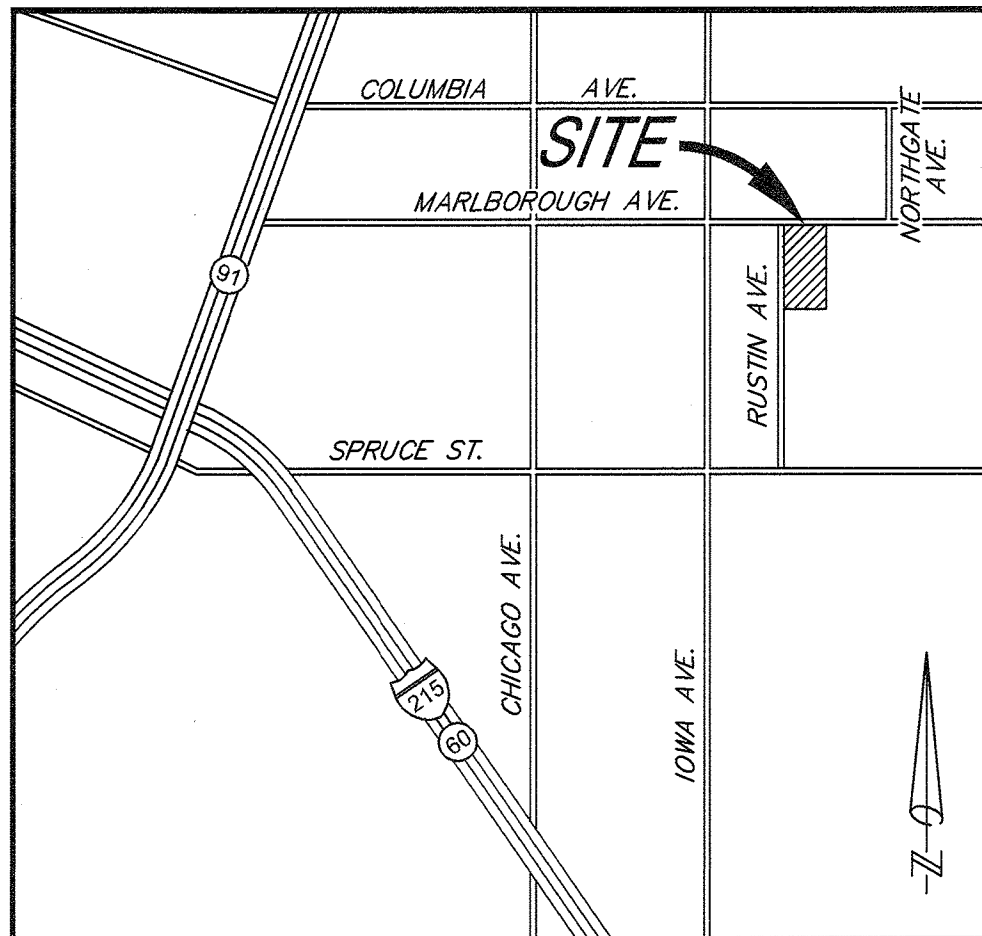


# TPM 37238 STREET IMPROVEMENT PLAN



**OWNER/APPLICANT**

RUSTIN BUSINESS PARK LLC  
101 HODENCAMP RD  
THOUSAND OAKS, CA 91360  
TEL: (805) 494-7704

**ENGINEER**

SDH & ASSOCIATES, INC  
5225 CANYON CREST DRIVE 71439  
RIVERSIDE, CA 92507  
VOICE: (951) 683-3691  
FAX: (951) 788-2314

**VICINITY MAP**

NOT TO SCALE  
THOMAS GUIDE PG. 716, PORT. GRID H-5 & H-6

**GENERAL NOTES**

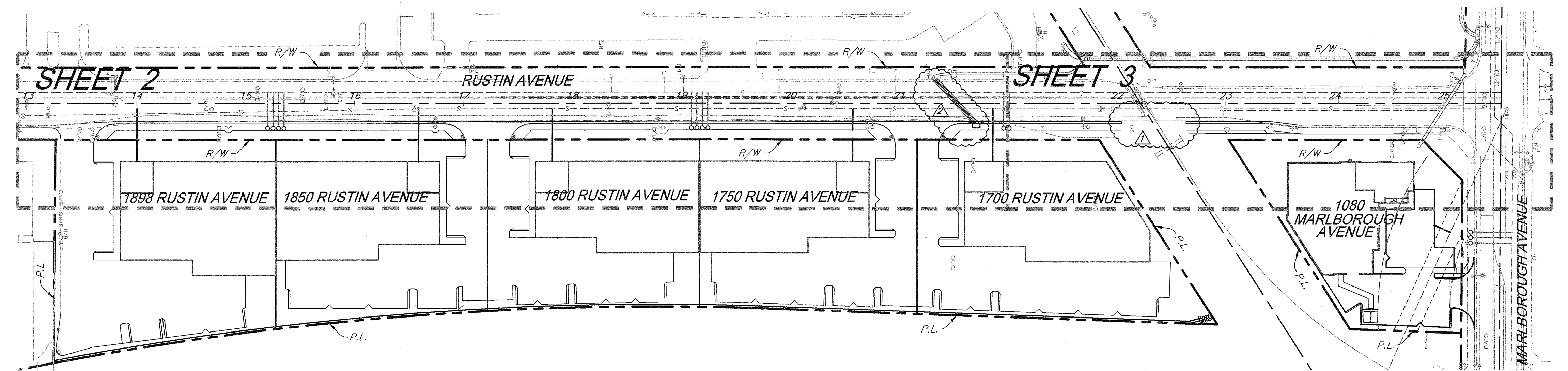
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY 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.
- 6-7. (NOT USED.)
- 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 LOCATION AND QUANTITY 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 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.
- 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.
- 14-19. (NOT USED.)
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR OPENING THE STREETS TO TRAFFIC.
- (NOT USED.)
- 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.
- (NOT USED.)
- 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.
- 26-34. (NOT USED.)
- 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.

**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.

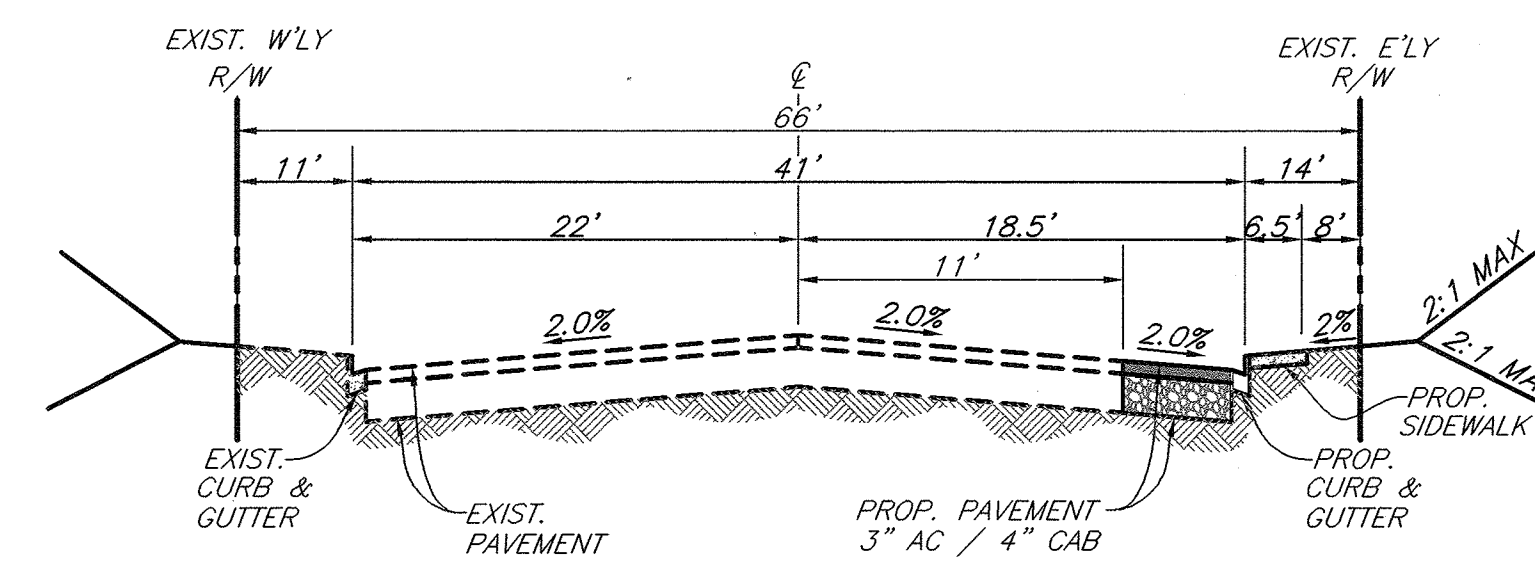
**PUBLIC UTILITIES DEPARTMENT NOTICE**

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  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL TRENCH REPAIR OF ALL CITY FORCES INSTALLED WATER CONSTRUCTION PERFORMED PER SEPARATE PLAN, D5-1725747, IN ACCORDANCE WITH PUBLIC WORKS STD. 453

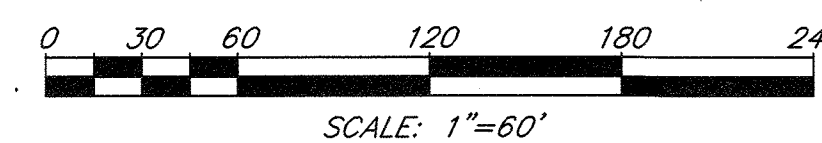
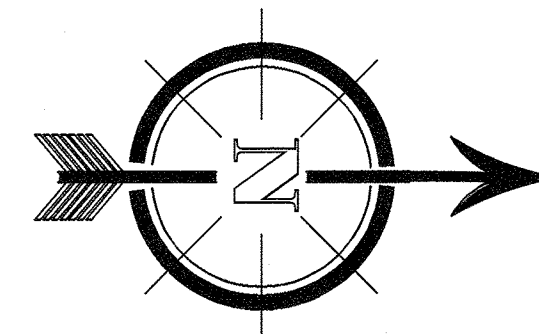


**CONSTRUCTION NOTES**

- 3" AC OVER 4" CAB PER S.R.#1092 .....5,785 S.F.
- 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200 (TYPE 1).....763 L.F.
- 8" CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200 (TYPE 1).....106 L.F.
- DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302 .....3 EA.
- SIDEWALK PER CITY OF RIVERSIDE STD. 325 .....917 L.F.
- SAWCUT AND REMOVE.....5,785 S.F.
- INSTALL RAISED TRUNCATED DOME PANEL PER CITY OF RIVERSIDE STD. 304 .....5 EA.
- GRIND EXISTING PAVEMENT AND OVERLAY FOR MIN. 0.10" THICKNESS; RESTORE ALL TRAFFIC STRIPING AND PAVEMENT MARKINGS AS REQUIRED .....4,226 S.F.
- CATCH BASIN PER CITY OF RIVERSIDE STD. 405 .....1 EA.
- 18" HBF STORM DRAIN (CASE IV BEDDING PER CITY STD. DWG. 462).....115 L.F.
- SAWCUT, REMOVE AND REPLACE EXISTING PAVEMENT (MATCH EXISTING PAVEMENT SECTION).....640 S.F.
- ADJUST MANHOLE FRAME AND COVER TO GRADE.....2 EA.
- INSTALL TRAFFIC STRIPING AND PAVEMENT MARKINGS PER TRAFFIC STRIPING DETAIL.....1,300 L.F.
- REPLACE/RESTORE RAILROAD CROSSING PAVEMENT MARKINGS.....1 EA.



TYPICAL SECTION  
RUSTIN AVENUE  
NOT TO SCALE



**LEGEND**

- LT. - LEFT
- RT. - RIGHT
- P.P. - POWER POLE
- INV. - INVERT
- C.F. - CURB FACE
- DWY. - DRIVEWAY
- F.L. - FLOW LINE
- E.C.R. - END OF CURB RETURN
- B.C.R. - BEGINNING OF CURB RETURN
- P.I.P. - PROTECT IN PLACE
- T.B. - TOP OF BERM
- F.G. - FINISHED GRADE
- F.L. - FLOW LINE
- H.P. - HIGH POINT
- EX. - EXISTING
- L.P. - LOW POINT
- G.B. - GRADE BREAK
- B.V.C. - BEGINNING VERTICAL CURVE
- E.V.C. - END VERTICAL CURVE
- M.V.C. - MIDDLE VERTICAL CURVE
- P.I. - POINT OF INTERSECTION
- TRACT BOUNDARY
- CENTERLINE
- CURB AND GUTTER
- EXISTING CONTOUR LINE
- LOT LINE
- SLOPE
- PROPOSED ASPHALT CONCRETE
- PROPOSED ASPHALT BASE
- PROPOSED CONCRETE
- GRIND AND OVERLAY

**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  
*Robert C. Van Zanten* 4/25/18  
ROBERT C. VAN ZANTEN DATE  
R.C.E. 62325  
EXP. 9-30-19  
BENCHMARK: POINT ID: JB-63  
1988 ELEVATION: 933.305  
ADJUSTMENT YEAR: 1993  
PK NAIL AND CITY ENGINEER TAG IN THE SW'LY CORNER OF A CATCH BASIN ALONG THE E'LY CURB OF IOWA AVE. AT THE SE CURB RETURN OF IOWA AVE. AND MARLBOROUGH AVE.

**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  
*Chris Spear* 4/25/2018  
APPROVED BY: DATE

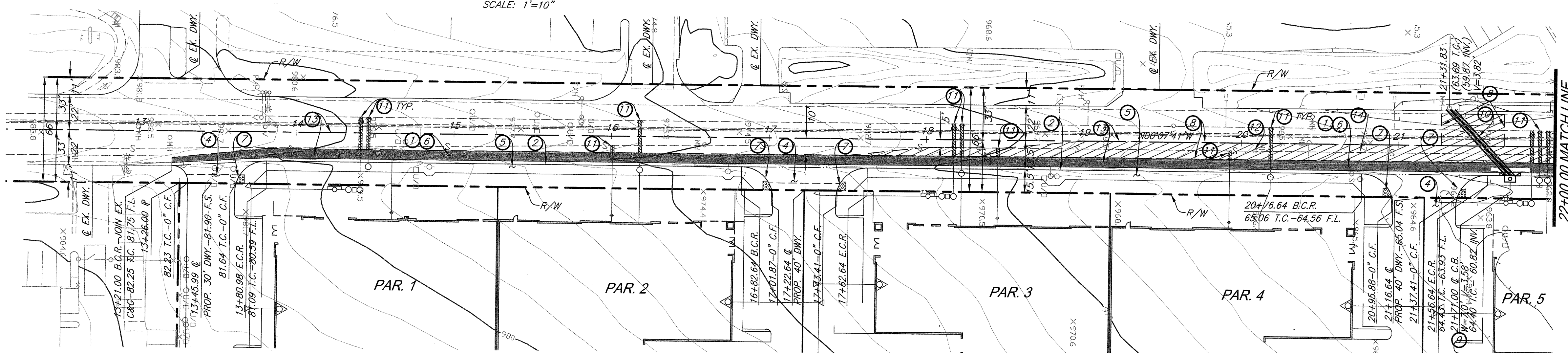
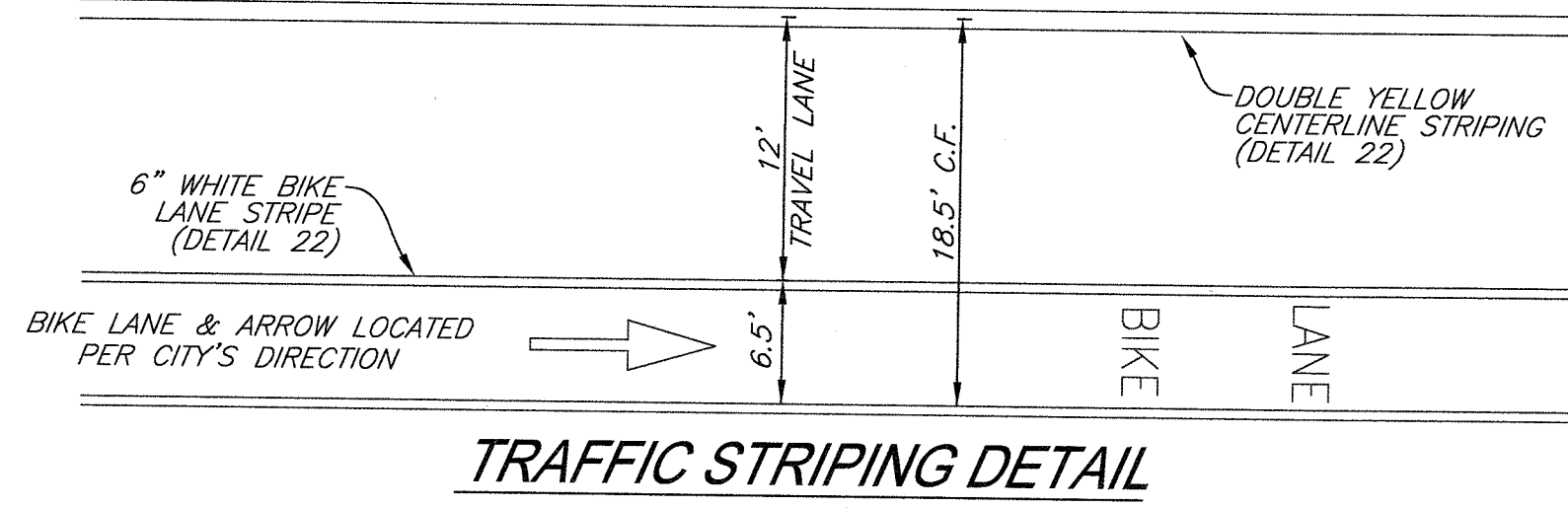
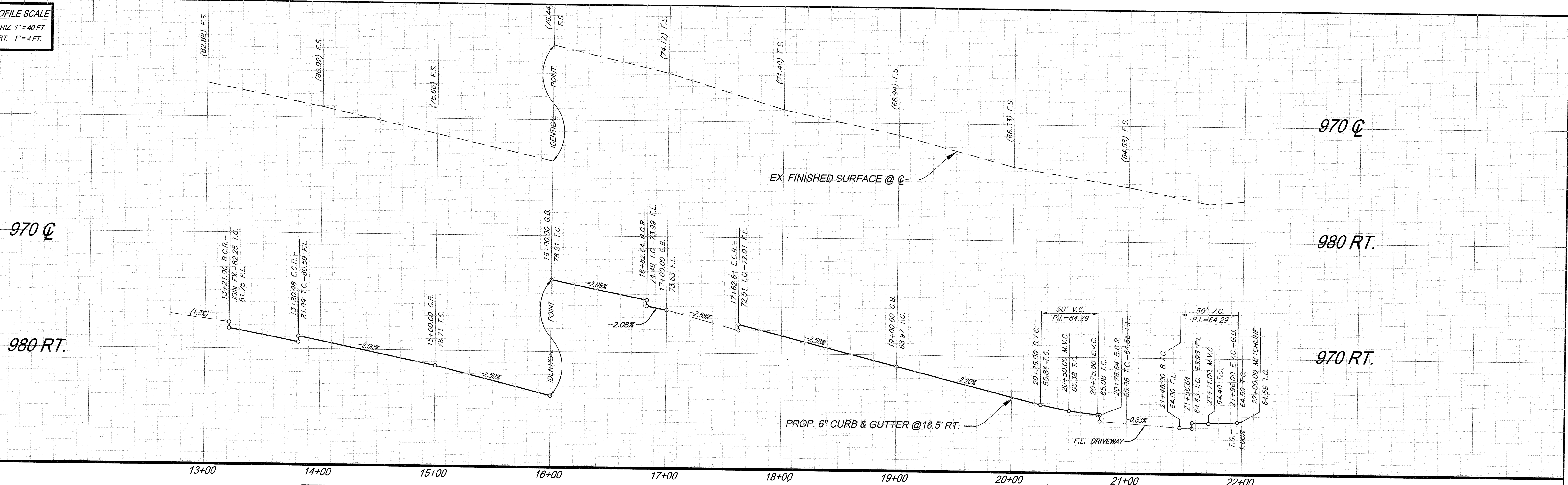
PUBLIC UTILITIES - ELECTRIC  
*Sho* 7/25/18  
APPROVED BY: DATE  
CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT  
APPROVED BY: DATE  
ENGINEERING MANAGER  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
*Sho*  
CITY ENGINEER  
DATE: 4/25/18

**RUSTIN AVENUE  
STREET IMPROVEMENT PLAN**

**R-4408**  
SHEET 1 OF 3  
PW17-0140



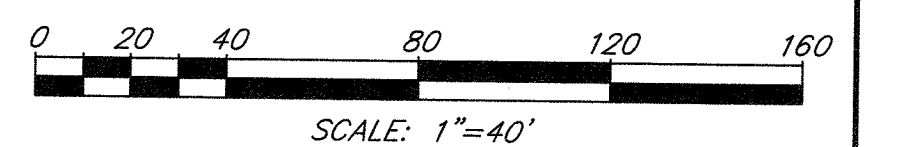
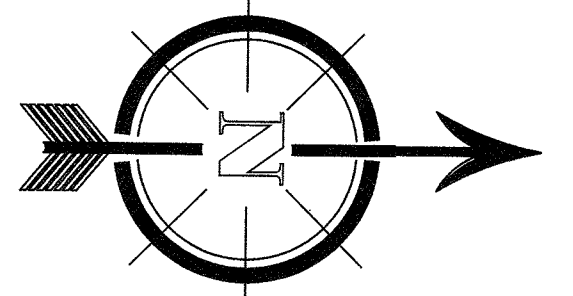
PROFILE SCALE  
HORIZ 1" = 40 FT.  
VERT. 1" = 4 FT.



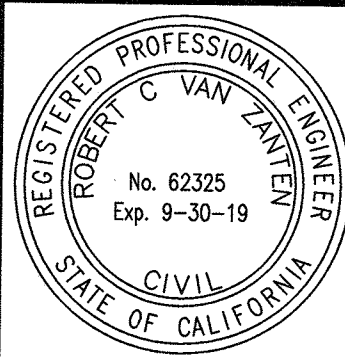
# RUSTIN AVENUE

## CONSTRUCTION NOTES

- 1 3" AC OVER 4" CAB PER S.R.#1092
- 2 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200 (TYPE 1)
- 4 DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302
- 5 SIDEWALK PER CITY OF RIVERSIDE STD. 325
- 6 SAWCUT AND REMOVE
- 7 INSTALL RAISED TRUNCATED DOME PANEL PER CITY OF RIVERSIDE STD. 304
- 8 GRIND EXISTING PAVEMENT AND OVERLAY FOR MIN. 0.10' THICKNESS; RESTORE ALL TRAFFIC STRIPING AND PAVEMENT MARKINGS AS REQUIRED
- 9 CATCH BASIN PER CITY OF RIVERSIDE STD. 405
- 10 18" HDPE STORM DRAIN (CASE IV BEDDING PER STD. DWG. 452)
- 11 SAWCUT, REMOVE AND REPLACE EXISTING PAVEMENT (MATCH EXISTING PAVEMENT SECTION)
- 12 ADJUST MANHOLE FRAME AND COVER TO GRADE
- 13 INSTALL TRAFFIC STRIPING AND PAVEMENT MARKINGS PER TRAFFIC STRIPING DETAIL
- 14 REPLACE/RESTORE RAILROAD CROSSING PAVEMENT MARKINGS



**PRIVATE ENGINEERING NOTE**  
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PLANS PREPARED UNDER SUPERVISION OF  
**ROBERT C. VAN ZANTEN**  
R.C.E. 62325  
EXP. 9-30-19  
DATE 4/25/18

**BENCHMARK:** POINT ID: JB-03  
1988 ELEVATION: 933.305  
ADJUSTMENT YEAR: 1993  
PK NAIL AND CITY ENGINEER TAG IN THE SWLY CORNER OF A CATCH BASIN ALONG THE E'LY CURB OF IOWA AVE. AT THE SE CURB RETURN OF IOWA AVE. AND MARLBOROUGH AVE.



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: <i>Chris Sporn</i> DATE: 4/25/2018
PUBLIC UTILITIES - ELECTRIC	APPROVED BY: <i>[Signature]</i> DATE: 4/25/18
APPROVED BY: <i>[Signature]</i> DATE: 4/25/18	APPROVED BY: <i>[Signature]</i> DATE: 4/25/18
DESIGNED BY: S.S. DRAWN BY: S.J.S. CHECKED BY: R.V.Z.	DATE: 4/25/18

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT	
APPROVED BY: <i>[Signature]</i> DATE: 4/25/18	APPROVED BY: <i>[Signature]</i> DATE: 4/25/18
ENGINEERING MANAGER	PRINCIPAL ENGINEER
TRAFFIC DIVISION	DATE: 4/25/18

**RUSTIN AVENUE**  
STREET IMPROVEMENT PLAN  
FROM STA. 13+21.00 TO STA. 26+52.70

**R-4408**

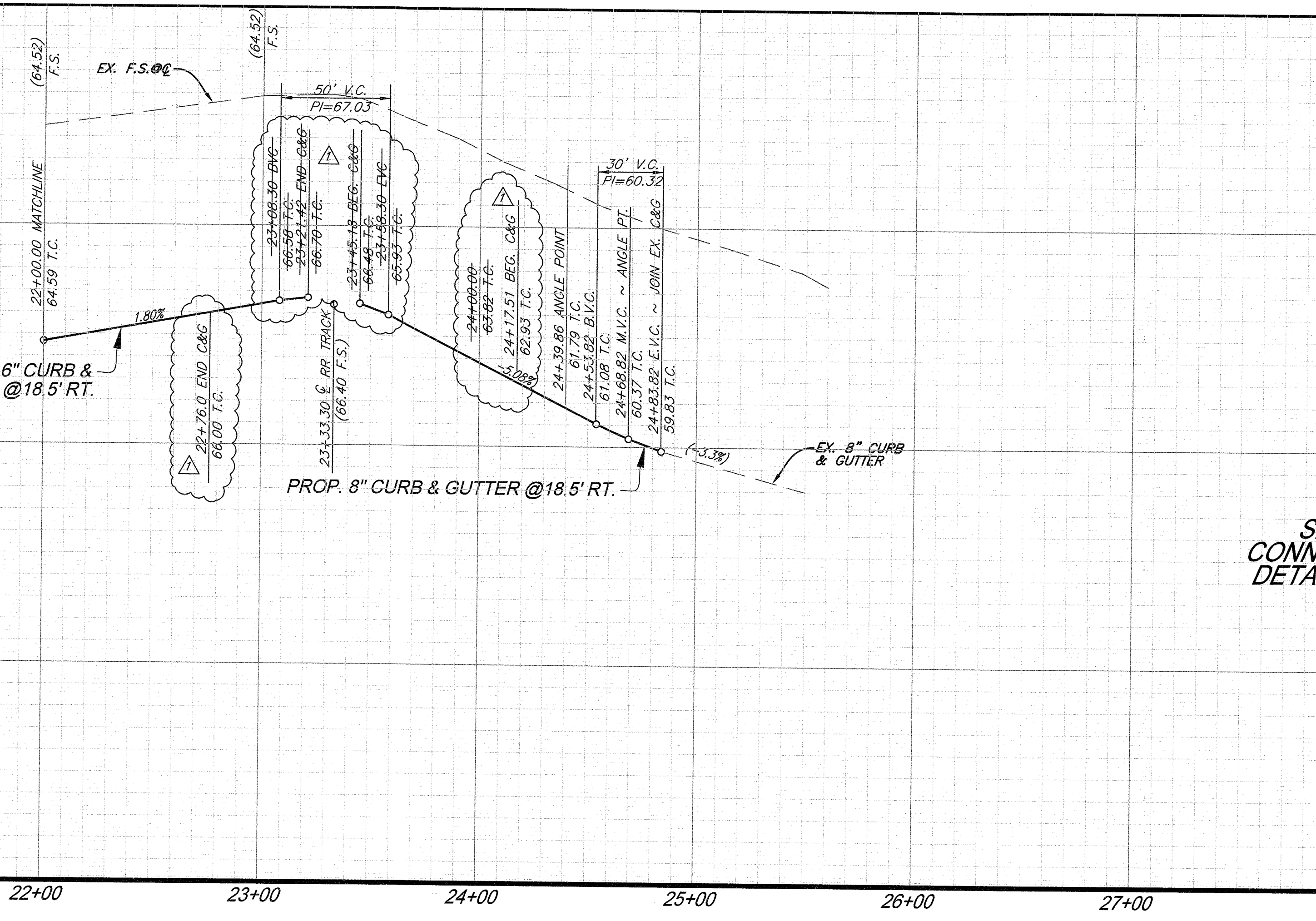
SHEET 2 OF 3  
PW17-0140



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

970

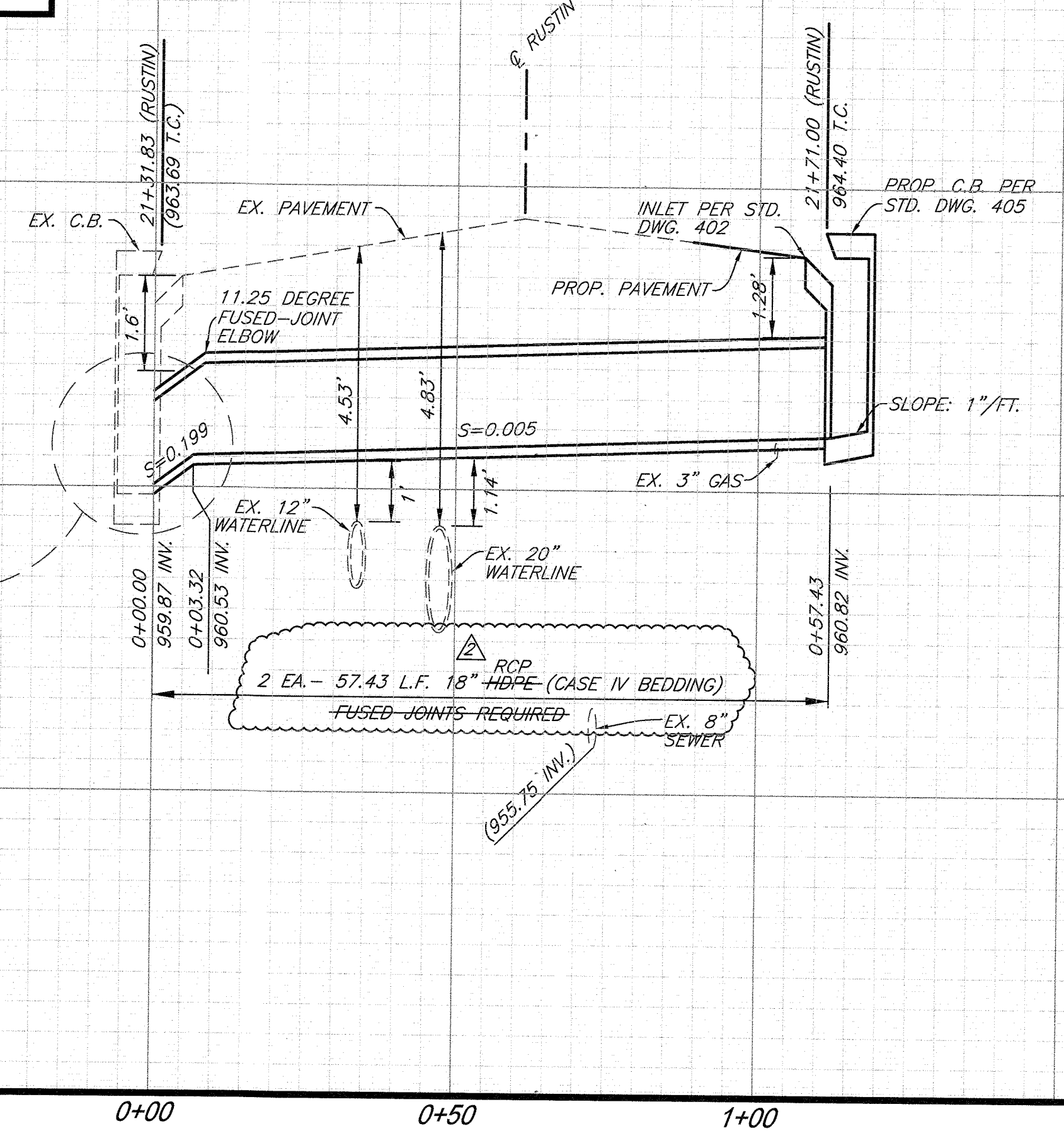
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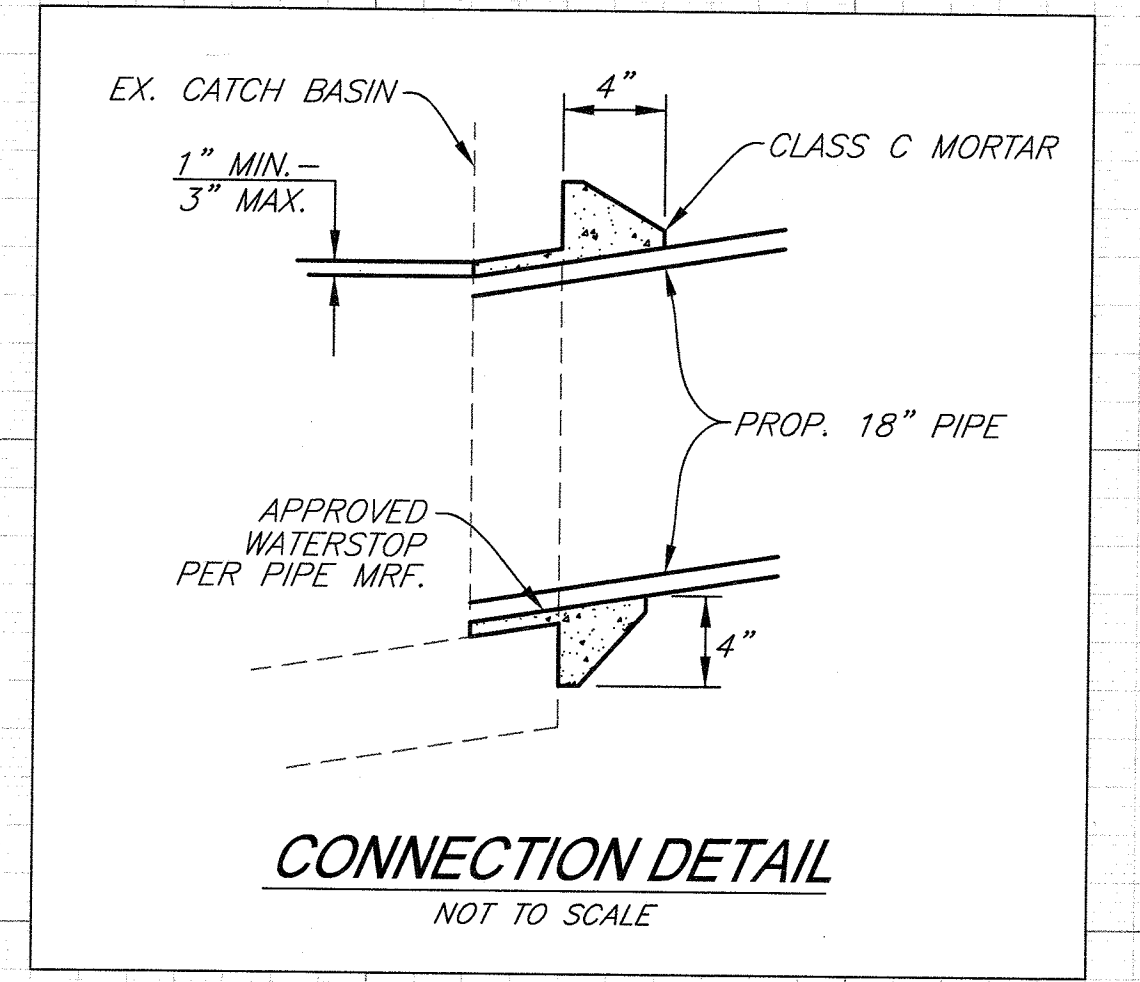
PROFILE SCALE  
HORIZ 1" = 10 FT.  
VERT. 1" = 2 FT.

965

960



SEE PIPE CONNECTION DETAIL @ RT.



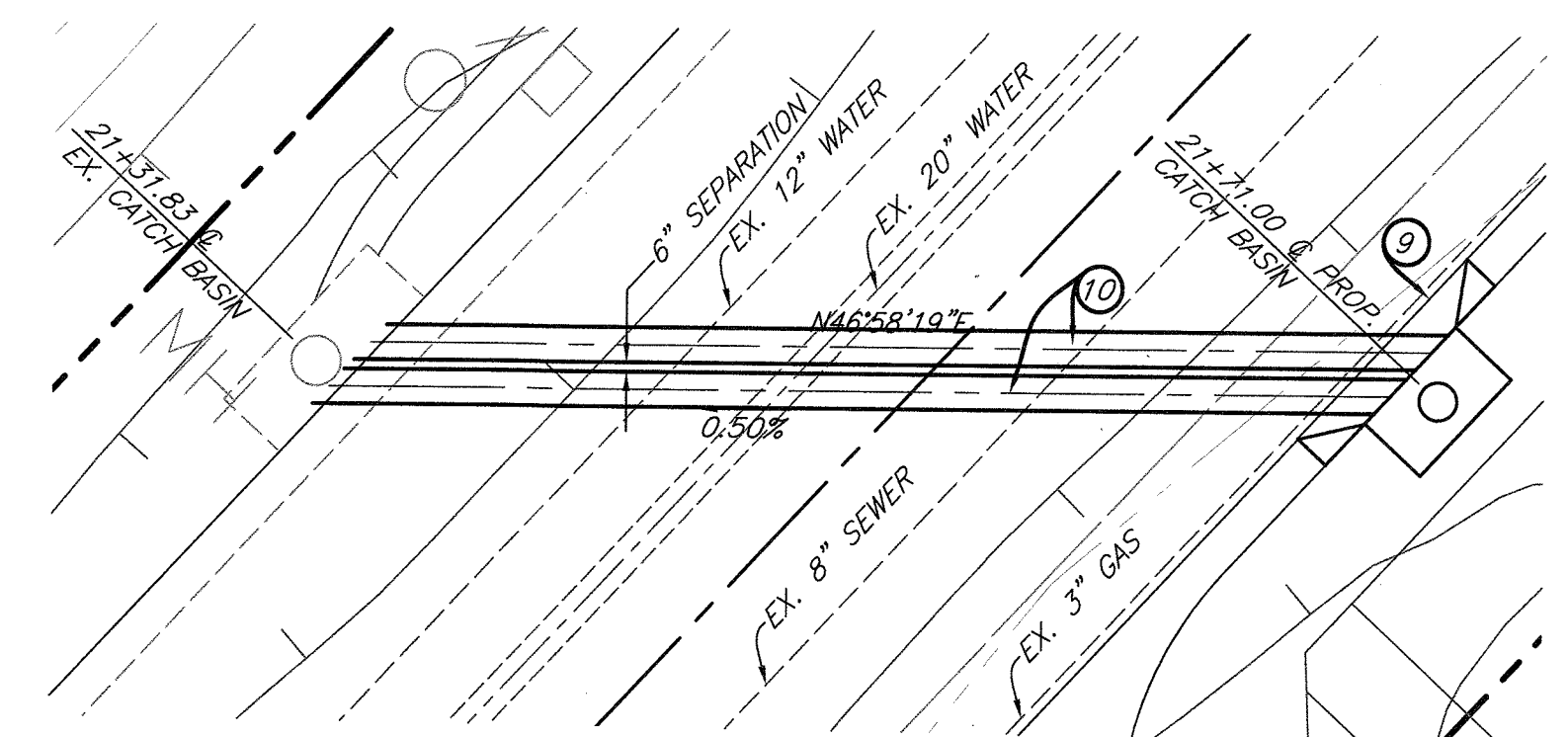
22+00 23+00 24+00 25+00 26+00 27+00 0+00 0+50 1+00

MARLBOROUGH AVE.

SEE PAVING DETAIL @ RT.

MARLBOROUGH AVE.

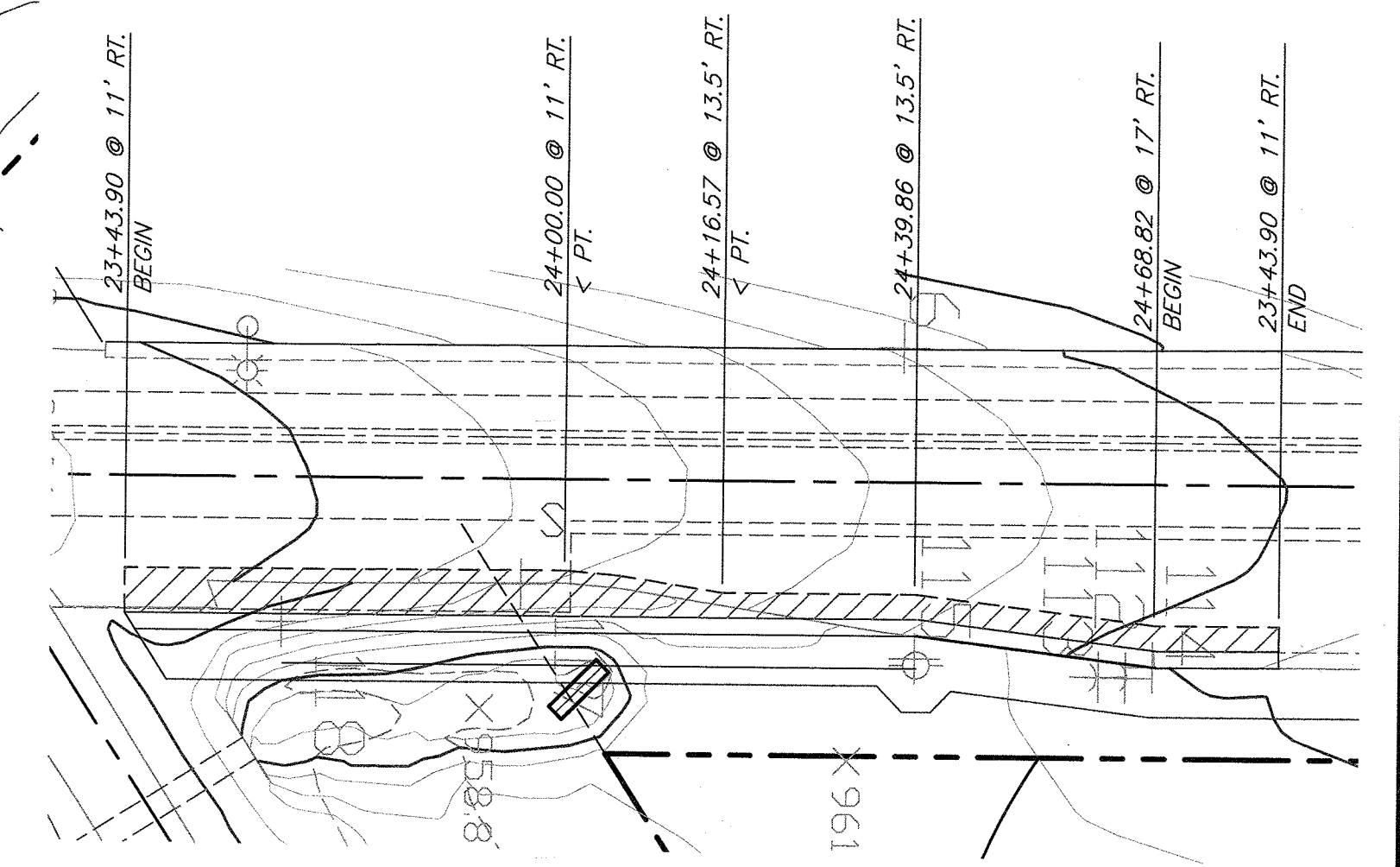
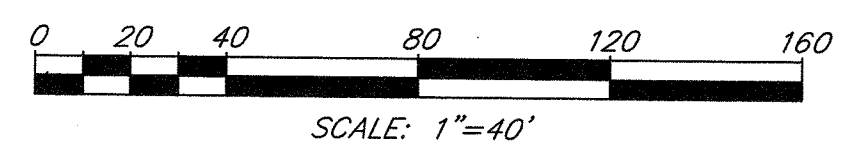
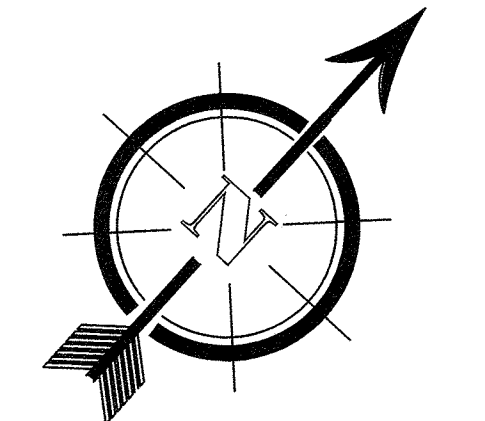
RUSTIN AVENUE



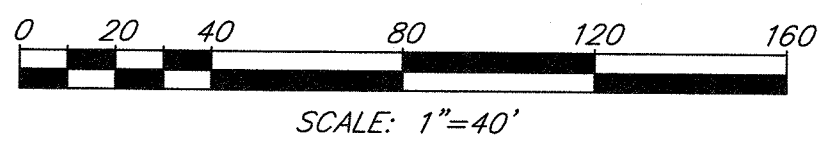
STORM DRAIN LATERAL DETAIL  
SCALE: 1"=10'

CONSTRUCTION NOTES

- 1) 3" AC OVER 4" CAB PER S.R.#1092
- 2) 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200 (TYPE 1)
- 3) 8" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200 (TYPE 1)
- 4) SIDEWALK PER CITY OF RIVERSIDE STD. 325
- 5) SAWCUT AND REMOVE
- 6) CATCH BASIN PER CITY OF RIVERSIDE STD. 405
- 7) 18" HDPE STORM DRAIN (CASE IV BEDDING PER STD. DWG. 452)
- 8) SAWCUT, REMOVE AND REPLACE EXISTING PAVEMENT (MATCH EXISTING PAVEMENT SECTION)
- 9) ADJUST MANHOLE FRAME AND COVER TO GRADE
- 10) INSTALL TRAFFIC STRIPING AND PAVEMENT MARKINGS PER TRAFFIC STRIPING DETAIL

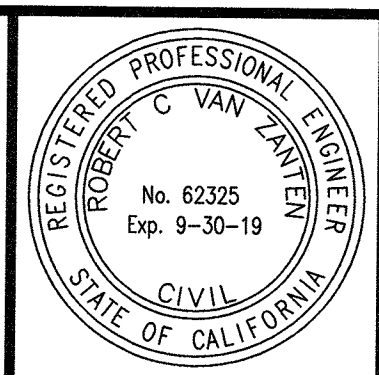


PAVING DETAIL  
SCALE: 1"=20'



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 Zanten* 4/25/18  
ROBERT C. VAN ZANTEN  
R.C.E. 62325  
EXP. 9-30-19  
BENCHMARK: POINT ID: JB-63  
1988 ELEVATION: 923.305  
ADJUSTMENT YEAR: 1983  
PK NAIL AND CITY ENGINEER TAG IN THE SW'LY CORNER OF A CATCH BASIN ALONG THE E'LY CURB OF IOWA AVE. AT THE SE CURB RETURN OF IOWA AVE. AND MARLBOROUGH AVE.



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TEL: (951) 683-3691 FAX: (951) 788-2314

PUBLIC UTILITIES - WATER		PUBLIC UTILITIES - ELECTRIC	
APPROVED BY:	DATE:	APPROVED BY:	DATE: 4/25/18
CITY OF RIVERSIDE, CALIFORNIA		CITY OF RIVERSIDE, CALIFORNIA	
PUBLIC WORKS DEPARTMENT		PUBLIC WORKS DEPARTMENT	
APPROVED BY:	DATE:	APPROVED BY:	DATE:
REVISOR:	REVISION:	REVISOR:	REVISION:
DESIGNED BY: S.S.	DRAWN BY: S.J.S.	CHECKED BY: R.V.Z.	DATE: 4/25/18

RUSTIN AVENUE  
STREET IMPROVEMENT PLAN  
FROM STA. 13+21.00 TO STA. 26+52.70  
R-4408  
SHEET 3 OF 3  
PW17-0140