.
Call 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 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.



PREPARED UNDER THE DIRECTION OF:

Haidook Aghaman 8/2/17 DATE
 HAIDOOK I. AGHAMAN
 R.C.E. 043293 - EXP. 3/31/18

Ti Thienes Engineering, Inc.
 CIVIL ENGINEERING - LAND SURVEYING
 14349 FIRESTONE BOULEVARD
 LA MIRADA, CALIFORNIA 90638
 PH.(714)521-4811 FAX(714)521-4173

1" = 20'

DATE

October, 2016

CITY OF RIVERSIDE BENCHMARK NO. "JB-G3"
 P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHEASTERLY CORNER OF A CATCH BASIN ALONG THE EASTERLY CURB OF IOWA AVENUE AT THE SOUTHEAST CURB RETURN OF IOWA AVENUE AND MARLBOROUGH AVENUE. (B.M. TRANSFER FROM JB-A3).
 ELEVATION = 933.305' (NAVD '88 / 2009 ADJ.)

VOIDED SHEET 3, REPLACED WITH SHEET 3A

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* BY: *[Signature]* DATE: 8-10-17
 ENGINEERING MANAGER
 TRAFFIC DIVISION
 CITY ENGINEER
 DATE: 8/10/17

STREET IMPROVEMENT PLAN

**DRIVEWAY DETAILS
 PALMYRITA AVENUE
 PM 36638**

HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=2'

PROJ. NO. PW 16-0596

R-4396

SHEET **3** OF **4**



SCALE: 1" = 20'

Last Update: 8/2/17
 C:\3100-3180\3120\3120\STREET\31280 ST 02-04 B4.dwg moved.dwg

SEE SHEET 4

CONSTRUCTION NOTES:

- 1 SAWCUT REMOVE EXISTING CURB, GUTTER, AND SIDEWALK
- 2 SAWCUT REMOVE EXISTING A.C. PAVEMENT
- 3 PROTECT IN PLACE EXISTING
- 4 ADJUST TO GRADE EXISTING
- 5 EXISTING TO BE REMOVED
- 6 EXISTING CONCRETE CROSS GUTTER TO BE REMOVED
- 7 EXISTING TO BE RELOCATED
- 8 SAWCUT REMOVE & RECONSTRUCT EXISTING ASPHALT, CURB, GUTTER AND SIDEWALK.
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- 12 CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302 MODIFY PER DETAIL ON SHEET 2.
- 13 CONSTRUCT FULL DEPTH A.C. PAVEMENT
- 14 COLD PLANE AND CONSTRUCT A.C. OVERLAY PER DETAIL SHEET 2.
- 15 JOIN EXISTING CURB, GUTTER AND SIDEWALK
- 16 CURB, GUTTER OR SIDEWALK PER ONSITE IMPROVEMENT

1090

1085

1095

1090

PROFILE SCALE:
HORIZ. - 1" = 20'
VERT. - 1" = 2'

93+00

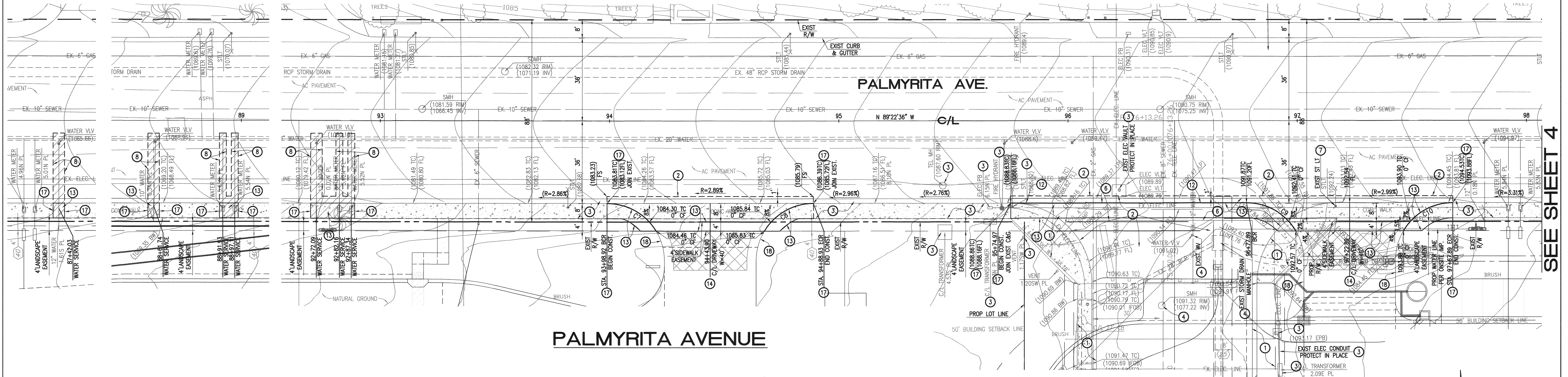
94+00

95+00

96+00

97+00

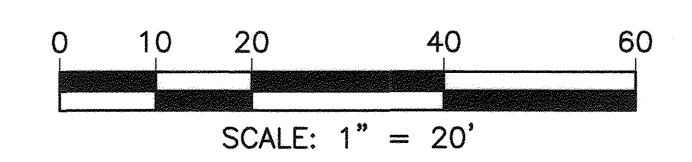
98+00



PALMYRITA AVENUE

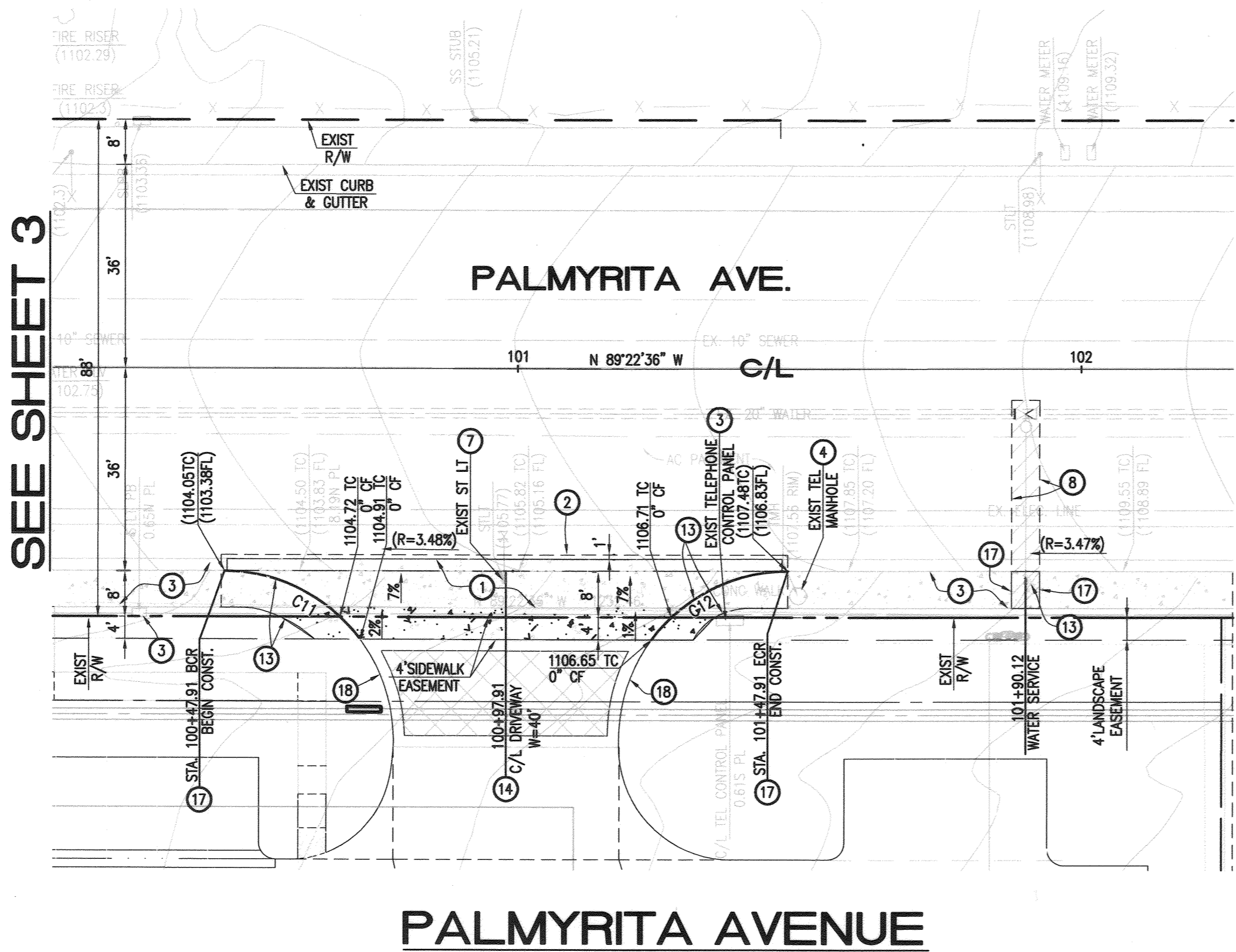
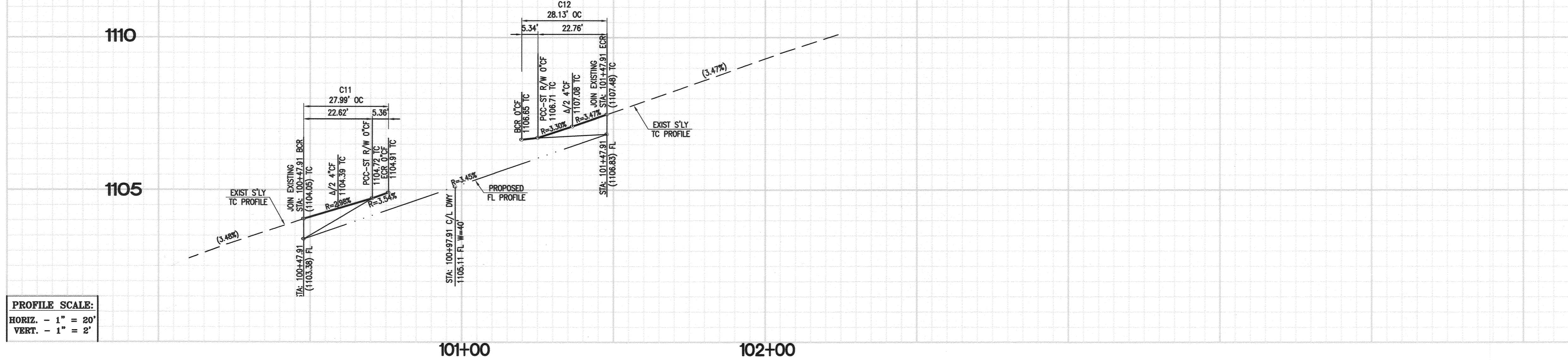
CURVE #	DELTA	RADIUS	LENGTH	TANGENT
C7	58°56'57"	25.00'	25.72'	14.13'
C8	58°56'42"	25.00'	25.72'	14.13'
C9	47°58'48"	25.00'	20.94'	11.13'
C10	47°50'14"	25.00'	20.87'	11.09'

CITY OF RIVERSIDE - ELECTRICAL DEPARTMENT
 APPROVED: *Sum Gha* DATE: 12-12-17
 CITY OF RIVERSIDE - WATER DEPARTMENT
 APPROVED: *Chris Sporn* DATE: 12/11/2017



<p>Know what's below. Call before you dig.</p>	<p>PRIVATE ENGINEERING NOTE</p> <p>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, 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.</p>	<p>PREPARED UNDER THE DIRECTION OF:</p> <p><i>Hardook I. Aghaian</i> 12/17/17 HAIDOOK I. AGHAIAN R.C.E. 043293 - EXP. 3/31/18</p>	<p>Thienes Engineering, Inc. CIVIL ENGINEERING - LAND SURVEYING 14349 FIRESTONE BOULEVARD LA MIRADA, CALIFORNIA 90638 PH. (714) 521-4811 FAX (714) 521-4173</p>	<p>SHEET 3 REPLACED WITH SHEET 3A DRIVE WAY MOVED 97" EASTERLY RPU MOVED STREET LIGHT</p>	<p>CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS</p> <p>APPROVED BY: <i>[Signature]</i> DATE: 12/14/17 ENGINEERING MANAGER TRAFFIC DIVISION</p>	<p>STREET IMPROVEMENT PLAN DRIVEWAY DETAILS PALMYRITA AVENUE PM 36638</p>	<p>PROJ. NO. PW 16-0596 R-4396</p>

SEE SHEET 4



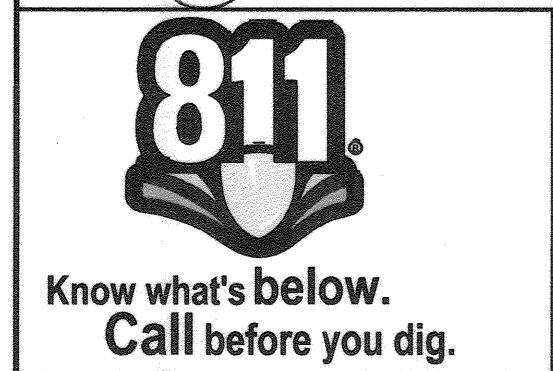
CONSTRUCTION NOTES:

- 1 SAWCUT REMOVE EXISTING CURB, GUTTER, AND SIDEWALK
- 2 SAWCUT REMOVE EXISTING A.C. PAVEMENT
- 3 PROTECT IN PLACE EXISTING
- 4 ADJUST TO GRADE EXISTING
- 5 EXISTING TO BE REMOVED
- 6 EXISTING CONCRETE CROSS GUTTER TO BE REMOVED
- 7 EXISTING TO BE RELOCATED
- 8 SAWCUT REMOVE & RECONSTRUCT EXISTING ASPHALT, CURB, GUTTER AND SIDEWALK.
- 11 CONSTRUCT "A" AC PAVEMENT OVER "AB" PER SOILS RECOMMENDATION.
- 12 CONSTRUCT 8" CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 TYPE I
- 13 CONSTRUCT CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. 325
- 14 CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302 MODIFY PER DETAIL ON SHEET 2.
- 15 CONSTRUCT FULL DEPTH A.C. PAVEMENT
- 16 COLD PLANE AND CONSTRUCT A.C. OVERLAY PER DETAIL SHEET 2.
- 17 JOIN EXISTING CURB, GUTTER AND SIDEWALK
- 18 CURB, GUTTER OR SIDEWALK PER ONSITE IMPROVEMENT

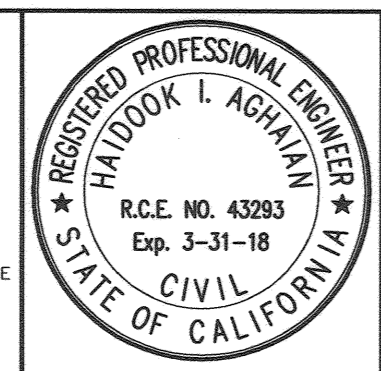
CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	TANGENT
C11	53°26'45"	30.00'	27.98'	15.10'
C12	53°40'03"	30.00'	28.10'	15.18'

CITY OF RIVERSIDE - ELECTRICAL DEPARTMENT
 APPROVED: *[Signature]* 8/9/17 DATE

CITY OF RIVERSIDE - WATER DEPARTMENT
 APPROVED: *[Signature]* 8/9/2017 DATE



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 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.



PREPARED UNDER THE DIRECTION OF:
Haidook I. Aghaian 8/2/17 DATE
 HAIDOOK I. AGHAIAN
 R.C.E. 043293 - EXP. 3/31/18

Tai Thienes Engineering, Inc.
 CIVIL ENGINEERING - LAND SURVEYING
 14349 FIRESTONE BOULEVARD
 LA MIRADA, CALIFORNIA 90638
 PH. (714) 521-4811 FAX (714) 521-4173

CITY OF RIVERSIDE BENCHMARK NO. "JB-G3"
 P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHEASTERLY CORNER OF A CATCH BASIN ALONG THE EASTERLY CURB OF IOWA AVENUE AT THE SOUTHEAST CURB RETURN OF IOWA AVENUE AND MARLBOROUGH AVENUE.
 (B.M. TRANSFER FROM JB-A3).
 ELEVATION = 933.305' (NAVD '88 / 2009 ADJ.)

MARK	REVISIONS	APPR.	DATE

DESIGNED BY sak DRAWN BY sak CHECKED BY HIA

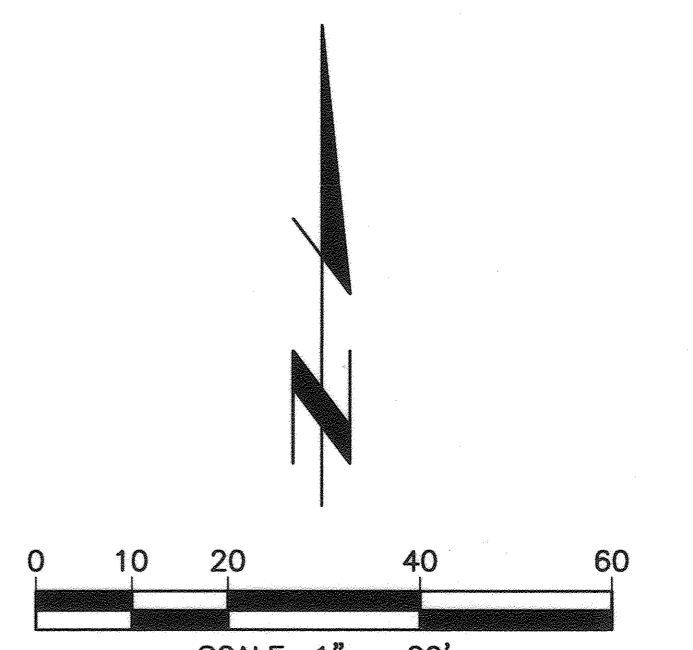
CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: 8/10/17
 ENGINEERING MANAGER: *[Signature]*
 TRAFFIC DIVISION: *[Signature]*

CITY ENGINEER: *[Signature]* DATE: 8/10/17

STREET IMPROVEMENT PLAN PROJ. NO. PW 16-0596
DRIVEWAY DETAILS
PALMYRITA AVENUE
PM 36638
R-4396
 SHEET 4 OF 4

HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=2'



Last Update: 8/2/17
 G:\3100-3190\3126\3126B\STREET\3126B ST 02-04 B4 day moved.dwg