

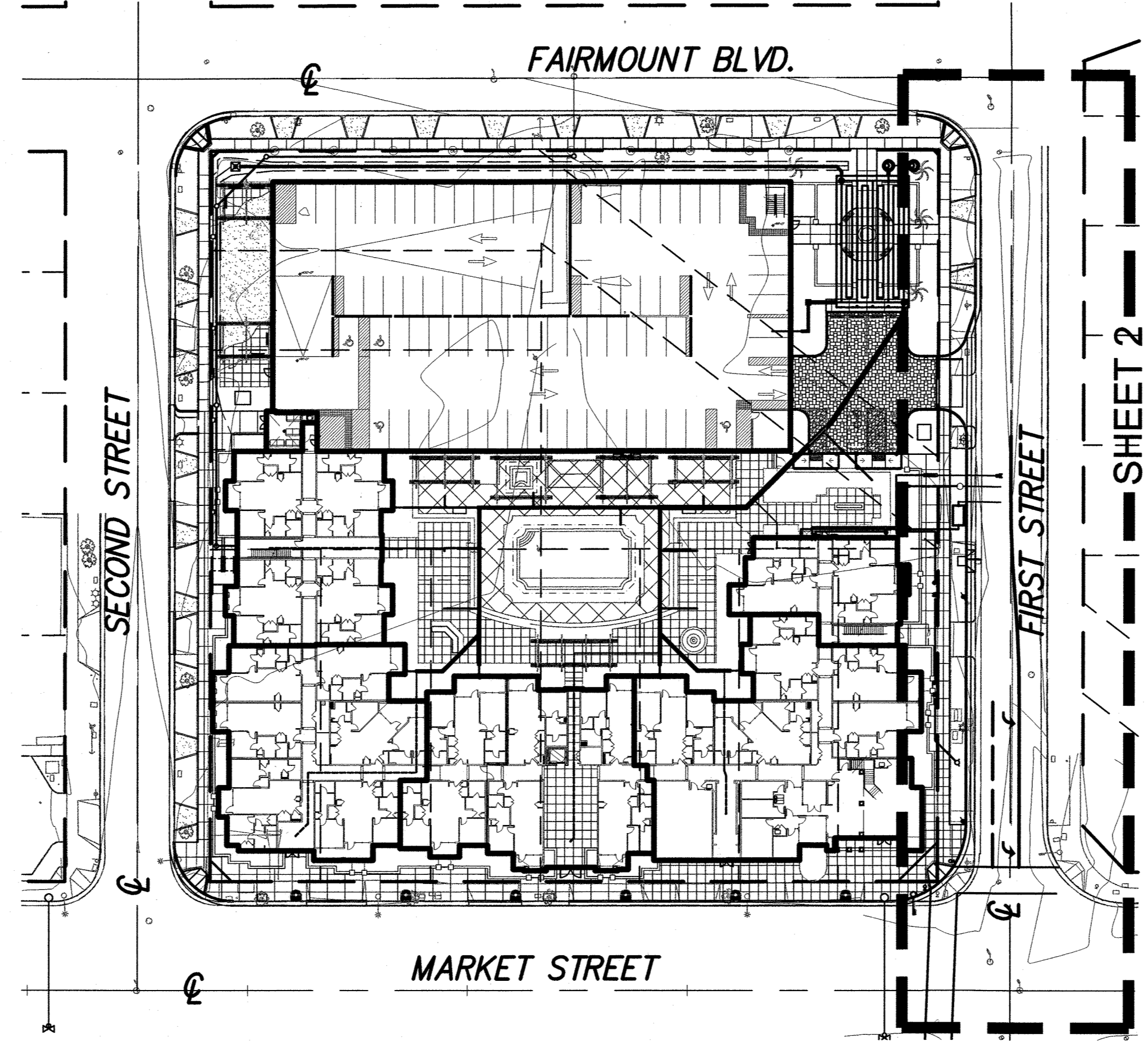
GENERAL NOTES:

- 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 EXISTING PAVEMENT, THE EDGE OF THE EXISTING 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 DRIVENWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED AS SHOWN PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- ON ALL AREAS WITHIN THE 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.
- 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 USA.
- THE CONTRACTOR 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAY WITH A.C. PAVING.

PRIVATE ENGINEER'S NOTES:

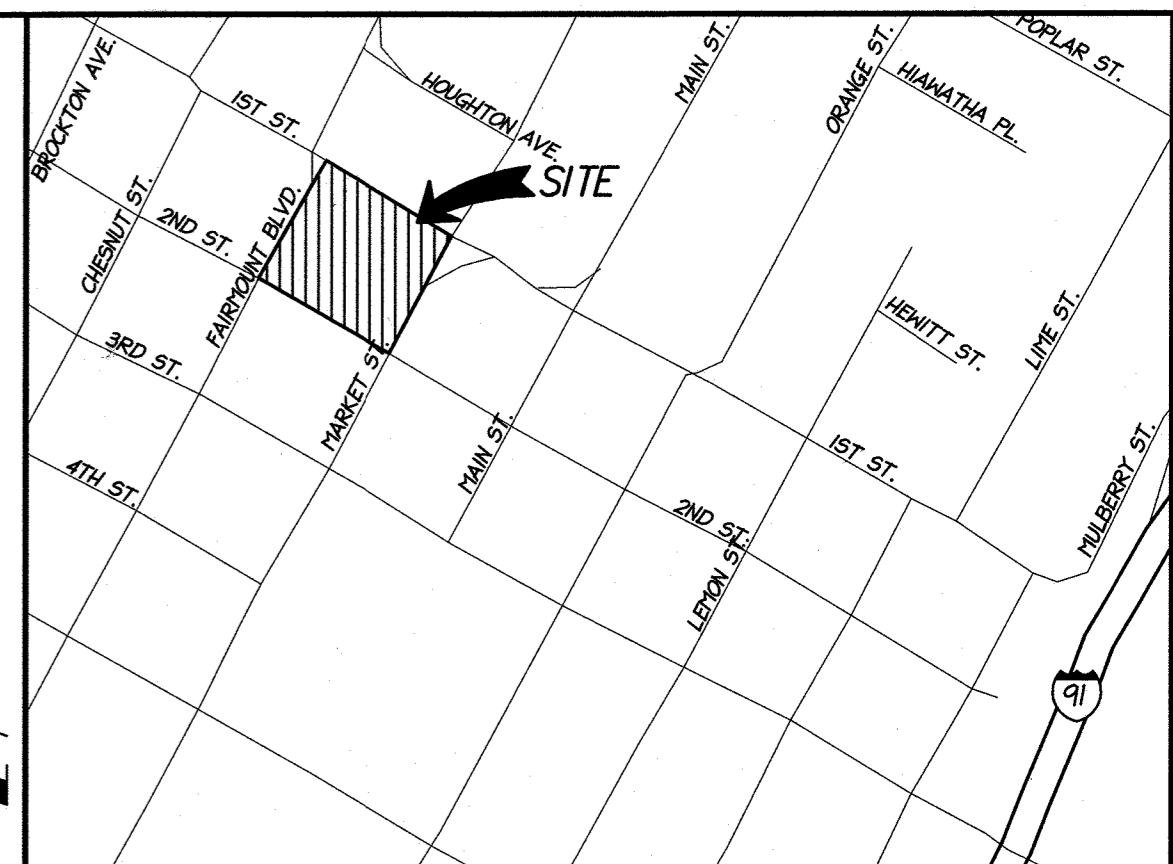
- UNLESS SPECIFIED IN THE PROJECT SPECIFIC CONSTRUCTION DOCUMENTS, ALL CONSTRUCTION SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY ADOPTED VERSION OF THE UNIFORM BUILDING CODE, THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (CURRENT EDITION) AND THE "STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION" (CURRENT EDITION).
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OF STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENTS CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL POSITION OF ALL POINTS OF CONNECTION TO EXISTING STRUCTURES. THIS SHALL INCLUDE BOTH ABOVE GROUND AND BELOW GROUND POINTS OF CONNECTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
- NO PORTION OF ANY PAVEMENT SURFACE WITHIN THE DISABLED PARKING SPACES OR ACCESS AISLES SHALL EXCEED 2% GRADIENT IN ANY DIRECTION. NO PORTION OF THE PATH OF TRAVEL SHALL EXCEED 5% GRADIENT EXCEPT AT DESIGNATED RAMP WHICH SHALL NOT EXCEED 8.33% GRADIENT. NO PORTION OF THE PATH OF TRAVEL SHALL EXCEED 2% CROSS-FALL GRADIENT. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
- THICKNESS OF PAVEMENT AND BASE MATERIAL SHOWN HEREON IS PRELIMINARY ONLY. FINAL PAVEMENT SECTION TO BE DETERMINED BY SOILS TEST AND RECOMMENDED BY THE SOILS ENGINEER UPON COMPLETION OF ROUGH GRADING.
- 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.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS ACCORDINGLY.

CITY OF RIVERSIDE STREET IMPROVEMENT PLANS TRACT MAP 36718



LEGEND:

- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PROPOSED CONTOUR MINOR
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- CENTERLINE EXISTING
- EXISTING CURB
- PROPOSED CURB
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- PROPOSED FENCE
- PROPOSED FLOW LINE
- PROPOSED AC PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED 5' COLD PLANE LIMITS
- EXIST. STREET LIGHT
- PROPOSED STREET LIGHT
- EXIST. PP
- PROPOSED PP
- M.H.
- S.F.
- F.L.
- F.S.
- F.G.
- C/L
- R/W
- P/L
- D/WY
- F.F.
- T.C.
- S/W
- P.E.
- INV.
- E.G.
- N.G.
- O.O.D.
- A.P.
- PP
- MANHOLE
- SQUARE FEET
- FLOW LINE ELEVATION
- FINISH SURFACE ELEVATION
- FINISH GRADE ELEVATION
- CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE
- DRIVENWAY
- FINISH FLOOR ELEVATION
- TOP OF CURB
- SIDEWALK
- PAD ELEVATION
- INVERT OF PIPE ELEVATION
- EXISTING GROUND
- NATURAL GROUND
- OFFER OF DEDICATION
- ANGLE POINT
- POWER POLE



VICINITY MAP
THOMAS GUIDE - PAGE 685, H-3 (2005 EDITION)
SECTION 23 TOWNSHIP 2 SOUTH RANGE 5 WEST
NOT TO SCALE

OWNER/DEVELOPER

ZION ENTERPRISES
1044 CALLE RECODO SUITE A
SAN CLEMENTE, CA 92673
TEL: (951) 361-8828

ENGINEER

PSOMAS
1500 IOWA AVENUE, SUITE 210
RIVERSIDE, CA 92507
PHONE: (951) 787-8421
FAX: (951) 682-3379

TOPOGRAPHY SOURCE

EXISTING TOPOGRAPHY IS BASED ON SURVEY BY:
EN ENGINEERING
1920 MAIN STREET, SUITE 050
IRVINE, CA 92614
PH: (949) 486-0777
FAX: (949) 486-0779
PERFORMED ON: JUNE 2006

SOILS ENGINEER

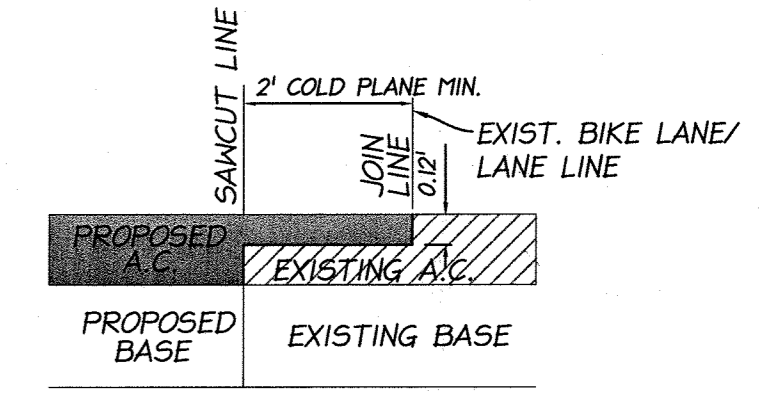
GEOMAT TESTING LABORATORIES
9980 INDIANA AVENUE, SUITE 14
RIVERSIDE, CA 92503
PH: (951) 688-5400
FAX: (951) 688-5200

LEGAL DESCRIPTION

1.04 ACRES P/L IN LOTS 1, 2/3 BLK 1 MB 04/39 SB MAP BLK 1 RGE 8 TOWN OF RIVERSIDE AND LOT 37 MB 02/25 BONNIE BRAE TR LOT NUMBER 37 LOT 5 MB 04/39 SB MAP BLK 1 RGE 8 TOWN OF RIVERSIDE LOT 6 MB 4/39 SB MAP BLK 1 RGE 8 TOWN OF RIVERSIDE POR LOT 9 AND LOT 8 MB 04/39 SB MAP BLK 1 RGE 8 TOWN OF RIVERSIDE POR LOT 9 MB 04/39 SB MAP BLK 1 RGE 8 TOWN OF RIVERSIDE POR LOT 12 MB 04/39 SB MAP BLK 1 RGE 8 TOWN OF RIVERSIDE AND POR LOT 37 MB 02/25 BONNIE BRAE TR.

SHEET INDEX

SHEET 1 TITLE SHEET
SHEET 2 FIRST ST. PLAN & PROFILE



COLD PLANE DETAIL

NOT TO SCALE

CONSTRUCTION NOTES

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- CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200 TYPE 1
- CONSTRUCT CONCRETE P/L SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
- CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304 TYPE 1
- CONSTRUCT CURB RETURN DRIVENWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302
- SAUCUT AND COLD PLANE PER DETAIL ON SHEET 1
- CONSTRUCT CB TYPE 1 AND LOCAL DEPRESSION PER CITY OF RIVERSIDE STD. DWG. NO. 400, W=4.0' V=3.1', AND DETAIL "A" HEREON. STENCIL "NO DUMPING - ONLY RAIN IN THE DRAIN"
- EXISTING ELECTRIC PULL BOX TO BE RELOCATED BY DEVELOPER
- REMOVE EXISTING SIDEWALK
- REMOVE EXISTING CURB & GUTTER
- EXISTING COMMUNICATION CABINET, PROTECT IN PLACE
- EXISTING STREET LIGHT AND PULL BOX TO BE RELOCATED BY DEVELOPER
- EXISTING POWER POLE TO BE RELOCATED BY DEVELOPER
- EXISTING WATER METER. SEE COMPOSITE UTILITY PLAN
- EXISTING CATCH BASIN TO BE REMOVED
- EXISTING ELECTRICAL PULL BOX TO BE RELOCATED SEE TRAFFIC SIGNAL PLAN
- PROTECT IN PLACE AND ADJUST TO GRADE
- REMOVE EXISTING DRIVENWAY
- EXISTING TRAFFIC SIGNAL TO BE RELOCATED SEE TRAFFIC SIGNAL PLAN
- EXISTING PEDESTRIAN CROSSING SIGNAL TO BE RELOCATED SEE TRAFFIC SIGNAL PLAN
- PROTECT IN PLACE
- REMOVE EXISTING ACCESS RAMP
- CONSTRUCT 18" RCP (D=2000). CONTRACTOR SHALL VERIFY EXIST. PIPE SIZE AND NOTIFY ENGINEER IF IT IS NOT 18" RCP PRIOR TO SD CONSTRUCTION
- CONNECT EXIST. SD PIPE TO PROP. SD PIPE PER CITY OF RIVERSIDE STD DWG 424
- EXISTING IRRIGATION VALVE TO BE RELOCATED SEE COMPOSITE UTILITY PLAN
- PROPOSED WATER CONNECTION. SEE COMPOSITE UTILITY PLAN.

QTY.

1,382 S.F.	350 L.F.	1,750 S.F.	2 EA.	1 EA.	655 S.F.	1 EA.	2 EA.	2 EA.	5 EA.	N/A	1 EA.	1 EA.	1 EA.	2 EA.	1 EA.	1 EA.	2 EA.	1 EA.	20 L. F.	1 EA.	N/A	N/A
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TELEPHONE NUMBERS

EMERGENCY	
RIVERSIDE POLICE DEPARTMENT	(951) 787-7911
RIVERSIDE FIRE DEPARTMENT	(951) 826-5321
GOODHEW AMBULANCE	(951) 684-5520
RIVERSIDE COMMUNITY HOSPITAL	(951) 788-3000
RIVERSIDE GENERAL HOSPITAL	(951) 351-0425
UTILITIES	
UNDERGROUND SERVICE ALERT	(800) 227-2600
CITY OF RIV. ELEC. OPERATIONS CONTROL CTR.	(951) 687-0791
SOUTHERN CALIFORNIA GAS (DISTRIBUTION)	(800) 227-2600
CITY OF RIV. PUBLIC UTIL. CUSTOMER SERVICES	(800) 782-0330
PACIFIC BELL	(800) 227-2600
AMERICAN TELEPHONE & TELEGRAPH	(951) 381-7380
CHARTER COMMUNICATION CABLE	(951) 688-9012
CITY OF RIV. WATER OPERATIONS EMERGENCIES	(951) 782-0330
OTHERS	
RIVERSIDE PUBLIC WORKS DEPARTMENT	(951) 826-5341
R.F. DICKSON STREET SWEeping	(800) 841-7994
WESTERN WASTE	(951) 737-0343
RIVERSIDE DIAL-A-RIDE (SUPERVISOR)	(951) 275-9620
US POSTAL SERVICE	(951) 737-0451
RIVERSIDE UNIFIED SCHOOL DISTRICT	(951) 788-7134
RIVERSIDE TRANSITAGENCY	(951) 684-0850



A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT
BENCHMARK: 17-53 NAVD1988 ELEV. = 855.073
CITY OF RIVERSIDE
P.K. NAIL AND CITY ENGINEER TAG IN THE BACK OF A CATCH BASIN ALONG THE WESTERLY CURB OF ORANGE STREET AT THE SOUTHWEST CORNER OF ORANGE STREET AND THIRD STREET

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND
[Signature] 4/30/18
APPROVED BY ELECTRIC ENGINEERING

CITY OF RIVERSIDE PUBLIC UTILITIES WATER DEPARTMENT REVIEW FOR WATER CONFLICTS
[Signature] 4/27/18
APPROVED BY WATER ENGINEERING

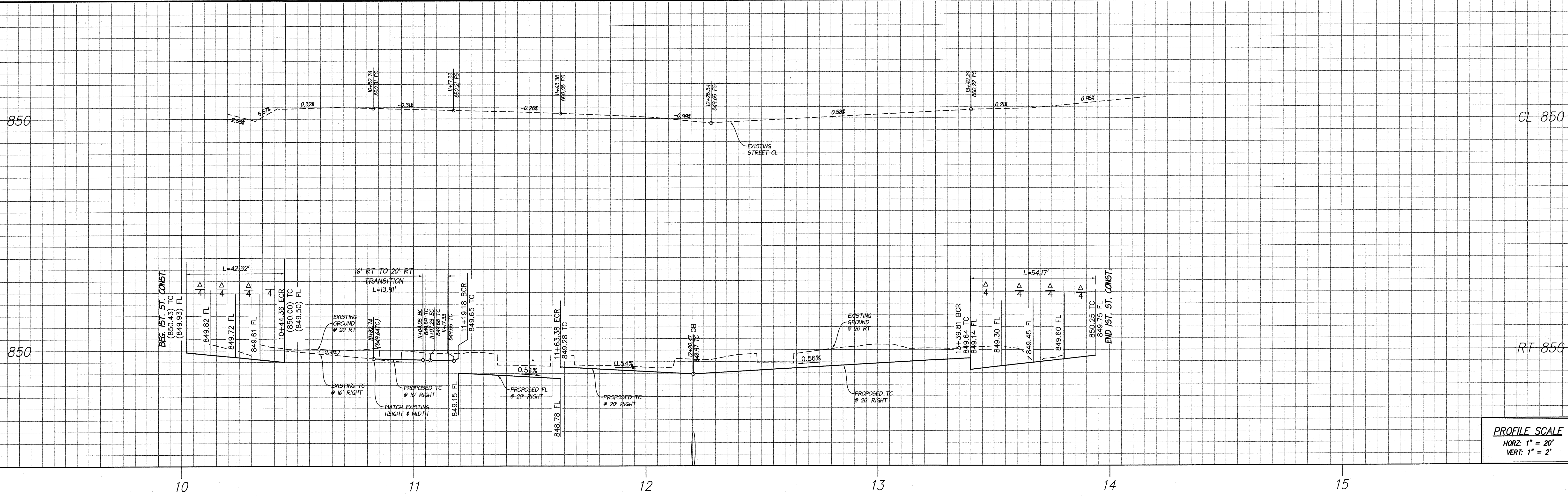


CITY BUSINESS CERTIFICATE NO. 0021337, EXP. 10/31/2018
PSOMAS
1500 IOWA AVENUE, SUITE 210
RIVERSIDE, CA 92507
(951) 787-8421 WWW.PSOMAS.COM
PREPARED UNDER THE SUPERVISION OF: MICHAEL J. CREHAN R.C.E. NO. 48944
DATE: 4/27/18

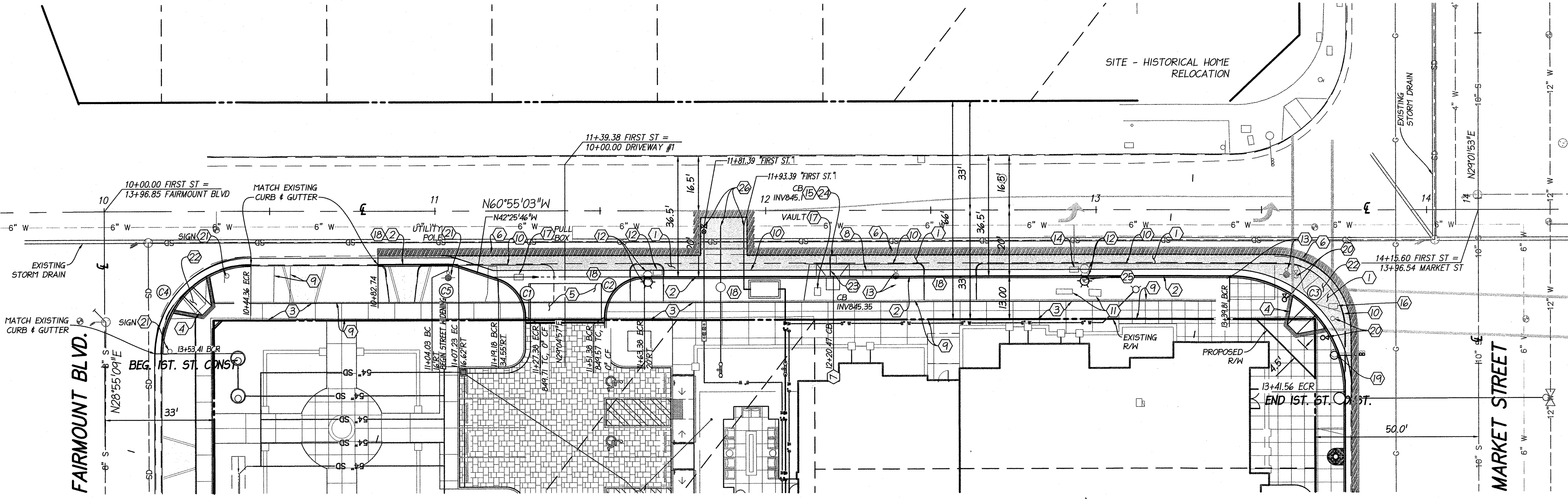
REVISIONS
DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____
APPR. DATE: _____

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
APPROVED BY: _____ BY DATE: _____
ENGINEERING MANAGER
DATE: 5/7/18

CITY OF RIVERSIDE STREET IMPROVEMENTS PLAN
TRACT MAP 36718
TITLE SHEET
PW15-0475
R-4444
SHEET 1 OF 2
HORIZ. SCALE: AS NOTED VERT. SCALE: AS NOTED
J.N. 4210010200



PROFILE SCALE
 HORZ: 1" = 20'
 VERT: 1" = 2'

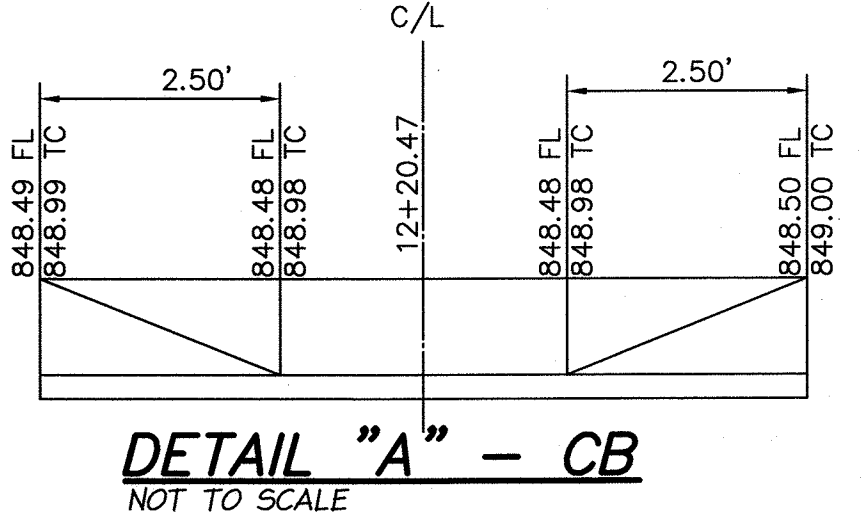


CONSTRUCTION NOTES

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- 11 EXISTING COMMUNICATION CABINET, PROTECT IN PLACE
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- 13 EXISTING POWER POLE TO BE RELOCATED BY DEVELOPER
- 14 EXISTING WATER METER. SEE COMPOSITE UTILITY PLAN
- 15 EXISTING CATCH BASIN TO BE REMOVED
- 16 EXISTING ELECTRICAL PULL BOX TO BE RELOCATED SEE TRAFFIC SIGNAL PLAN
- 17 PROTECT IN PLACE AND ADJUST TO GRADE
- 18 REMOVE EXISTING DRIVEWAY
- 19 EXISTING TRAFFIC SIGNAL TO BE RELOCATED SEE TRAFFIC SIGNAL PLAN
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- 25 EXISTING IRRIGATION VALVE TO BE RELOCATED SEE COMPOSITE UTILITY PLAN
- 26 PROPOSED WATER CONNECTION. SEE COMPOSITE UTILITY PLAN.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TAN
C1	14.98'	12.00'	71°30'44"	8.64'
C2	18.85'	12.00'	90°00'00"	12.00'
C3	54.17'	35.00'	88°40'34"	34.20'
C4	42.32'	27.00'	89°48'28"	26.91'
C5	3.25'	10.00'	18°38'35"	1.64'

NOTE:
 FOR "MATCH EXISTING" ACTIVITY, CONTRACTOR SHALL SAWCUT EXISTING CURB AND GUTTER AT NEAREST JOINT AND CONSTRUCT PROPOSED CURB AND GUTTER, BOTH ELEVATION AND LOCATION, TO THE EXISTING CURB AND GUTTER AT SAW-CUT POINT.



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 CITY OF RIVERSIDE
 P.K. NAIL AND CITY ENGINEER TAG IN THE BACK OF A CATCH BASIN ALONG THE WESTERLY CURB OF ORANGE STREET AT THE SOUTHWEST CORNER OF ORANGE STREET AND THIRD STREET

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND
 APPROVED BY: *[Signature]* 4/30/18
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 DATE: 4/27/18

DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____
 REVISIONS: _____
 APPR. DATE: _____

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* 5/7/18
 CITY ENGINEER/PW DIRECTOR

CITY OF RIVERSIDE STREET IMPROVEMENTS PLAN
 TRACT MAP 36718
FIRST STREET
 PW15-0475
 R-4444
 SHEET 2 OF 2
 J.N. 4Z10010200
 HORIZ. SCALE: AS NOTED VERT. SCALE: AS NOTED