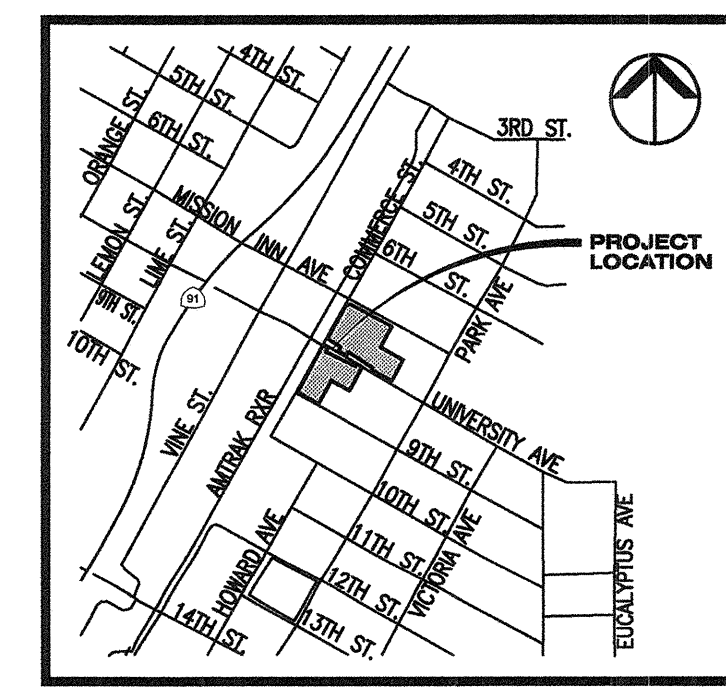
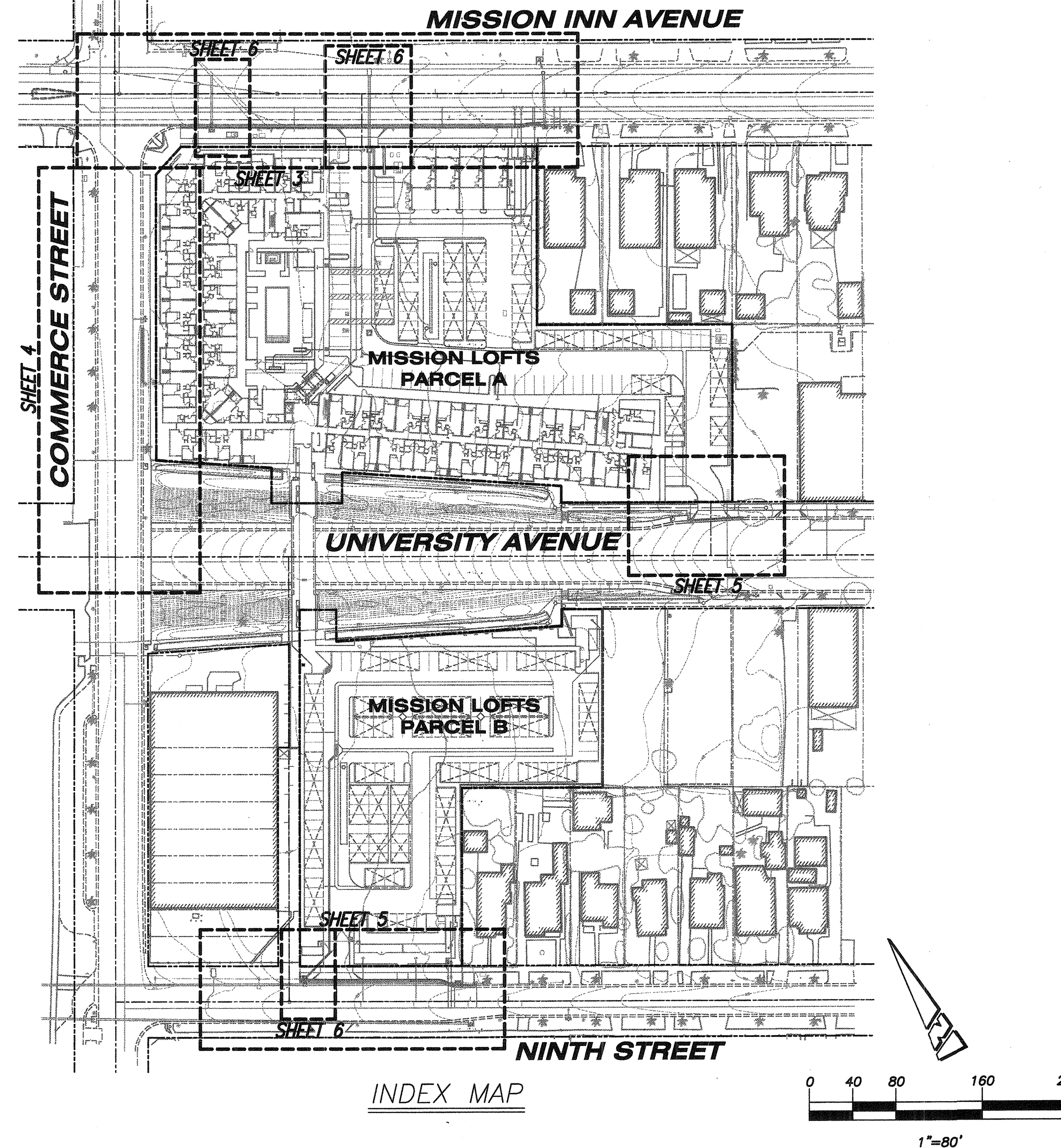


# IN THE CITY OF RIVERSIDE STREET IMPROVEMENT PLANS MISSION LOFTS

## 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.
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. 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.
8. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302, UNLESS OTHERWISE NOTED. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
9. 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.
10. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
11. 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.
12. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
13. 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.
14. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKINGS TO BE THE RESPONSIBILITY OF THE DEVELOPER.
15. 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.
16. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
17. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
18. NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 6" ABOVE THE UPPER MANHOLE RIM ELEVATION OF THE SEWER LINE SEGMENT BEING CONNECTED TO, WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
19. A PLUG SHALL BE INSTALLED AND WILL REMAIN IN PLACE WHERE THE NEW SEWER CONNECTS WITH THE EXISTING SEWER UNTIL THE NEW SEWER IS ACCEPTED BY THE CITY.
20. THE SEWER CONTRACTOR SHALL ADJUST THE MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
21. PIPE JOINTS FOR VITRIFIED CLAY PIPE SHALL BE TYPE "G" AS SPECIFIED IN SECTION 208-2.3 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS PROJECTS. IF PLASTIC PIPE IS ALLOWED AS AN ALTERNATIVE, ALL PIPE JOINTS SHALL BE GASKETED. CEMENTED JOINTS SHALL NOT BE ALLOWED.
22. THE DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR PERFORMING A VIDEO INSPECTION OF ALL NEW SEWER AND STORM DRAIN FACILITIES TO BE PUBLICLY OWNED AND MAINTAINED PRIOR TO FINAL ACCEPTANCE OF THE WORK. THE VIDEO INSPECTION MUST BE PERFORMED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. A RECORDING OF THE VIDEO INSPECTION MUST BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
23. DEVELOPER AND/OR CONTRACTOR TO GIVE RCFC 5-DAYS WRITTEN NOTICE PRIOR TO STARTING WORK ON STORM DRAIN (OR DOING ANY WORK WITHIN RCFC EASEMENTS). RCFC ENCROACHMENT PERMIT NO. 3590.
24. 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.



## CONSTRUCTION NOTES

- 200 T CONSTRUCT CURB AND GUTTER PER CITY STANDARD DRAWING 200, TYPE I.
- 302 C2 CONSTRUCT DRIVEWAY APPROACH PER CITY STANDARD DRAWING 302, TYPE CURB-II.
- 303 CONSTRUCT DRIVEWAY CURB DEPRESSION PER CITY STANDARD DRAWING 303.
- 325 CONSTRUCT SIDEWALK PER CITY STANDARD DRAWING 325.
- 400 CONSTRUCT CATCH BASIN TYPE 1 PER CITY STANDARD DRAWING 400.
- 421 CONSTRUCT JUNCTION STRUCTURE B PER CITY STANDARD DRAWING 421.
- 423 CONSTRUCT JUNCTION STRUCTURE NO. 4 PER RCFC STANDARD DRAWING JS229, CASE 1.
- 424 CONSTRUCT CONCRETE COLLAR PER CITY STANDARD DRAWING 424.
- 452 CONSTRUCT PIPE BEDDING PER CITY STANDARD DRAWING 452.
- 453 CONSTRUCT TRENCH BACKFILL PER CITY STANDARD DRAWING 453.
- A PROTECT IN PLACE EXISTING CURB RAMP.
- B PROTECT IN PLACE EXISTING CURB & GUTTER.
- C PROTECT IN PLACE EXISTING POWER PEDESTAL, POWER POLE, AND OVERHEAD POWER LINES.
- D PROTECT IN PLACE EXISTING VAULT.
- E PROTECT IN PLACE EXISTING WATER METER.
- F PROTECT IN PLACE EXISTING FIRE HYDRANT.
- G PROTECT IN PLACE EXISTING CATCH BASIN.
- H PROTECT IN PLACE EXISTING WATER LINE.
- I PROTECT IN PLACE EXISTING TREE.
- J PROTECT IN PLACE EXISTING SEWER MANHOLE AND SEWER LATERAL.
- K PROTECT IN PLACE EXISTING STREET LIGHT AND STREET LIGHT PULLBOX.
- L PROTECT IN PLACE EXISTING STORM DRAIN AND STORM DRAIN MANHOLE.
- M PROTECT IN PLACE EXISTING SIGN.
- N EXISTING WATER SERVICE AND METER TO BE ABANDONED PER SEPARATE PLAN.
- 1 SAWCUT AND REMOVE EXISTING SIDEWALK AND DRIVEWAY.
- 2 REMOVE EXISTING SIGN.
- 3 REMOVE EXISTING STORM INLET.
- 4 REMOVE EXISTING FENCE.
- 5 REMOVE AND RELOCATE POWER POLE. COORDINATE WITH RPU AND DRY UTILITY CONSULTANT.
- 6 PROPOSED IMPROVEMENTS PER SEPARATE WATER PLAN AND PERMIT D5-1719275.
- 7 GRIND EXISTING AC PAVEMENT TO A DEPTH OF 2-INCHES AND REPAVE WITH NEW 1 1/2-INCH ARHM OVER 1/2-INCH AC LEVELING COURSE.
- 8 CONSTRUCT AC PAVEMENT AND BASE MATERIAL TO A DEPTH DETERMINED BY THE CITY OF RIVERSIDE.
- 9 PROVIDE AND INSTALL SIGN.
- 10 REMOVE EXISTING TREE.
- 11 REMOVE EXISTING COLUMN.
- 12 REMOVE EXISTING ASPHALT, CONCRETE PAVEMENT AND/OR GRAVEL.
- 13 PROVIDE AND INSTALL 18-INCH RCP D-LOAD 2000 DRAINAGE PIPE. SEE SHEET 6.
- 14 GRIND AND REPAVE/FEATHER PAVEMENT AS NECESSARY TO MATCH PROPOSED CURB, GUTTER, AND SIDEWALK TO EXISTING PAVING.
- 15 PROVIDE AND MATCH EXISTING ADJACENT LANDSCAPING.
- 16 REMOVE EXISTING CATCH BASIN.
- 17 REMOVE PORTION OF EXISTING STORM DRAIN PIPE.
- 18 CONSTRUCT DRIVEWAY APPROACH PER CITY STANDARDS. SEE DRIVEWAY DETAIL ON SHEET 2.
- 19 PROPOSED IMPROVEMENTS PER SEPARATE SEWER PLAN AND PERMIT.

## LEGEND

- AC PAVEMENT OVERLAY PER CONSTRUCTION NOTE NOS. 7 AND 14.
- AC PAVEMENT PER CONSTRUCTION NOTE NO. 8.
- REMOVAL OF EXISTING AC PAVEMENT, CONCRETE, GRAVEL, CURB & GUTTER, AND DRIVEWAY PER CONSTRUCTION NOTE NO. 12.

**BENCHMARK**  
17-13 TRANSFER  
C.R.F.B. LL47/42  
DATED JANUARY 20, 2005  
FOUND PK NAIL AND CITY SURVEYOR TAG IN WESTERLY END OF CATCH BASIN ON THE SOUTHERLY SIDE OF UNIVERSITY AVENUE, 95± EASTERLY OF CENTERLINE OF PARK AVENUE.  
ELEVATION: 891.353 FEET (NGVD 29)

**IMPORTANT NOTICE**  
Section 43164217 of the Government Code requires a Dig Alert Identification Number to be placed 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

PREPARED BY:  
**KHR ASSOCIATES**  
CONSULTING ENGINEERS/SURVEYORS/PLANNERS  
20411 SW Birch Street - Suite 310 Newport Beach, California 92660  
(949) 756-6440 Fax (949) 756-6444

ENGINEER IN RESPONSIBLE CHARGE  
**JAMES H. KAWAMURA**  
R.C.E. No. 30560 expires 3/31/18  
DATE: MARCH 15, 2017



MARK	REVISIONS	APPR.	DATE

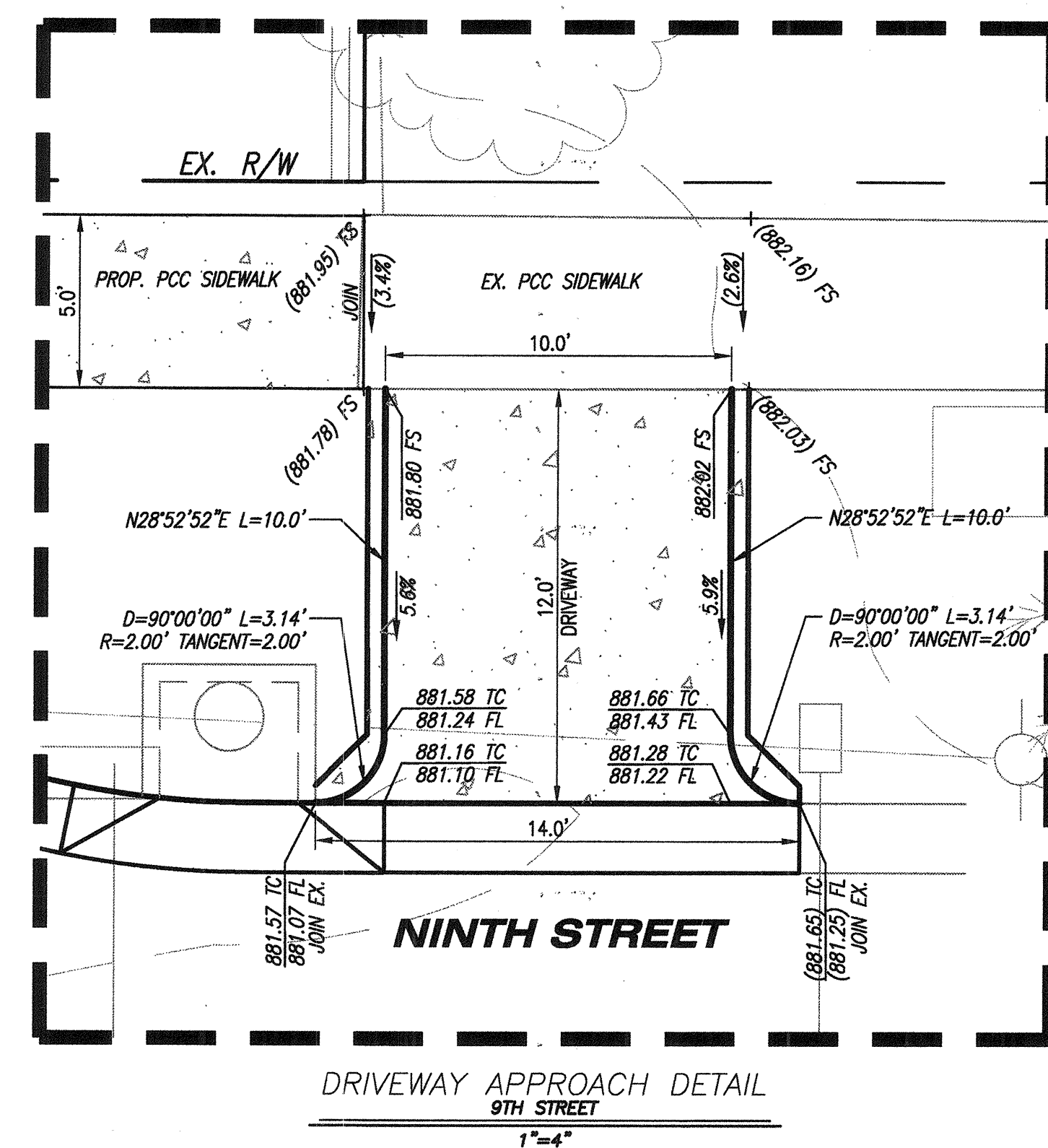
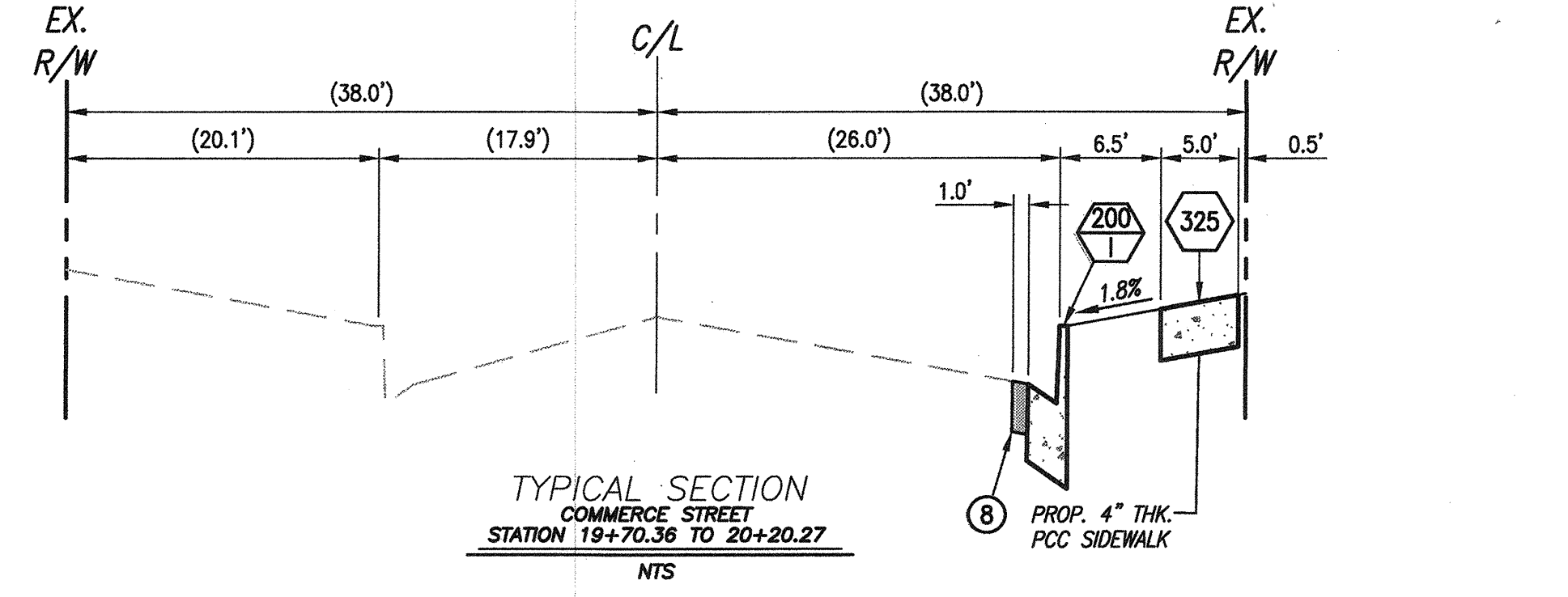
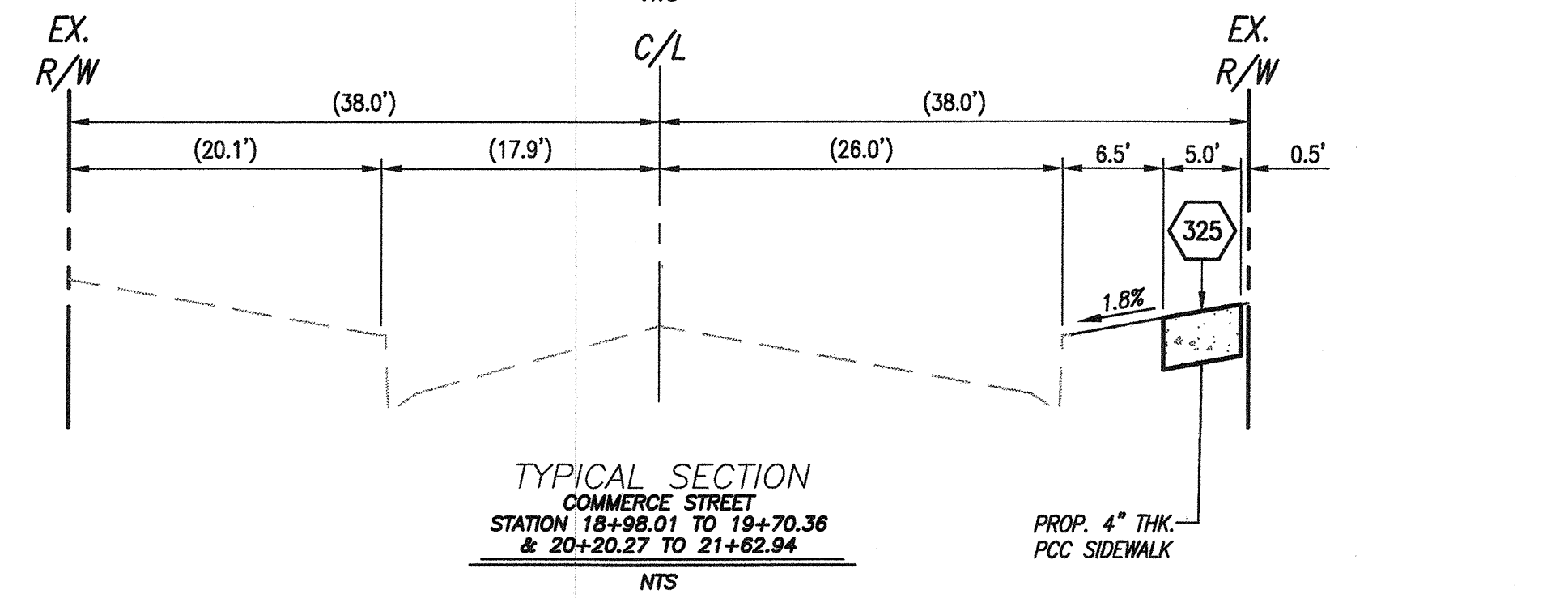
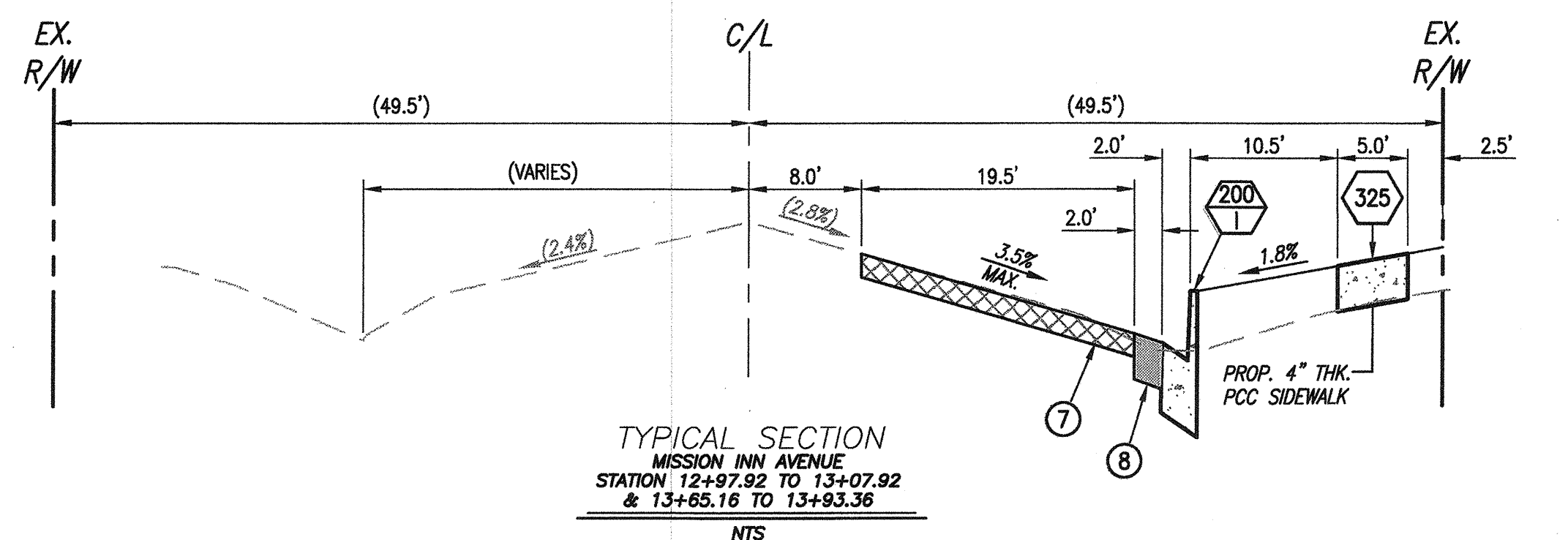
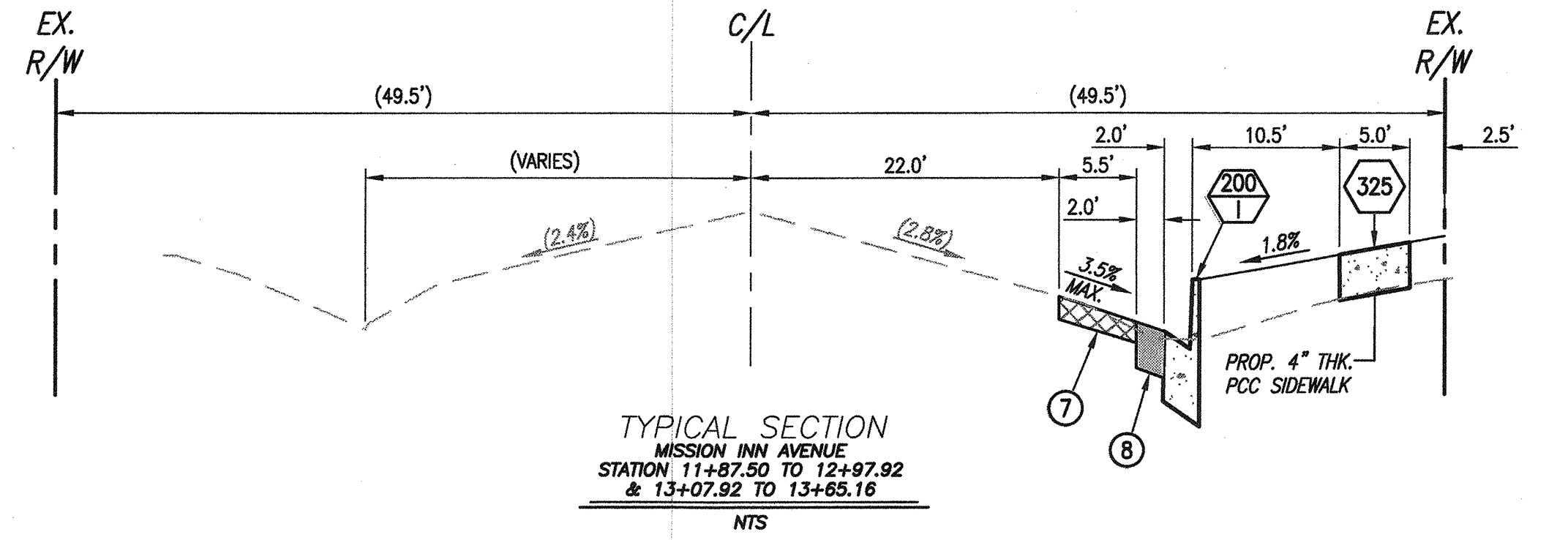
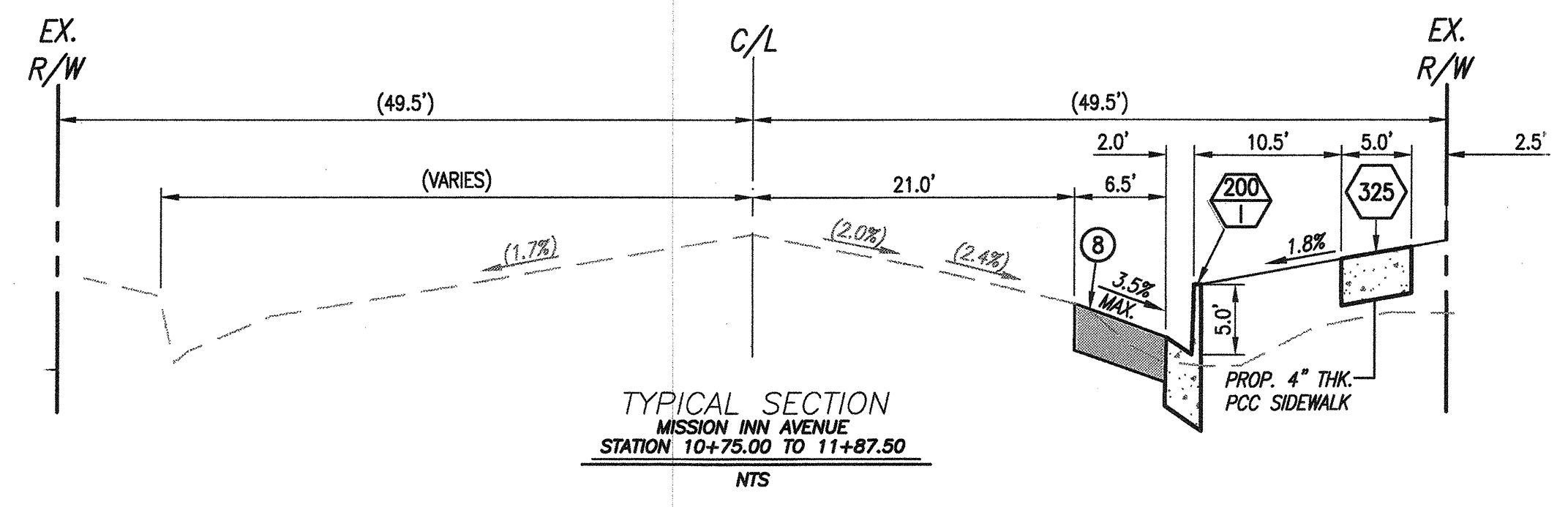
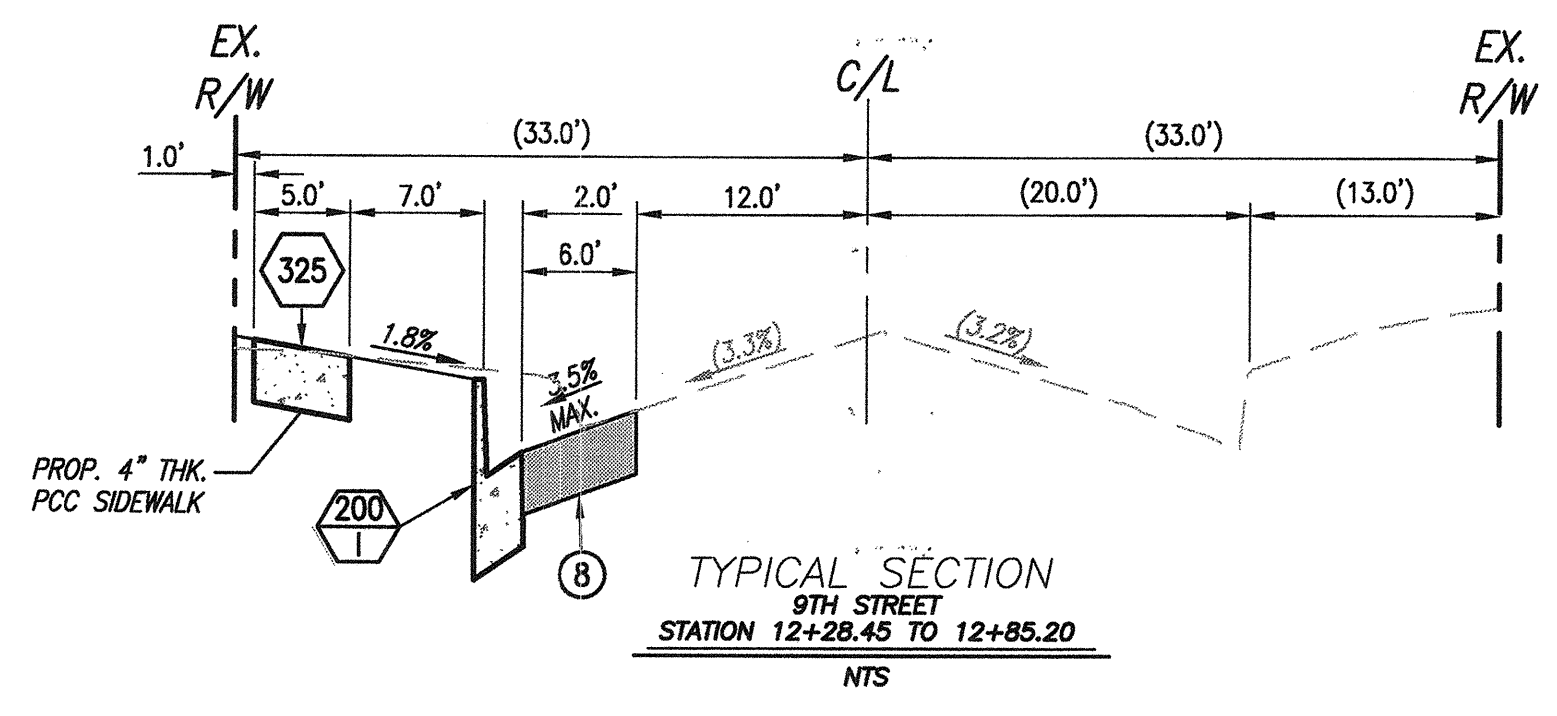
CITY OF RIVERSIDE  
PUBLIC UTILITIES DEPARTMENT  
WATER DIVISION  
Reviewed for Conflicts: *Matthew Poirer* 3/23/17  
DATE: 3/23/17

CITY OF RIVERSIDE  
PUBLIC UTILITIES DEPARTMENT  
ELECTRIC DIVISION  
Reviewed for Conflicts: *Jim Hall* 3/23/17  
DATE: 3/23/17

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT	
APPROVED BY	DATE
PRINCIPAL ENGINEER	
CONST. CONTRACT ADMIN.	
STREET SERVICES	
SURVEYOR	
TRAFFIC DIVISION	
APPROVED BY	DATE
CITY ENGINEER	3/20/17

CITY BUSINESS TAX CERTIFICATION NO. 1241972 EXP. 6/30/17  
**PW16-0792**  
CASE NOS. P14-0045, P14-0046, P14-0047, P14-0048  
**MISSION LOFTS  
STREET IMPROVEMENT PLAN  
TITLE SHEET**  
RIVERSIDE, CALIFORNIA  
HORIZONTAL SCALE: 1"=80' VERTICAL SCALE: N/A  
ACCT. NO. 9205300611 4530020X  
**R-4401**  
SHEET 1 OF 7





**CONSTRUCTION NOTES**

- 200 CONSTRUCT CURB AND GUTTER PER CITY STANDARD DRAWING 200, TYPE I.
- 325 CONSTRUCT SIDEWALK PER CITY STANDARD DRAWING 325.
- 7 GRIND EXISTING AC PAVEMENT TO A DEPTH OF 2-INCHES AND REPAVE WITH NEW 1 1/2-INCH ARHM OVER 1/2-INCH AC LEVELING COURSE.
- 8 CONSTRUCT AC PAVEMENT AND BASE MATERIAL TO A DEPTH DETERMINED BY THE CITY OF RIVERSIDE.

**LEGEND**

- AC PAVEMENT OVERLAY PER CONSTRUCTION NOTE NOS. 7 AND 14.
- AC PAVEMENT PER CONSTRUCTION NOTE NO. 8.

**BENCHMARK**  
 17-13 TRANSFER  
 DATED JANUARY 20, 2005  
 FOUND PK NAIL AND CITY SURVEYOR TAG IN WESTERLY END OF CATCH BASIN ON THE SOUTHERLY SIDE OF UNIVERSITY AVENUE, 95'± EASTERLY OF CENTERLINE OF PARK AVENUE.  
 ELEVATION: 891.353 FEET (NGVD 29)

**IMPORTANT NOTICE**  
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PREPARED BY:  
**KHR ASSOCIATES**  
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS  
 20411 SW Birch Street - Suite 310 Newport Beach, California 92660  
 (949) 756-6440 Fax (949) 756-6444

ENGINEER IN RESPONSIBLE CHARGE  
**JAMES H. KAWAMURA**  
 R.C.E./No. 30560 expires 3/31/18  
 DATE: MARCH 15, 2017



MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE  
 PUBLIC UTILITIES DEPARTMENT  
 WATER DIVISION  
 REVIEWED FOR CONFLICTS: *Matthew R...* DATE: 3/23/17

CITY OF RIVERSIDE  
 PUBLIC UTILITIES DEPARTMENT  
 ELECTRIC DIVISION  
 REVIEWED FOR CONFLICTS: *Sum...* DATE: 3/23/17

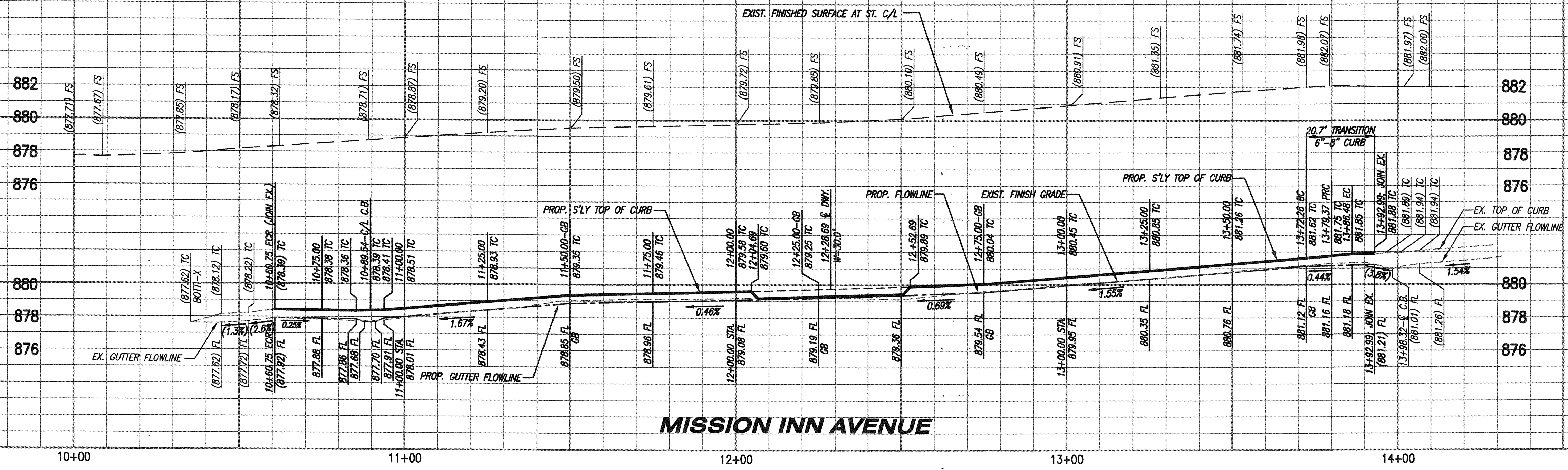
CITY OF RIVERSIDE, CALIFORNIA  
 PUBLIC WORKS DEPARTMENT  
 APPROVED BY: *[Signature]* DATE: 3/20/17  
 CITY ENGINEER

**PW16-0792**  
**MISSION LOFTS**  
**STREET IMPROVEMENT PLAN**  
**TYPICAL SECTIONS AND DETAILS**  
 RIVERSIDE, CALIFORNIA  
 HORIZONTAL SCALE: N/A VERTICAL SCALE: N/A

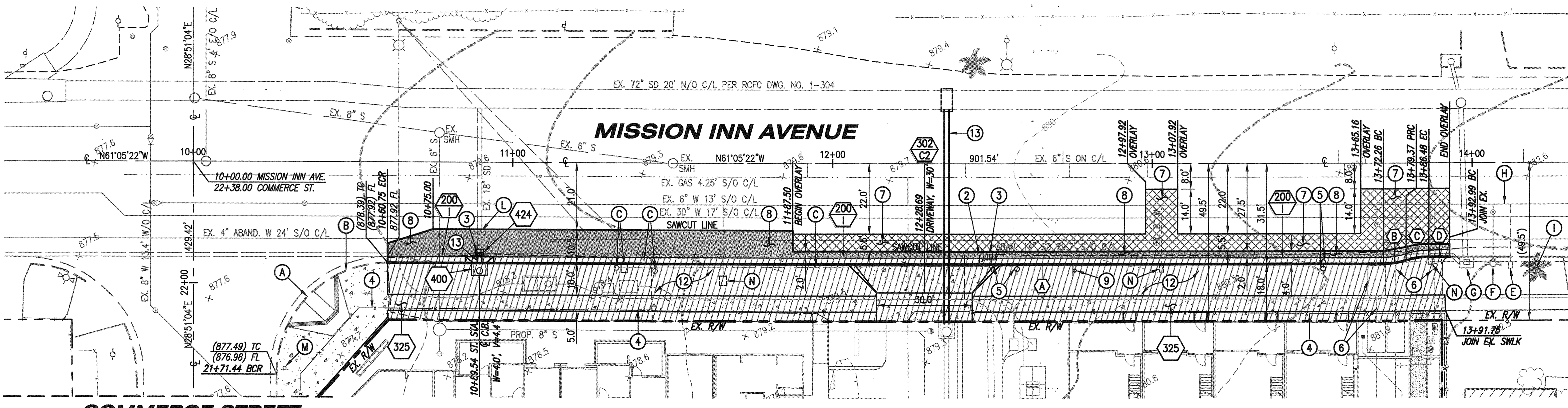
ACCT. NO. 9205300611 453002212  
**R-4401**  
 SHEET 2 OF 7

R:\Revit\16\16-0792-02-SEC7.dwg March 15, 2017 - 12:03pm Gabe





**PROFILE SCALE**  
 HORIZONTAL: 1"=20'  
 VERTICAL: 1"=4'



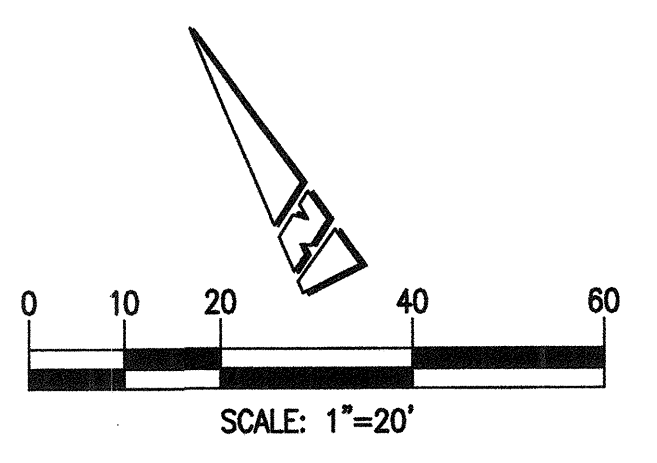
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  - A PROTECT IN PLACE EXISTING CURB RAMP.
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  - H PROTECT IN PLACE EXISTING WATER LINE.
  - I PROTECT IN PLACE EXISTING TREE.
  - L PROTECT IN PLACE EXISTING STORM DRAIN AND STORM DRAIN MANHOLE.
  - M PROTECT IN PLACE EXISTING SIGN.
  - N EXISTING WATER SERVICE AND METER TO BE ABANDONED PER SEPARATE PLAN.
  - 2 REMOVE EXISTING SIGN.
  - 3 REMOVE EXISTING STORM INLET.
  - 4 REMOVE EXISTING FENCE.
  - 5 REMOVE AND RELOCATE POWER POLE. COORDINATE WITH RPU AND DRY UTILITY CONSULTANT.
  - 6 PROPOSED IMPROVEMENTS PER SEPARATE WATER PLAN AND PERMIT D5-1719275.
  - 7 GRIND EXISTING AC PAVEMENT TO A DEPTH OF 2-INCHES AND REPAVE WITH NEW 1 1/2-INCH ARHM OVER 1/2-INCH AC LEVELING COURSE.
  - 8 CONSTRUCT AC PAVEMENT AND BASE MATERIAL TO A DEPTH DETERMINED BY THE CITY OF RIVERSIDE.
  - 9 PROVIDE AND INSTALL SIGN.
  - 12 REMOVE EXISTING ASPHALT, CONCRETE PAVEMENT AND/OR GRAVEL.
  - 13 PROVIDE AND INSTALL 18-INCH RCP D-LOAD 2000 DRAINAGE PIPE. SEE SHEET 6.

**SEGMENT DATA**

Segment	LENGTH	BEARING/DELTA	RADIUS	TANGENT	DESCRIPTION
A	311.51'	N61° 05' 22"W	-	-	CURB
B	7.21'	16° 31' 26"	25.00'	3.63'	CURB
C	7.21'	16° 31' 26"	25.00'	3.63'	CURB
D	6.50'	N61° 05' 22"W	-	-	CURB

- LEGEND**
- AC PAVEMENT OVERLAY PER CONSTRUCTION NOTE NOS. 7 AND 14.
  - AC PAVEMENT PER CONSTRUCTION NOTE NO. 8.
  - REMOVAL OF EXISTING AC PAVEMENT, CONCRETE, GRAVEL, CURB & GUTTER, AND DRIVEWAY PER CONSTRUCTION NOTE NO. 12.

**NOTE**  
 STORM DRAIN AND CATCH BASIN CONSTRUCTION PER SHEET 6 OF 7, THIS PLAN. (REF. RCFC EP NO. 3590)

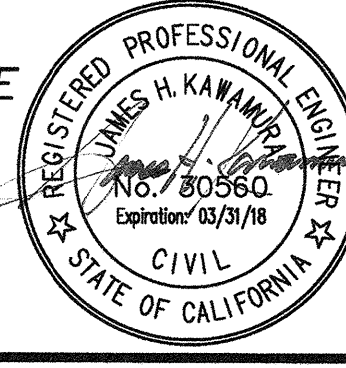


**BENCHMARK**  
 17-13 TRANSFER  
 DATED JANUARY 20, 2005  
 FOUND PK NAIL AND CITY SURVEYOR TAG IN WESTERLY END OF CATCH BASIN ON THE SOUTHERLY SIDE OF UNIVERSITY AVENUE, 95' ± EASTERLY OF CENTERLINE OF PARK AVENUE.  
 ELEVATION: 891.353 FEET (NGVD 29)

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**UNDERGROUND SERVICE ALERT**  
 1-800-227-2600

PREPARED BY:  
**KHR ASSOCIATES**  
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS  
 20411 SW Birch Street - Suite 310 Newport Beach, California 92660 (949) 756-6440

ENGINEER IN RESPONSIBLE CHARGE  
**JAMES H. KAWAMURA**  
 R.C.E. No. 30560 expires 3/31/18  
 DATE: **MARCH 15, 2017**



MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE  
 PUBLIC UTILITIES DEPARTMENT  
 WATER DIVISION  
 REVIEWED FOR CONFLICTS: *William Boh* DATE: **3/22/17**

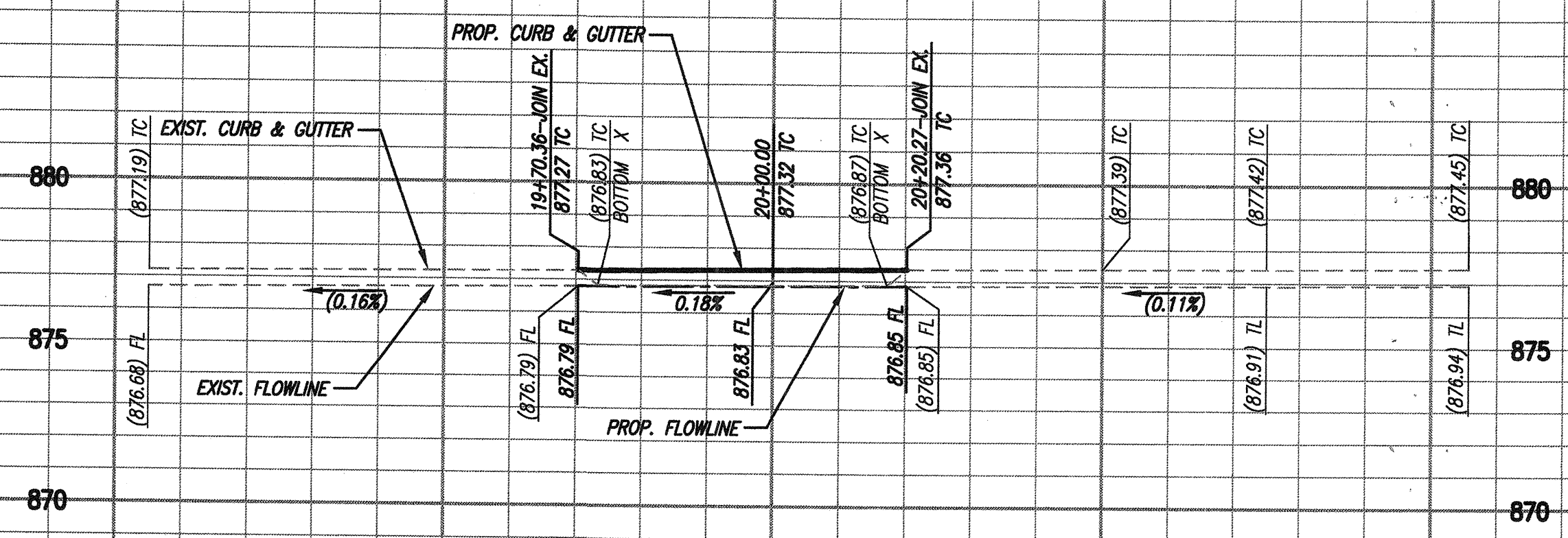
CITY OF RIVERSIDE  
 PUBLIC UTILITIES DEPARTMENT  
 ELECTRIC DIVISION  
 REVIEWED FOR CONFLICTS: *Samuel* DATE: **3/22/17**

CITY OF RIVERSIDE, CALIFORNIA  
 PUBLIC WORKS DEPARTMENT  
 APPROVED BY: *[Signature]* DATE: **3/22/17**  
 SURVEYOR: *[Signature]* DATE: **3/22/17**

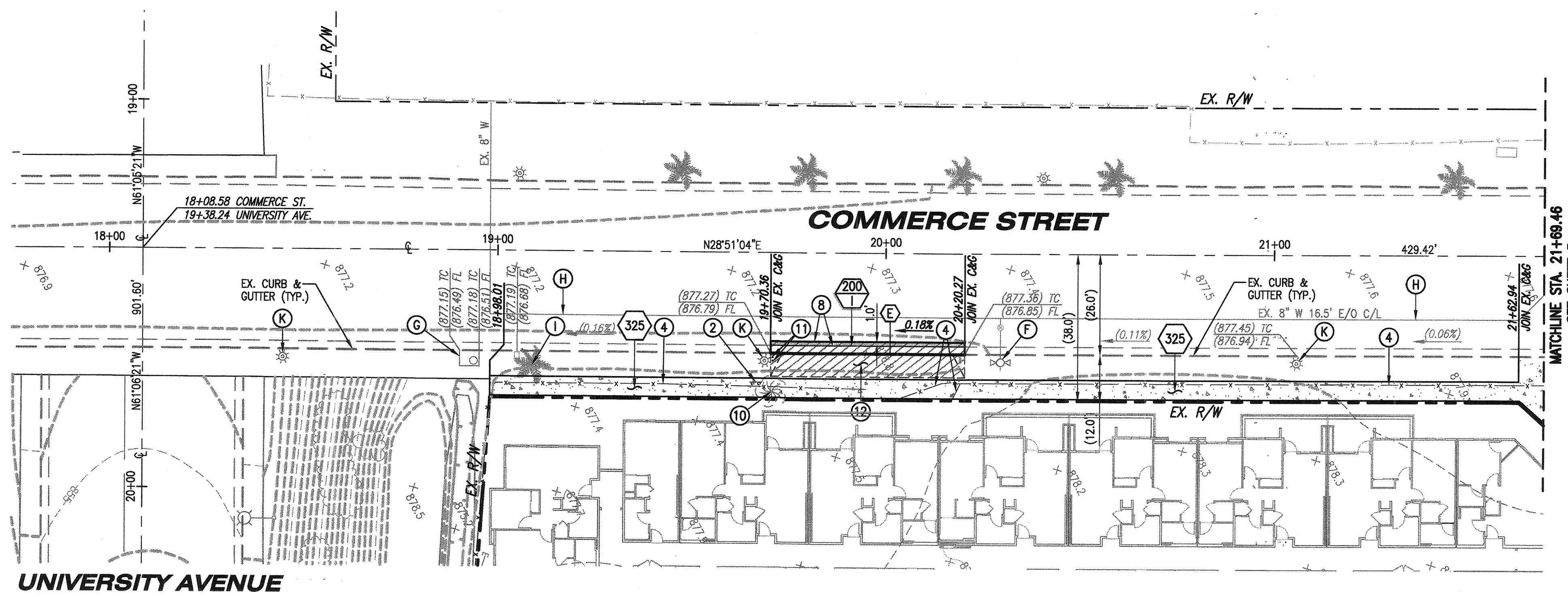
**PW16-0792**  
**MISSION LOFTS**  
**STREET IMPROVEMENT PLAN**  
**MISSION INN AVENUE**  
 RIVERSIDE, CALIFORNIA  
 HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: N/A

ACT. NO. 9205300611 4530020X  
**R-4401**  
 SHEET **3** OF **7**





**PROFILE SCALE**  
 HORIZONTAL: 1"=20'  
 VERTICAL: 1"=4'



**CONSTRUCTION NOTES**

- 200 CONSTRUCT CURB AND GUTTER PER CITY STANDARD DRAWING 200, TYPE 1.
- 325 CONSTRUCT SIDEWALK PER CITY STANDARD DRAWING 325.
- F PROTECT IN PLACE EXISTING FIRE HYDRANT.
- G PROTECT IN PLACE EXISTING CATCH BASIN.
- H PROTECT IN PLACE EXISTING WATER LINE.
- I PROTECT IN PLACE EXISTING TREE.
- K PROTECT IN PLACE EXISTING STREET LIGHT AND STREET LIGHT PULLBOX.
- 2 REMOVE EXISTING SIGN.
- 4 REMOVE EXISTING FENCE.
- 8 CONSTRUCT AC PAVEMENT AND BASE MATERIAL TO A DEPTH DETERMINED BY THE CITY OF RIVERSIDE.
- 10 REMOVE EXISTING TREE.
- 11 REMOVE EXISTING COLUMN.
- 12 REMOVE EXISTING ASPHALT, CONCRETE PAVEMENT AND/OR GRAVEL.

**LEGEND**

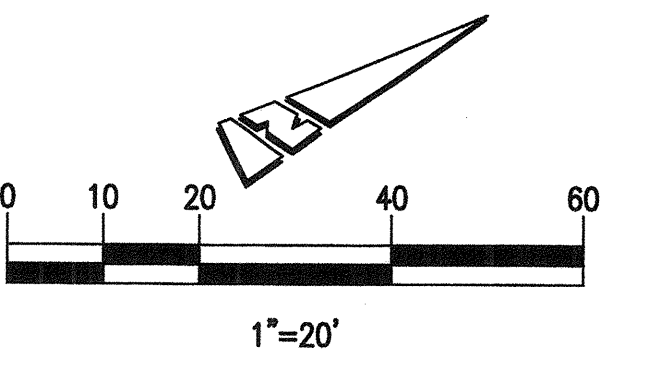
- AC PAVEMENT PER CONSTRUCTION NOTE NO. 8.
- REMOVAL OF EXISTING AC PAVEMENT, CONCRETE, GRAVEL, CURB & GUTTER, AND DRIVEWAY PER CONSTRUCTION NOTE NO. 12.

**SEGMENT DATA**

MARK	LENGTH	BEARING/DELTA	RADIUS	TANGENT	DESCRIPTION
E	49.91'	N28° 51' 04"E	-	-	CURB

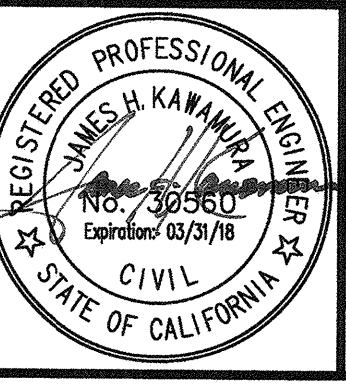
**BENCHMARK**  
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ENGINEER IN RESPONSIBLE CHARGE  
**JAMES H. KAWAMURA**  
 R.C.E. No. 30560 expires 3/31/18  
 DATE: MARCH 15, 2017



MARK	REVISIONS	APPR.	DATE

DESIGNED BY: *CU* DRAWN BY: *TP* CHECKED BY: *JK*

CITY OF RIVERSIDE  
 PUBLIC UTILITIES DEPARTMENT  
 WATER DIVISION  
 REVIEWED FOR CONFLICTS: *Matthew Bl...* DATE: 3/23/17

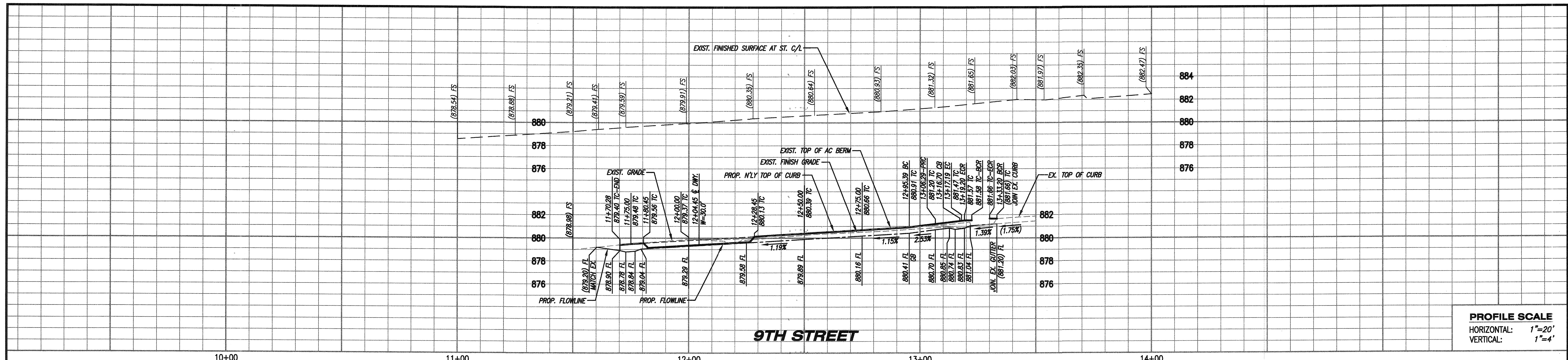
CITY OF RIVERSIDE  
 PUBLIC UTILITIES DEPARTMENT  
 ELECTRIC DIVISION  
 REVIEWED FOR CONFLICTS: *Sum...* DATE: 3/23/17

CITY OF RIVERSIDE, CALIFORNIA  
 PUBLIC WORKS DEPARTMENT  
 APPROVED BY: *[Signature]* DATE: 3/23/17  
 PRINCIPAL ENGINEER  
 CONST. CONTRACT ADMIN.  
 STREET SERVICES  
 SURVEYOR  
 TRAFFIC DIVISION

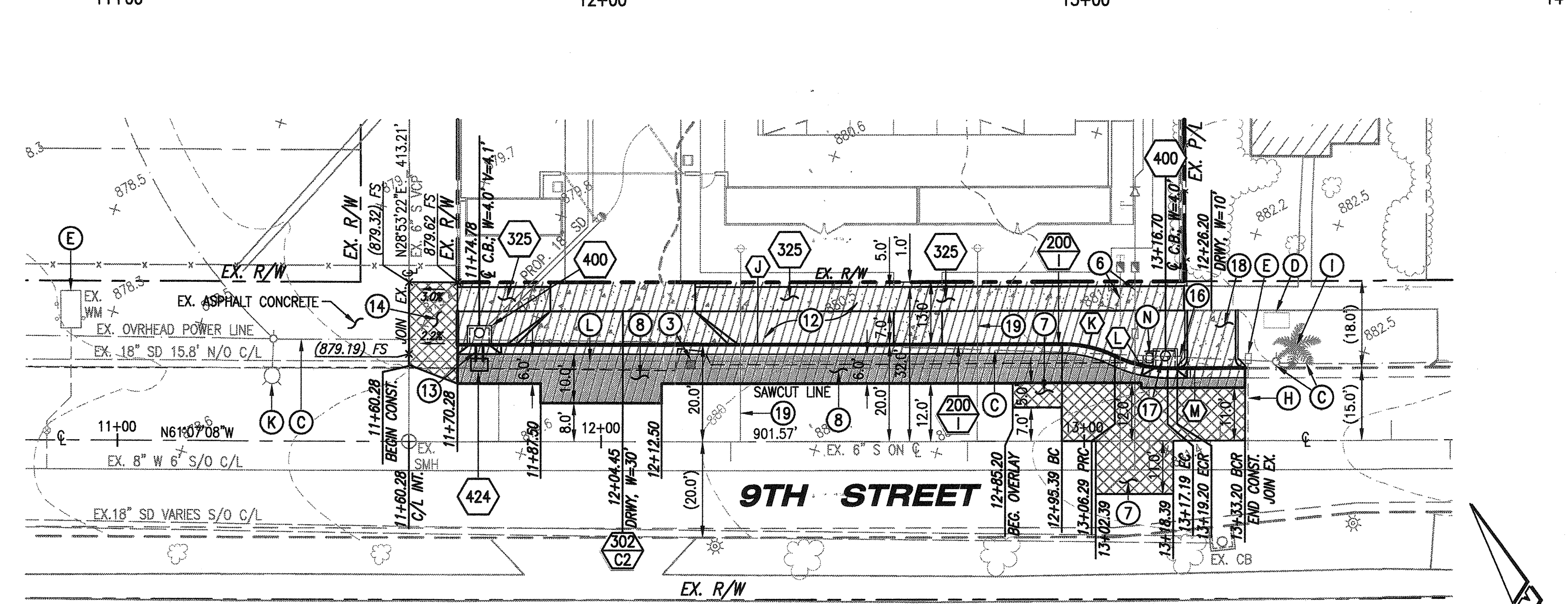
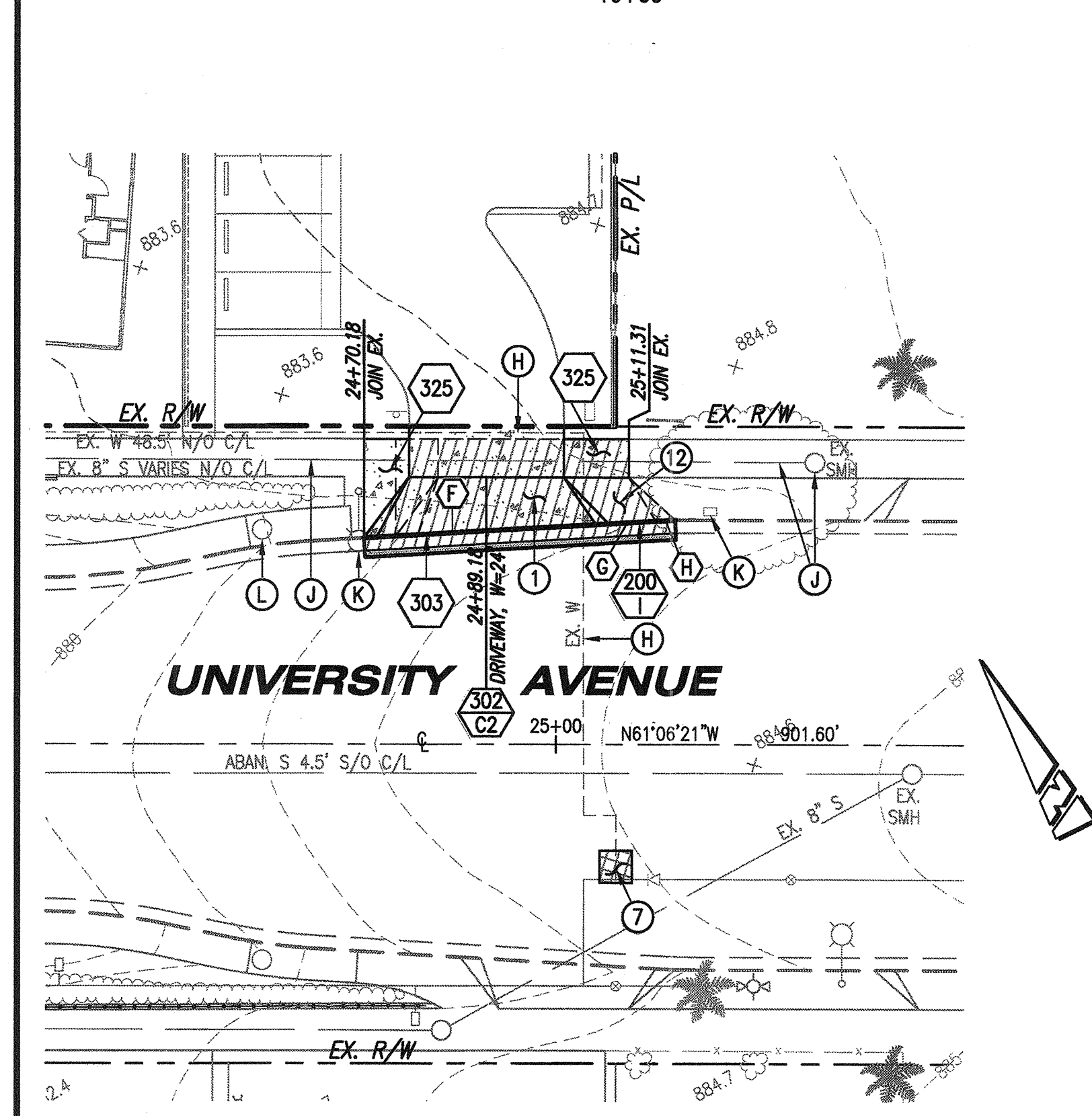
PW16-0792  
**MISSION LOFTS**  
 STREET IMPROVEMENT PLAN  
 COMMERCE STREET  
 RIVERSIDE, CALIFORNIA  
 HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: N/A

ACCT. NO. 9205300611 45300220  
**R-4401**  
 SHEET 4 OF 7





**PROFILE SCALE**  
 HORIZONTAL: 1"=20'  
 VERTICAL: 1"=4'



**CONSTRUCTION NOTES**

- 200 CONSTRUCT CURB AND GUTTER PER CITY STANDARD DRAWING 200, TYPE I.
- 302 CONSTRUCT DRIVEWAY APPROACH PER CITY STANDARD DRAWING 302, TYPE CURB-II.
- 303 CONSTRUCT DRIVEWAY CURB DEPRESSION PER CITY STANDARD DRAWING 303.
- 325 CONSTRUCT SIDEWALK PER CITY STANDARD DRAWING 325.
- 400 CONSTRUCT CATCH BASIN TYPE 1 PER CITY STANDARD DRAWING 400.
- 424 CONSTRUCT CONCRETE COLLAR PER CITY STANDARD DRAWING 424.
- C PROTECT IN PLACE EXISTING POWER PEDESTAL, POWER POLE, AND OVERHEAD POWER LINES.
- D PROTECT IN PLACE EXISTING VAULT.
- E PROTECT IN PLACE EXISTING WATER METER.
- H PROTECT IN PLACE EXISTING WATER LINE.
- I PROTECT IN PLACE EXISTING TREE.
- J PROTECT IN PLACE EXISTING SEWER MANHOLE AND SEWER LATERAL.
- K PROTECT IN PLACE EXISTING STREET LIGHT AND STREET LIGHT PULLBOX.
- L PROTECT IN PLACE EXISTING STORM DRAIN AND STORM DRAIN MANHOLE.
- N EXISTING WATER SERVICE AND METER TO BE ABANDONED PER SEPARATE PLAN.
- 1 SAWCUT AND REMOVE EXISTING SIDEWALK AND DRIVEWAY.
- 3 REMOVE EXISTING STORM INLET.
- 6 PROPOSED IMPROVEMENTS PER SEPARATE WATER PLAN AND PERMIT D5-1719275.
- 7 GRIND EXISTING AC PAVEMENT TO A DEPTH OF 2-INCHES AND REPAVE WITH NEW 1 1/2-INCH ARHM OVER 1/2-INCH AC LEVELING COURSE.
- 8 CONSTRUCT AC PAVEMENT AND BASE MATERIAL TO A DEPTH DETERMINED BY THE CITY OF RIVERSIDE.
- 12 REMOVE EXISTING ASPHALT, CONCRETE PAVEMENT AND/OR GRAVEL.
- 13 PROVIDE AND INSTALL 18-INCH RCP D-LOAD 2000 DRAINAGE PIPE. SEE SHEET 6.
- 14 GRIND AND REPAVE/FEATHER PAVEMENT AS NECESSARY TO MATCH PROPOSED CURB, GUTTER, AND SIDEWALK TO EXISTING PAVING.
- 15 PROVIDE AND MATCH EXISTING ADJACENT LANDSCAPING.
- 16 REMOVE EXISTING CATCH BASIN.
- 17 REMOVE PORTION OF EXISTING STORM DRAIN PIPE.
- 18 CONSTRUCT DRIVEWAY APPROACH PER CITY STANDARDS. SEE DRIVEWAY DETAIL ON SHEET 2.
- 19 PROPOSED IMPROVEMENTS PER SEPARATE SEWER PLAN AND PERMIT.

**SEGMENT DATA**

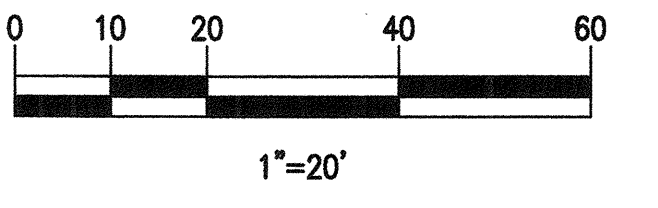
①	LENGTH	BEARING/DELTA	RADIUS	TANGENT	DESCRIPTION
F	38.06'	N64° 26' 31"W	-	-	CURB
G	7.68'	N64° 26' 31"W	-	-	CURB
H	2.67'	01°31'41"	100.00'	1.33'	CURB
J	125.11'	N61° 07' 08"W	-	-	CURB
K	11.28'	25°50'30"	25.00'	5.74'	CURB
L	11.28'	25°50'30"	25.00'	5.74'	CURB
M	16.00'	N61° 09' 29"W	-	-	CURB

- LEGEND**
- AC PAVEMENT OVERLAY PER CONSTRUCTION NOTE NOS. 7 AND 14.
  - AC PAVEMENT PER CONSTRUCTION NOTE NO. 8.
  - REMOVAL OF EXISTING AC PAVEMENT, CONCRETE, GRAVEL, CURB & GUTTER, AND DRIVEWAY PER CONSTRUCTION NOTE NO. 12.

**NOTE**  
 STORM DRAIN AND CATCH BASIN CONSTRUCTION PER SHEET 6 OF 7, THIS PLAN. (REF. RCF EP NO. 3590)

**BENCHMARK**  
 17-13 TRANSFER  
 C.R.F.B. LL47/42  
 DATED JANUARY 20, 2005  
 FOUND PK NAIL AND CITY SURVEYOR TAG IN WESTERLY END OF CATCH BASIN ON THE SOUTHERLY SIDE OF UNIVERSITY AVENUE, 95± EASTERLY OF CENTERLINE OF PARK AVENUE.  
 ELEVATION: 891.353 FEET (NGVD 29)

**IMPORTANT NOTICE**  
 Section 43104212 of the Government Code requires a Dig Alert Identification Number to be placed before a Permit to Excavate will be voided. For your Dig Alert ID, Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600



PREPARED BY:  
**KHR ASSOCIATES**  
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS  
 20411 SW Birch Street - Suite 310 Newport Beach, California 92660  
 (949) 756-6440 Fax (949) 756-6444

ENGINEER IN RESPONSIBLE CHARGE  
**JAMES H. KAWAMURA**  
 R.C.E. No. 30580 expires 3/31/18  
 DATE: MARCH 15, 2017

REGISTERED PROFESSIONAL ENGINEER  
**JAMES H. KAWAMURA**  
 No. 30580  
 Expires 03/31/18  
 CIVIL  
 STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY GU DRAWN BY TD CHECKED BY JK

CITY OF RIVERSIDE  
 PUBLIC UTILITIES DEPARTMENT  
 WATER DIVISION  
 REVIEWED FOR CONFLICTS: *[Signature]* DATE: 2/21/17

CITY OF RIVERSIDE  
 PUBLIC UTILITIES DEPARTMENT  
 ELECTRIC DIVISION  
 REVIEWED FOR CONFLICTS: *[Signature]* DATE: 2/21/17

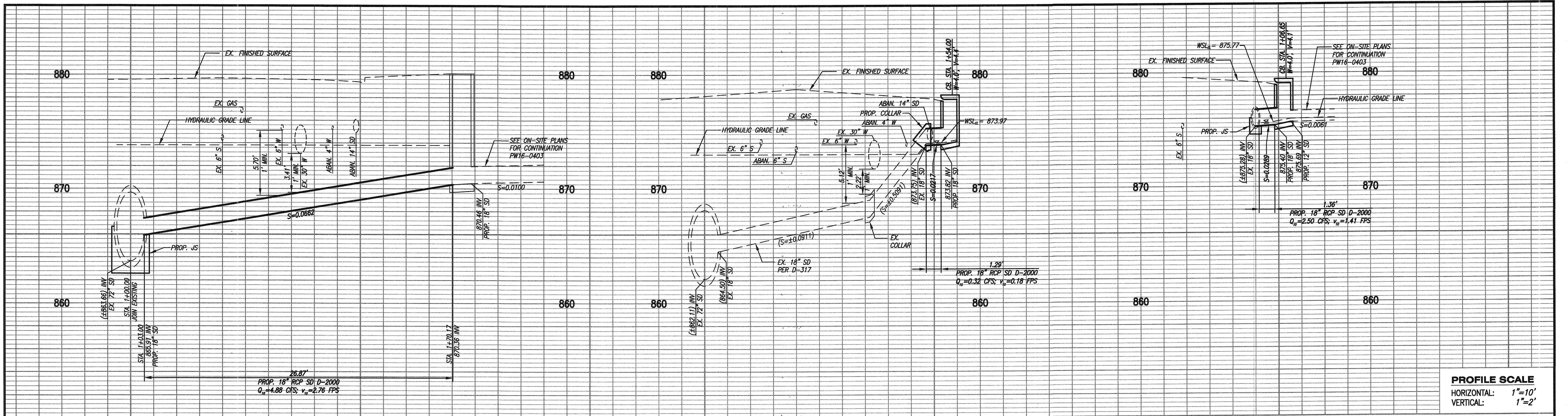
CITY OF RIVERSIDE, CALIFORNIA  
 PUBLIC WORKS DEPARTMENT  
 APPROVED BY: *[Signature]* DATE: 3/20/17  
 PRINCIPAL ENGINEER  
 CONST. CONTRACT ADMIN.  
 STREET SERVICES  
 SURVEYOR  
 TRAFFIC DIVISION

PW16-0792  
**MISSION LOFTS**  
 STREET IMPROVEMENT PLAN  
 9TH STREET AND UNIVERSITY AVENUE  
 RIVERSIDE, CALIFORNIA  
 HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: N/A

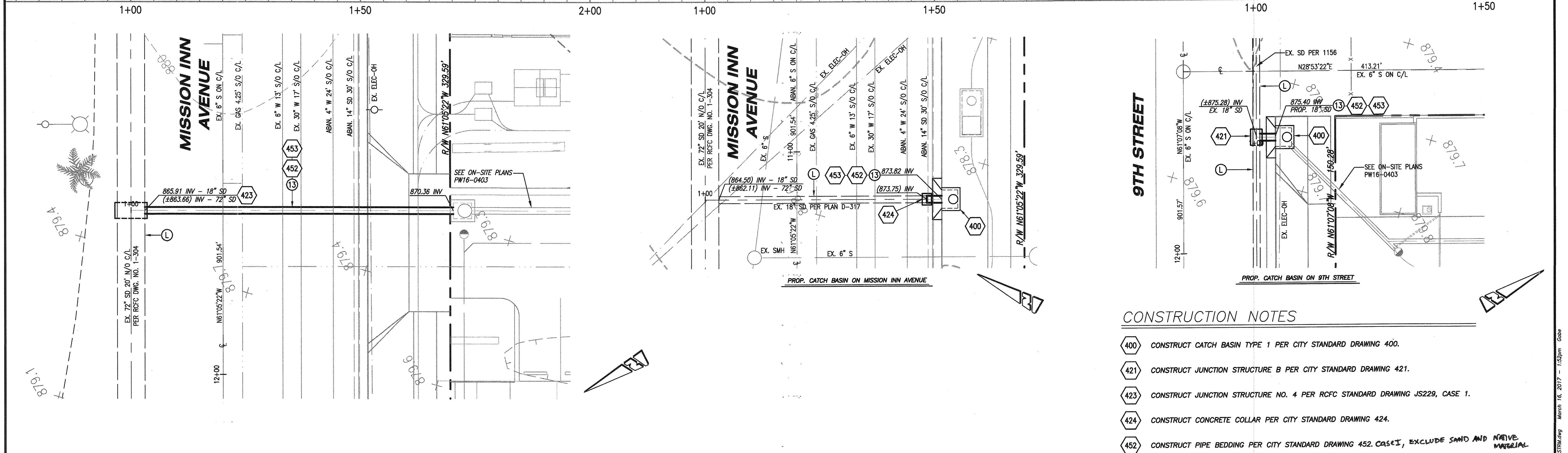
ACCT. NO. 9205300611 4530022X  
**R-4401**  
 SHEET 5 OF 7

R:\Revised\Revised\9th Street Improvements\PRJ\16-0792.dwg March 16, 2017 1:27pm Gaba





**PROFILE SCALE**  
 HORIZONTAL: 1"=10'  
 VERTICAL: 1"=2'



- CONSTRUCTION NOTES**
- 400 CONSTRUCT CATCH BASIN TYPE 1 PER CITY STANDARD DRAWING 400.
  - 421 CONSTRUCT JUNCTION STRUCTURE B PER CITY STANDARD DRAWING 421.
  - 423 CONSTRUCT JUNCTION STRUCTURE NO. 4 PER RCFC STANDARD DRAWING JS229, CASE 1.
  - 424 CONSTRUCT CONCRETE COLLAR PER CITY STANDARD DRAWING 424.
  - 452 CONSTRUCT PIPE BEDDING PER CITY STANDARD DRAWING 452 CASE I, EXCLUDE SAND AND NATIVE MATERIAL.
  - 453 CONSTRUCT TRENCH BACKFILL PER CITY STANDARD DRAWING 453.
  - L PROTECT IN PLACE EXISTING STORM DRAIN AND STORM DRAIN MANHOLE.
  - 13 PROVIDE AND INSTALL 18-INCH RCP D-LOAD 2000 DRAINAGE PIPE. SEE SHEET 6.

**BENCHMARK**  
 17-13 TRANSFER  
 DATED JANUARY 20, 2005  
 FOUND PK NAIL AND CITY SURVEYOR TAG IN WESTERLY END OF CATCH BASIN ON THE SOUTHERLY SIDE OF UNIVERSITY AVENUE, 95'± EASTERLY OF CENTERLINE OF PARK AVENUE.  
 ELEVATION: 891.353 FEET (NGVD 29)

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**UNDERGROUND SERVICE ALERT**  
 1-800-227-2600

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 20411 SW Birch Street - Suite 310 Newport Beach, California 92660 (949) 756-6440

ENGINEER IN RESPONSIBLE CHARGE  
**JAMES H. KAWAMURA**  
 R.C.E. No. 30560 expires 3/31/18  
 DATE: **MARCH 15, 2017**



MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE  
 PUBLIC UTILITIES DEPARTMENT  
 WATER DIVISION  
 REVIEWED FOR CONFLICTS: *Matthew B...* DATE: **3/23/17**

CITY OF RIVERSIDE  
 PUBLIC UTILITIES DEPARTMENT  
 ELECTRIC DIVISION  
 REVIEWED FOR CONFLICTS: *Sumit...* DATE: **3/23/17**

CITY OF RIVERSIDE, CALIFORNIA  
 PUBLIC WORKS DEPARTMENT  
 APPROVED BY: *[Signature]* DATE: **3/23/17**  
 PRINCIPAL ENGINEER  
 CONST. CONTRACT ADMIN.  
 STREET SERVICES  
 SURVEYOR  
 TRAFFIC DIVISION

**PW16-0792** **RCFC EP NO. 3590**  
**MISSION LOFTS**  
**STREET IMPROVEMENT PLAN**  
**STORM DRAIN PLAN**  
 RIVERSIDE, CALIFORNIA  
 HORIZONTAL SCALE: 1" = 10' VERTICAL SCALE: N/A  
**R-4401**  
 SHEET 6 OF 7



GENERAL SIGNING AND STRIPING NOTES

- SIGNING AND STRIPING INSTALLATIONS SHALL CONFORM TO THE 2014 CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD PLANS AND SPECIFICATIONS DATED 2015, AND ALL ADDENDUMS THERETO, AND THE CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STANDARD DRAWINGS, CURRENT EDITION.
- ALL STRIPING, MARKINGS, AND LEGENDS SHALL BE REFLECTORIZED THERMOPLASTIC UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE AND INSTALL RAISED PAVEMENT MARKERS FOR ALL STRIPING. STRIPING, MARKINGS AND LEGENDS SHALL CONFORM TO THE LATEST CALTRANS STANDARD PLANS A20A THRU A20D AND A24A THRU A24E.
- PRIOR TO FINAL ACCEPTANCE OF STREET IMPROVEMENTS, ALL PAVEMENT STRIPING AND STENCILING WITHIN THE PERIMETER OF THE CONSTRUCTION AREA SHALL BE RESTORED TO LIKE NEW CONDITION, IN A MANNER MEETING THE APPROVAL OF THE CITY OF RIVERSIDE.
- THE CONTRACTOR SHALL RE-STRIPING EXISTING STRIPING AND CURB MARKINGS OBLITERATED BY NEW CONSTRUCTION, WHETHER OR NOT SHOWN ON THE PLANS FOR REPLACEMENT, AT NO COST TO THE CITY.
- AT LOCATIONS WHERE EXISTING PAINTED CURB IS TO BE RECONSTRUCTED, THE CONTRACTOR SHALL PAINT THE NEW CURB AS SHOWN ON THE PLANS WITHIN 10 WORKING DAYS OF CURB CONSTRUCTION OR AS DIRECTED BY ENGINEER. THE PAINT SHALL BE WATER-BASED WITH 2-YEAR GUARANTEE AGAINST COLOR FADING. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CITY WRITTEN PROOF OF THE MANUFACTURER'S 2-YEAR GUARANTEE.
- ALL NEW STRIPING SHALL BE "CAT TRACKED" AND APPROVED BY THE ENGINEER PRIOR TO FINAL INSTALLATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AFTER COMPLETING LAYOUT AND AT LEAST 3 WORKING DAYS BEFORE COMMENCING INSTALLATION OF STRIPING, MARKINGS AND MARKERS.
- TRAFFIC SIGN FACE SHALL BE 3M DIAMOND GRADE DG3 REFLECTIVE SHEETING (ASTM XI) OR APPROVED EQUAL WITH PROTECTIVE GRAFFITI OVERLAY FILM OR AS OTHERWISE NOTED. ALL WARNING SIGNS SHALL HAVE A FLUORESCENT YELLOW BACKGROUND AND SCHOOL SIGNS NOTED OTHERWISE. ALL WARNING SIGNS SHALL HAVE A FLUORESCENT YELLOW-GREEN BACKGROUND.
- SIGNS SHALL BE STANDARD SIZE UNLESS NOTED OTHERWISE. PRIOR TO INSTALLATION, NEW SIGNS SHALL BE APPROVED BY THE CITY OF RIVERSIDE. EXACT LOCATIONS OF SIGNS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ALL EXISTING SIGNS AND POSTS TO BE REMOVED SHALL BE DELIVERED TO THE CITY OF RIVERSIDE SIGN DEPARTMENT.
- WHEN PAINT IS SPECIFIED, TRAFFIC STRIPES AND MARKINGS SHALL BE APPLIED IN TWO COATS. A MINIMUM OF SEVEN DAYS SHALL BE PROVIDED BETWEEN FIRST AND SECOND COATS.
- STRIPING SHALL BE APPLIED WITHIN 48 HOURS OF SURFACE COURSE REPLACEMENT ON STREETS OPEN TO THE PUBLIC. IN NO CASE SHALL A NEWLY PAVED STREET OPEN TO THE PUBLIC BE LEFT UNSTRIPED OVER A WEEKEND OR HOLIDAY.
- CONTRACTOR SHALL INSTALL NEW SIGN(S) AND/OR POST(S) PER CITY OF RIVERSIDE STANDARD DRAWINGS NO. 664, SEE SPECIFICATIONS. CONTRACTOR SHALL INSTALL NEW STREET NAME SIGNS AND POST PER CITY OF RIVERSIDE STANDARD DRAWING NO. 662, SEE SPECIFICATIONS.
- ALL CONFLICTING STRIPING, PAVEMENT MARKINGS, LEGENDS, AND RAISED PAVEMENT MARKERS SHALL BE REMOVED EVEN IF NOT SHOWN ON PLANS. REMOVALS OF PAINTED STRIPING, PAVEMENT MARKINGS AND LEGENDS SHALL BE DONE BY WET SANDBLASTING. REMOVALS OF THERMOPLASTIC STRIPING, PAVEMENT MARKINGS AND LEGENDS SHALL BE REMOVED BY WET SANDBLASTING, GRINDING OR OTHER APPROVED METHOD AND SHALL NOT DAMAGE THE PAVEMENT. "BLACK OUT" OF EXISTING DELINEATION IS NOT PERMITTED. ALL DAMAGED PAVEMENT DUE TO REMOVALS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A SMOOTH AND UNIFORM SURFACE OR AS DIRECTED BY THE ENGINEER. ALL STRIPING REMOVALS AND LEGENDS SHALL BE "FOG SEALED".
- WHERE APPLICABLE, OUTBOUND LANE LINE DETAILS SHALL COMMENCE AT THE CROSSWALK, MEANING THE PAINTED PORTION OF THE DETAIL SHALL JOIN THE CROSSWALK.

SIGNING AND STRIPING NOTES

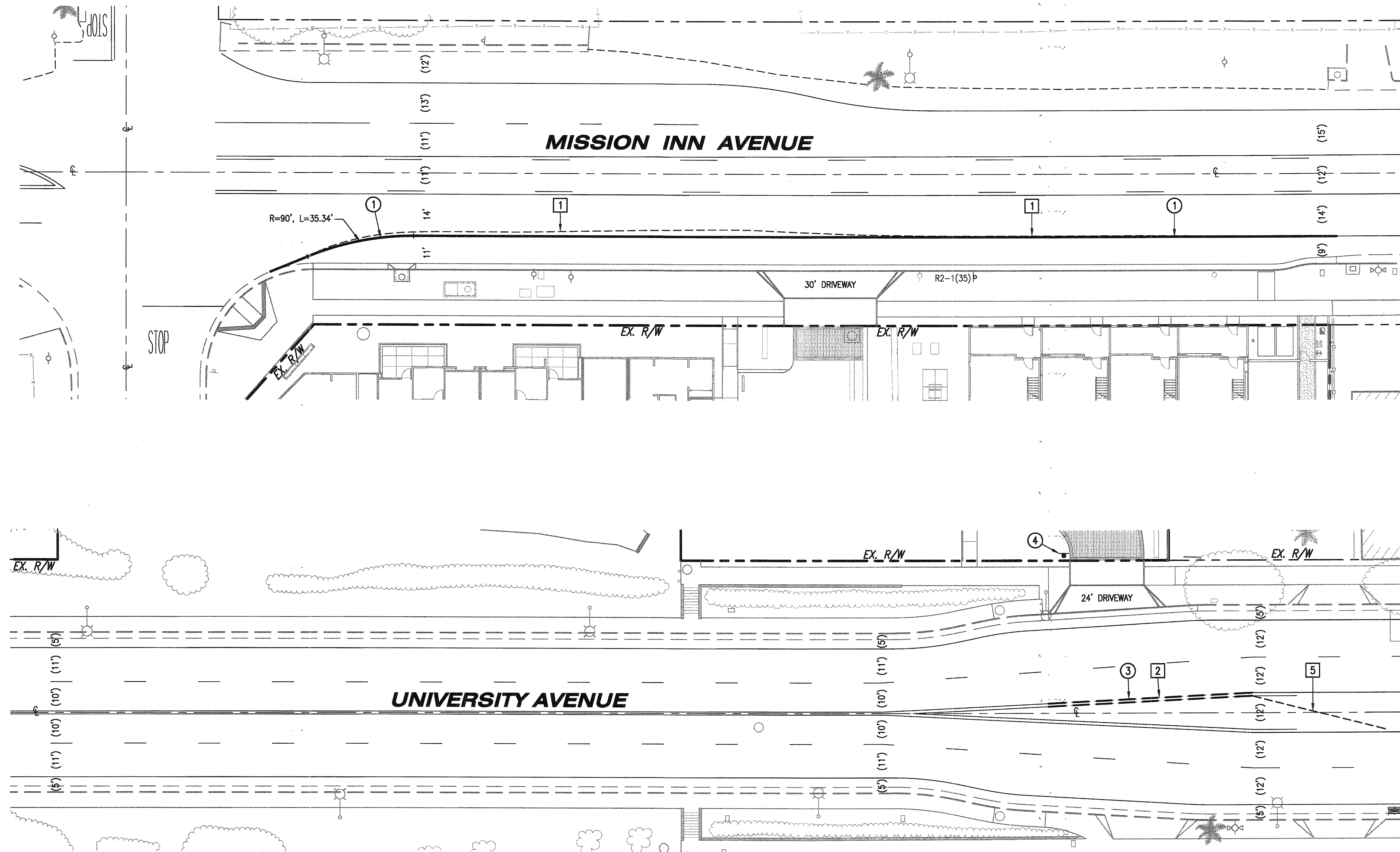
- 4-INCH WIDE WHITE EDGELINE STRIPE PER CALTRANS STANDARD PLAN A20B, DETAIL 27B.
- 4-INCH/4-INCH DOUBLE YELLOW CENTERLINE WITH RAISED PAVEMENT MARKERS LINE PER CALTRANS STANDARD PLAN A20A, DETAIL 22.
- 4-INCH/4-INCH DOUBLE YELLOW CENTERLINE PER CALTRANS STANDARD PLAN A20A, DETAIL 21, MODIFIED TO BE DASHED/BROKEN FOR RESTRICTED LEFT TURN EGRESS FROM ADJACENT DRIVEWAY.
- SIGN R3-2 MODIFIED FOR NO LEFT TURN FROM 4:00 PM TO 6:30 PM MON-FRI.
- YELLOW SOLID DIAGONAL.

LEGEND

- CONSTRUCT
- REMOVE
- ▶ PROPOSED SIGN

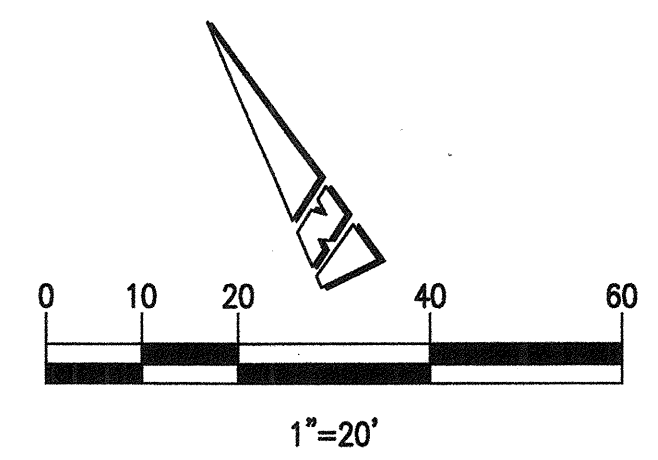


SIGN R3-2 MODIFIED



**BENCHMARK**  
 17-13 TRANSFER  
 DATED JANUARY 20, 2005  
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ENGINEER IN RESPONSIBLE CHARGE  
**JAMES H. KAWAMURA**  
 R.C.E. No. 30560 expires 3/31/18  
 DATE: MARCH 15, 2017



MARK	REVISIONS	APPR.	DATE

DESIGNED BY: CU DRAWN BY: TD CHECKED BY: JK

CITY OF RIVERSIDE, CALIFORNIA  
 PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER			
CONST. CONTRACT ADMIN.			
TRAFFIC DIVISION			

DATE: 3/20/17

PW16-0792

**MISSION LOFTS**  
 STREET IMPROVEMENT PLAN  
 SIGNING AND STRIPING PLAN  
 RIVERSIDE, CALIFORNIA

HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: N/A

ACCT. NO. 9205300611 4530022X

**R-4401**

SHEET 7 OF 7