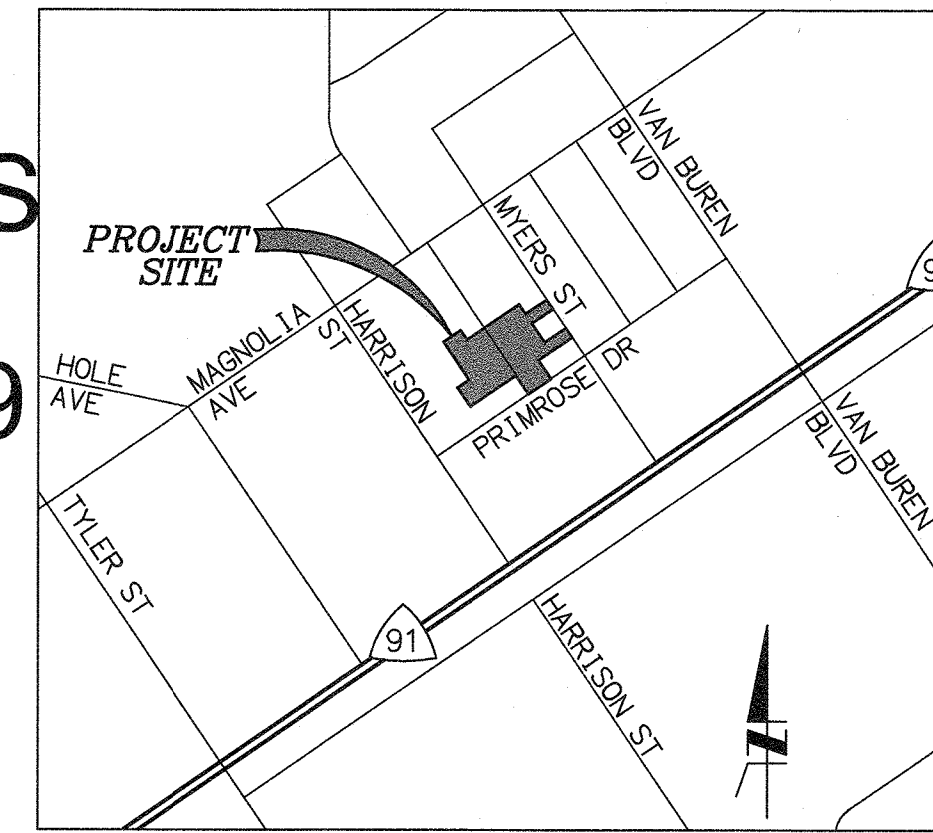


CITY OF RIVERSIDE, CALIFORNIA

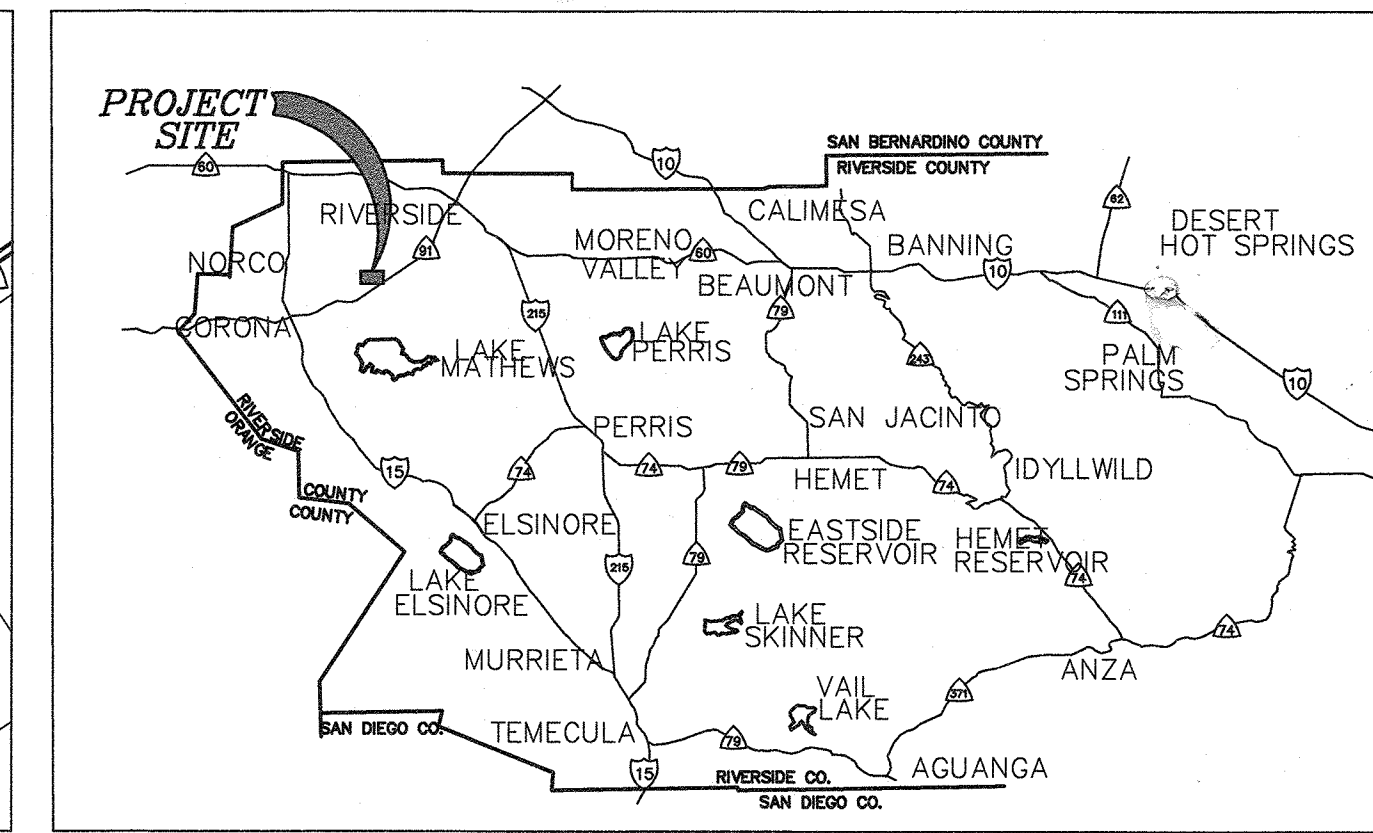
OFFSITE STREET IMPROVEMENT PLANS

FOR THE CONSTRUCTION OF

PRIMROSE RESIDENTIAL - TRACT 37219



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

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. WHEN A PORTION OF THE WORK IS TO BE DONE BY THE CITY, THE DEVELOPER AND/OR CONTRACTOR SHALL GIVE THE CITY 60-DAYS NOTICE SO THAT THE DEVELOPER'S WORK AND THE CITY'S WORK CAN BE PROPERLY COORDINATED. THE DEVELOPER SHALL PREPARE AND COMPACT THE SUBGRADE TO ELEVATIONS WITHIN ± .1' OF THE DESIGN ELEVATIONS AND SHALL BE RESPONSIBLE FOR THE CONDITION OF THE SUBGRADE UNTIL ACCEPTED BY THE CITY. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR ANY BARRICADING DURING THIS TIME.
7. THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT 30 DAYS PRIOR TO BEGINNING CONSTRUCTION TO NEGOTIATE THE COST OF THE CITY'S PORTION OF THE WORK.
8. 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.
9. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
10. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
11. 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.
12. 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.
13. 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. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
15. THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) 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.
16. 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.
17. STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
18. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
19. 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.
20. STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP(S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS ARE MADE TO MAINTAIN SIGNAL OPERATION.
21. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
22. 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.
23. 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.
24. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

LEGEND

<u>784.00 TC</u>	PROPOSED STREET ELEVATIONS & TOP OF CURB (TC) ELEVATIONS
<u>783.50 FS</u>	PROPOSED STREET ELEVATIONS & FINISHED SURFACE (FS) ELEVATIONS
63	LOT NUMBER
LOT "A"	LETTERED LOT
---	LOT LINE
---	PROPERTY LINE
---	STREET CENTERLINE
---	SAW CUT LIMIT
W	PROPOSED DOMESTIC WATER
S	PROPOSED SANITARY SEWER
SD	PROPOSED STORM DRAIN
○	PROPOSED MANHOLE
○	PROPOSED LIGHT
---	CURB AND GUTTER
①	CONSTRUCTION NOTE
→ 2%	SLOPE & DIRECTION OF FLOW
▒	ASPHALT PAVEMENT
▒	CONCRETE SIDEWALK
▒	COLD PLANE AND OVERLAY 1.5" AC
▒	REMOVE AND REPLACE

REFERENCE PERMITS & PLANS

WATER	PW18-0224, D5-1905106
SEWER	PW18-0519, S-2172
STORM DRAIN	PW18-0520, D-899 & D-900
ONSITE STREET	PW18-0518, R-4459
ROUGH GRADING	PW18-0398

SHEET INDEX

SHEET	DESCRIPTION
01	TITLE SHEET
02	DETAIL SHEET
03	MUIR AVENUE
04	PRIMROSE DRIVE
05	MYERS STREET

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BC	BEGINNING OF CURVE
BDY	BOUNDARY
BDRY	BOUNDARY
BOP	BOTTOM OF PIPE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CATV	CABLE TELEVISION
CB	CATCH BASIN
CF	CURB FACE
CL	CENTER LINE
CSP	CORRUGATED STEEL PIPE
CY	CUBIC YARDS
D/L	DAYLIGHT
EC	END OF CURVE
E	ELECTRIC
EA	EACH
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EXIST	EXISTING
()	EXISTING ELEVATION
FF	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FG	FINISHED GROUND (LANDSCAPING)
FL	FLOWLINE
FS	FINISHED SURFACE (ASPHALT)
G	NATURAL GAS
GB	GRADE BREAK
GR	GRADING
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LS	LUMP SUM
LH	MANHOLE
MSE	MECHANICALLY STABILIZED EARTH
MOC	MIDDLE OF CURVE
N.A.P.	NOT A PART
O.C.	ON CURVE
PAD	PAD ELEVATION
P	PROPERTY LINE
PP	POWER POLE
PVI	POINT OF VERTICAL INTERSECTION
RD	ROAD
RD	RISER DIAMETER
RG	ROUGH GRADE
R/W	RIGHT-OF-WAY
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SW	SIDEWALK
SS	SEWER
SS	SEWER MANHOLE
STN	STATION
ST	STREET
TEL	TELEPHONE
TB	TOP OF BERM
TC	TOP OF CURB (CONCRETE)
TF	TOP OF FOOTING
TG	TOP OF GRADE
TOP	TOP OF PIPE
TR	TRACT
TR	TOP OF RISER
TRW	TOP OF RETAINING WALL
TC	TOP OF CHECK DAM
TW	TOP OF WALL
WT	WATER

NOTICE TO CONTRACTORS:

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS, AND THOSE SHOWN ON THE RECORDS EXAMINED, ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED, NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN ARE OBTAINED BY A 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. 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 THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR, AND 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 SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS 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 THE ENGINEER.

THE ESTIMATED QUANTITIES HEREON ARE ONLY FOR THE PURPOSE OF OBTAINING THE NECESSARY PERMITS, AND MICHAEL BAKER INTERNATIONAL DOES NOT GUARANTEE THE ACCURACY OF THE ESTIMATED QUANTITIES. THE CONTRACTOR SHALL PERFORM HIS OWN QUANTITY TAKEOFF BEFORE SUBMITTING A BID FOR ANY PORTION OF THE IMPROVEMENTS COVERED BY THESE PLANS.

SOILS ENGINEER'S CERTIFICATE

I, Robert Russell, A REGISTERED (CIVIL/GEOTECHNICAL) ENGINEER OF THE STATE OF CALIFORNIA, PRINCIPALLY DOING BUSINESS IN THE FIELD OF APPLIED SOILS MECHANICS, HEREBY DISCLOSE THAT A STUDY OF THE SOIL CONDITIONS WITHIN THIS SITE WAS MADE BY ME OR UNDER MY DIRECTION PROJECT NO. 1874-CR DATED MARCH 28, 2018. TWO COPIES OF THE SOILS REPORT COMPILED FROM THIS STUDY, WITH MY RECOMMENDATIONS, HAVE BEEN SUBMITTED TO THE OFFICE OF THE CITY ENGINEER.

SIGNED: [Signature]
G.E./P.E. NO.: GE 2042
DATE: 2/27/19
LICENSE EXPIRATION DATE: 12/31/20



DECLARATION OF ENGINEER OF RECORD:

I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES, AS THE ENGINEER IN RESPONSIBLE CHARGE AS DEFINED IN 6708 OF BUSINESS & PROFESSIONS CODE. OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF RIVERSIDE IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THESE PLANS COMPLY WITH CITY PROCEDURES AND OTHER APPLICABLE CODES AND ORDINANCES. THE PLAN REVIEW PROCESS IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH A PLAN CHECK DOES NOT THEREFORE RELIEVE ME OF MY DESIGN RESPONSIBILITY.

AS THE ENGINEER OF RECORD, I AGREE TO DEFEND AND INDEMNIFY THE CITY OF RIVERSIDE, ITS OFFICERS, ITS AGENTS, AND ITS EMPLOYEES FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY ARISING FROM NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS AGENTS OR HIS CONSULTANTS.

SIGNATURE: [Signature] DATE: 2/26/19
MAURICIO M. IACUELLI
LICENSE NO.: 63249 EXP.: 6-30-20

CONSTRUCTION NOTES	QUANTITY	UNIT
1) CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STD NO. 200	273	LF
2) CONSTRUCT 4" AC OVER 6" CLASS II AGG. BASE PER GEOTECHNICAL ENGINEERS RECOMMENDATION	2,991	SF
3) CONSTRUCT 5' WIDE CURB ADJACENT P.C.C. SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325	741	SF
4) CONSTRUCT PEDESTRIAN RAMP PER CITY OF RIVERSIDE STD. 304 TYPE II	2	EA
5) CONSTRUCT CROSS GUTTER (W=6") PER CITY OF RIVERSIDE STD. NO. 220	73	LF
10) SAWCUT AND REMOVE EXISTING AC PAVEMENT TO A CLEAN EDGE	513	LF
11) PROTECT IN PLACE (AS NOTED ON PLAN)	2	EA
12) CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD NO. 302 TYPE PL-I	2	EA
15) COLD PLANE AND OVERLAY 1.5" AC PER DETAIL ON SHEET 2	4,000	SF
16) CONSTRUCT 6.5' WIDE CURB ADJACENT P.C.C. SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325	35	SF
17) SAWCUT AND REMOVE EXISTING DRIVEWAY AT NEAREST JOINT AND REPLACE WITH NEW CONCRETE DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD 302	180	SF
18) RELOCATE EXISTING STREET NAME AND STOP SIGN	1	EA
19) REMOVE EXISTING DRIVEWAY	1	EA
20) SAWCUT AND REMOVE EXISTING CURB TO NEAREST JOINT	65	LF
21) INSTALL TYPE 1 ASPHALT CONCRETE BERM PER CITY OF RIVERSIDE STD 250	197	LF
22) CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. NO 302	2	EA
23) SAWCUT AND REMOVE EXISTING SIDEWALK TO NEAREST JOINT	14	LF
24) EXISTING POWER POLE TO BE RELOCATED PER SEPARATE PLAN COORDINATED BY DEVELOPER	2	EA
25) INSTALL STOP BAR AND LEGEND PER CALTRANS STD A24D AND A24E	1	EA
26) CONSTRUCT 5' PROPERTY LINE ADJACENT SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325	298	SF

APPLICANT/DEVELOPER: CIVIL ENGINEER GEOTECHNICAL ENGINEER
KB HOME COASTAL, INC
36310 INLAND VALLEY DRIVE
WILDOMAR, CA 92595
MICHAEL BAKER INTERNATIONAL
5 HUTTON CENTRE DRIVE, SUITE 200
SANTA ANA, CA 92707
TEL: (949) 472-3505
CITY BUSINESS TAX = 1238616
EXPIRES = JULY 31, 2019
GEOTEK, INC
1548 NORTH MAPLE STREET
CORONA, CA 92880
(951) 710-1160
CITY BUSINESS TAX = 0118445
EXPIRES = JANUARY 31, 2020

UNDERGROUND SERVICE ALERT
IMPORTANT NOTICE
Section 4216/4217 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 I.D. Number call CALL TOLL FREE 1-800-227-2600 48 HOURS BEFORE YOU DIG TWO WORKING DAYS BEFORE YOU WORK

BENCHMARK
DESIGNATION: NGS DX2781 (ALSO RIV. CO. BM 0-38)
DESCRIPTION: AT ARLINGTON, RIVERSIDE COUNTY, AT THE INTERSECTION OF MAGNOLIA AND ROOSEVELT STREETS AT THE ARLINGTON BRANCH OF THE RIVERSIDE PUBLIC LIBRARY, ON THE EAST SIDE OF THE MAIN ENTRANCE, AND ABOUT 1 FOOT ABOVE THE GROUND. A STANDARD DISK, STAMPED 0 38 1924.
ELEVATION: (NAVD88) 790.82 FEET

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
OVERHEAD & UNDERGROUND
APPROVED BY: [Signature] DATE: 2/29/19

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
WATER DIVISION
APPROVED BY: [Signature] DATE: 3/1/19

ENGINEER IN RESPONSIBLE CHARGE
[Signature]
MAURICIO M. IACUELLI
R.C.E. No. 63249 EXPIRES 6/30/20
DATE: 2/26/19



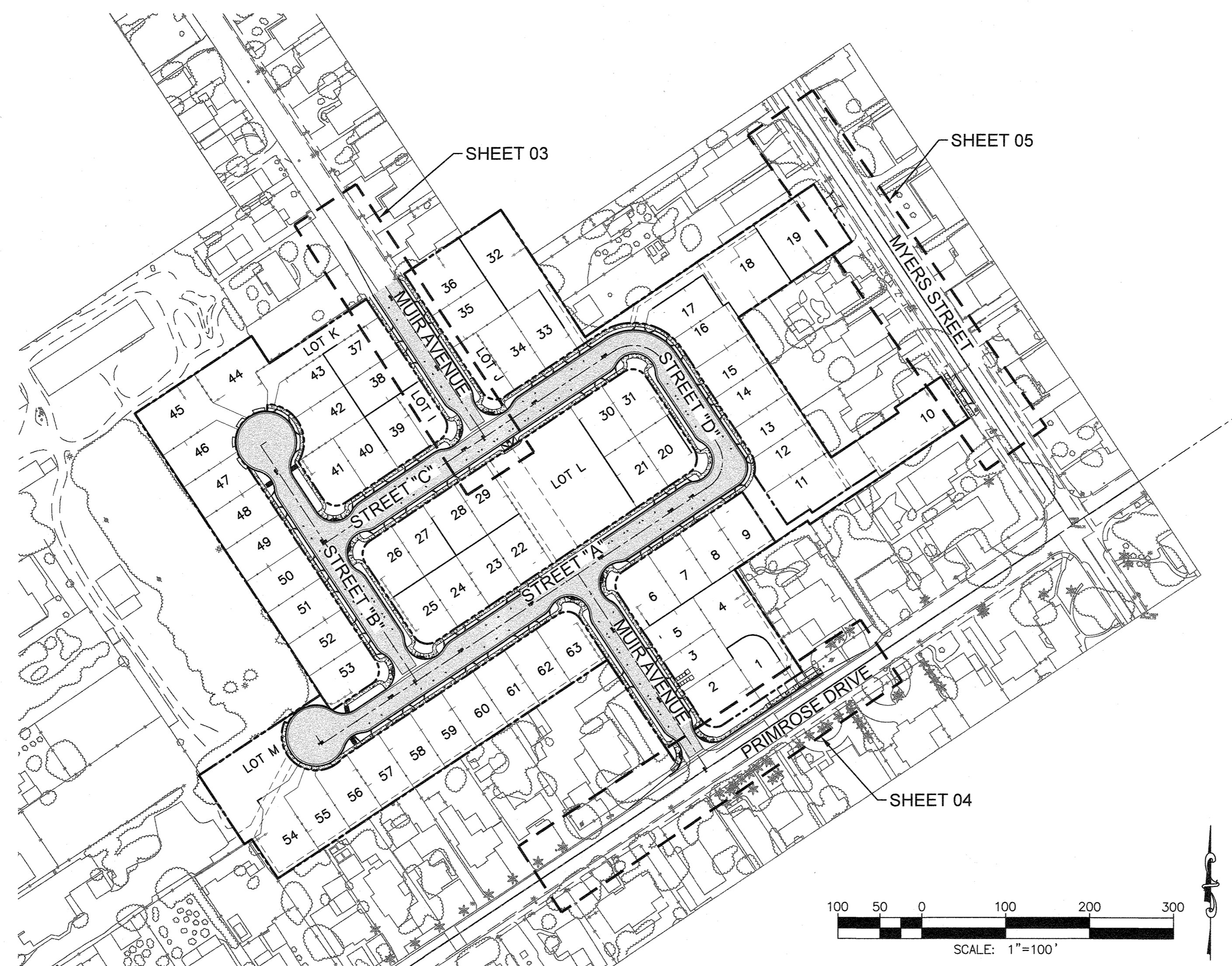
MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature] BY: [Signature] DATE: 2/26/19
TRAFFIC DIVISION
ENGINEERING MANAGER

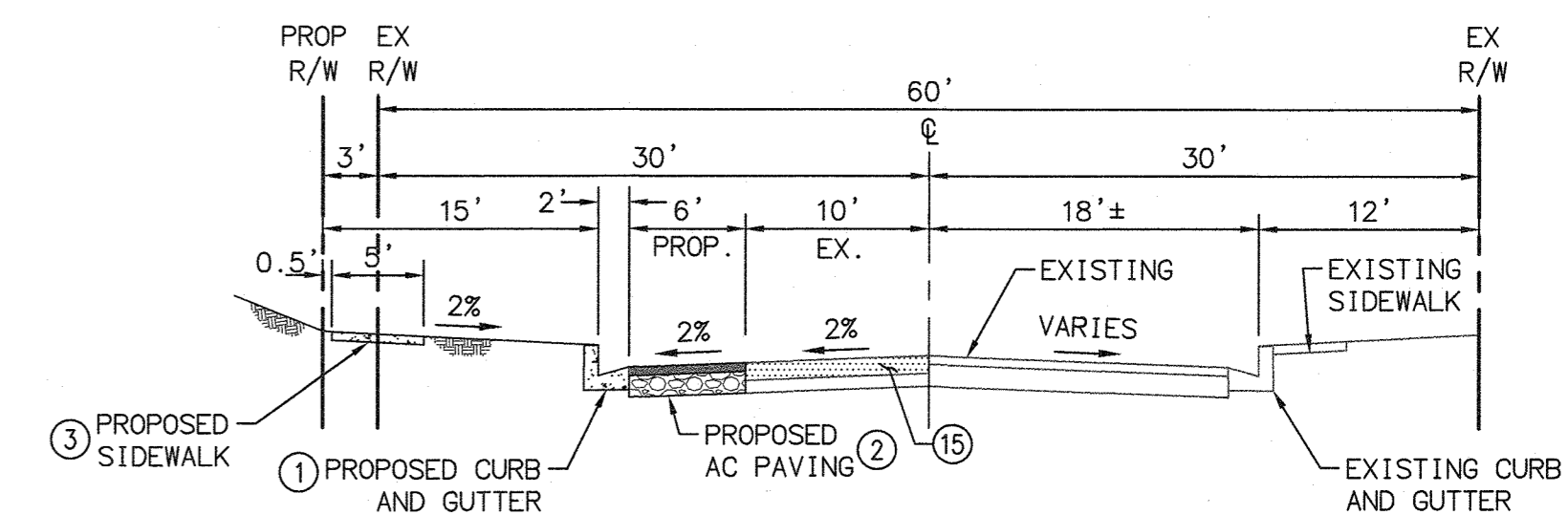
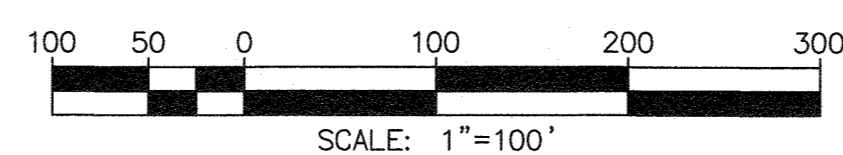
PRIMROSE RESIDENTIAL - TRACT 37219
OFFSITE STREET IMPROVEMENT PLANS
TITLE SHEET
PRIMROSE AVENUE, RIVERSIDE
HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

ACCT. NO. PW18-0518
R-4458
SHEET 01 OF 05

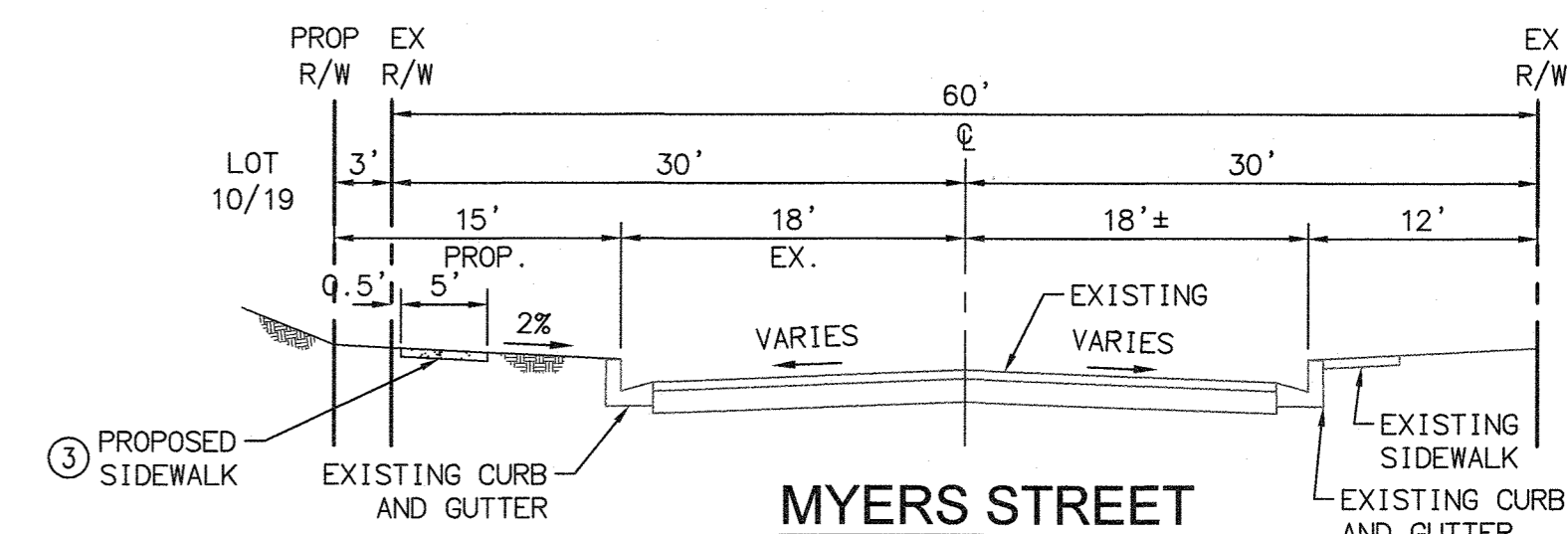
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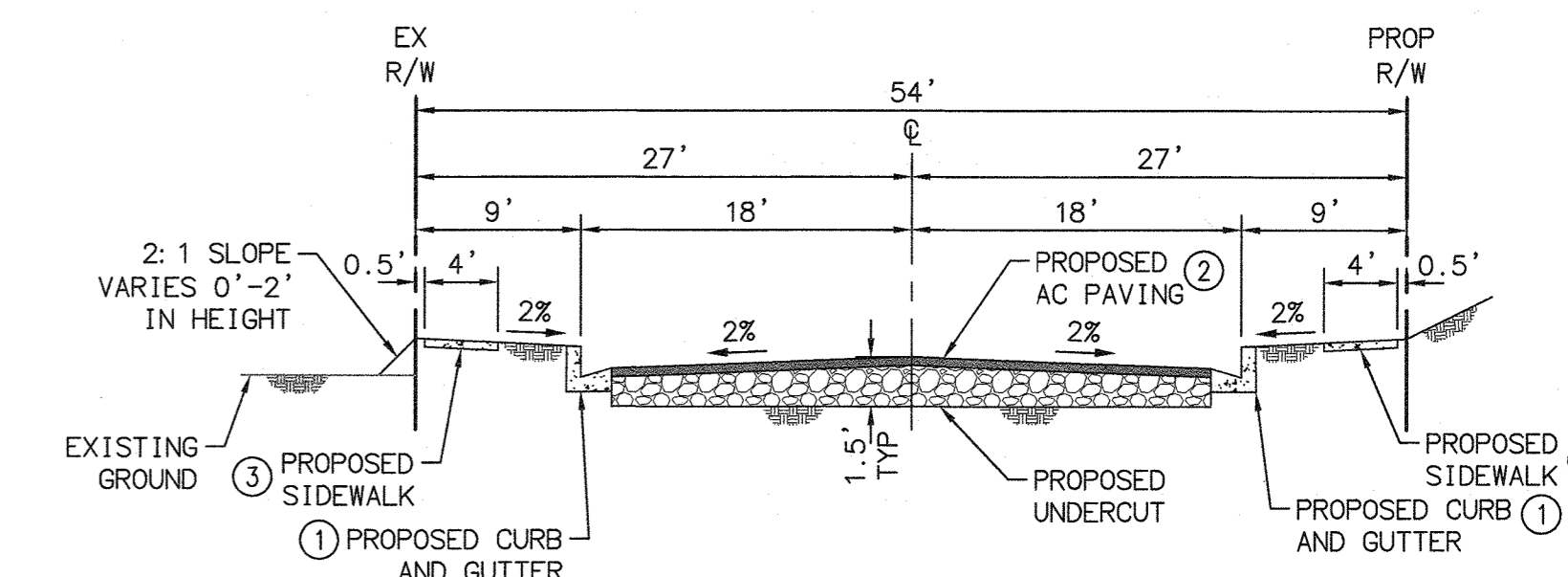
INDEX MAP
SCALE: 1" = 100'



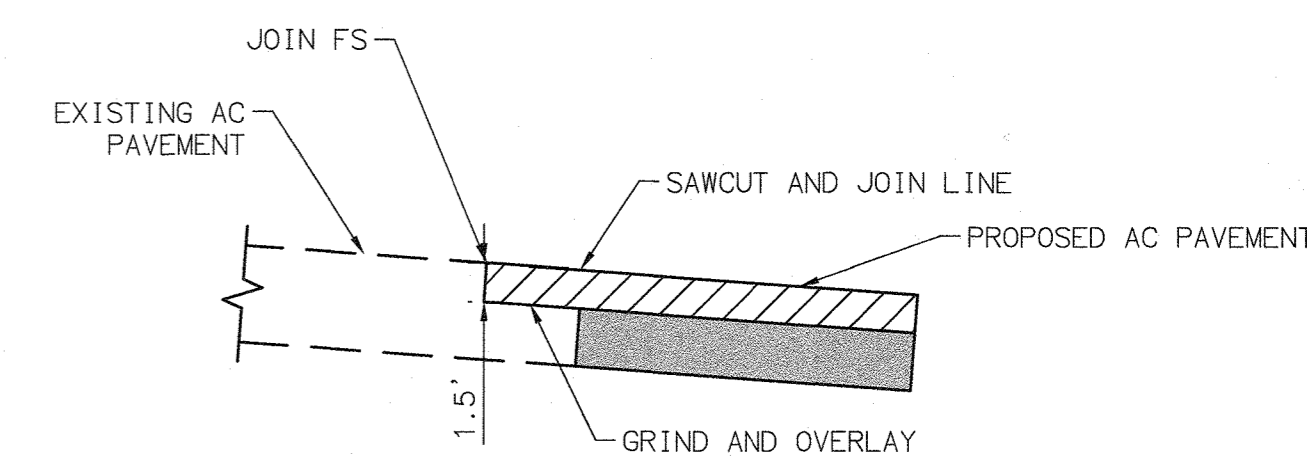
PRIMROSE DRIVE
NTS
(LOOKING EAST)



MYERS STREET
NTS
(LOOKING NORTH)



MUIR AVENUE
NORTH OF PRIMROSE INTERSECTION
STA 1+00 TO 2+74
NTS



COLD PLANE AND OVERLAY DETAIL
NOT TO SCALE

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CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
OVERHEAD & UNDERGROUND
APPROVED BY: *[Signature]* DATE: 2/28/19

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
WATER DIVISION
APPROVED BY: *[Signature]* DATE: 3/1/19
VOID ONE YEAR FROM THIS DATE

ENGINEER IN RESPONSIBLE CHARGE
[Signature]
MAURICIO M. IACUPELLI
R.C.E. No. 63249 EXPIRES 6/30/20
DATE: 2/26/19



MARK	REVISIONS	APPR.	DATE

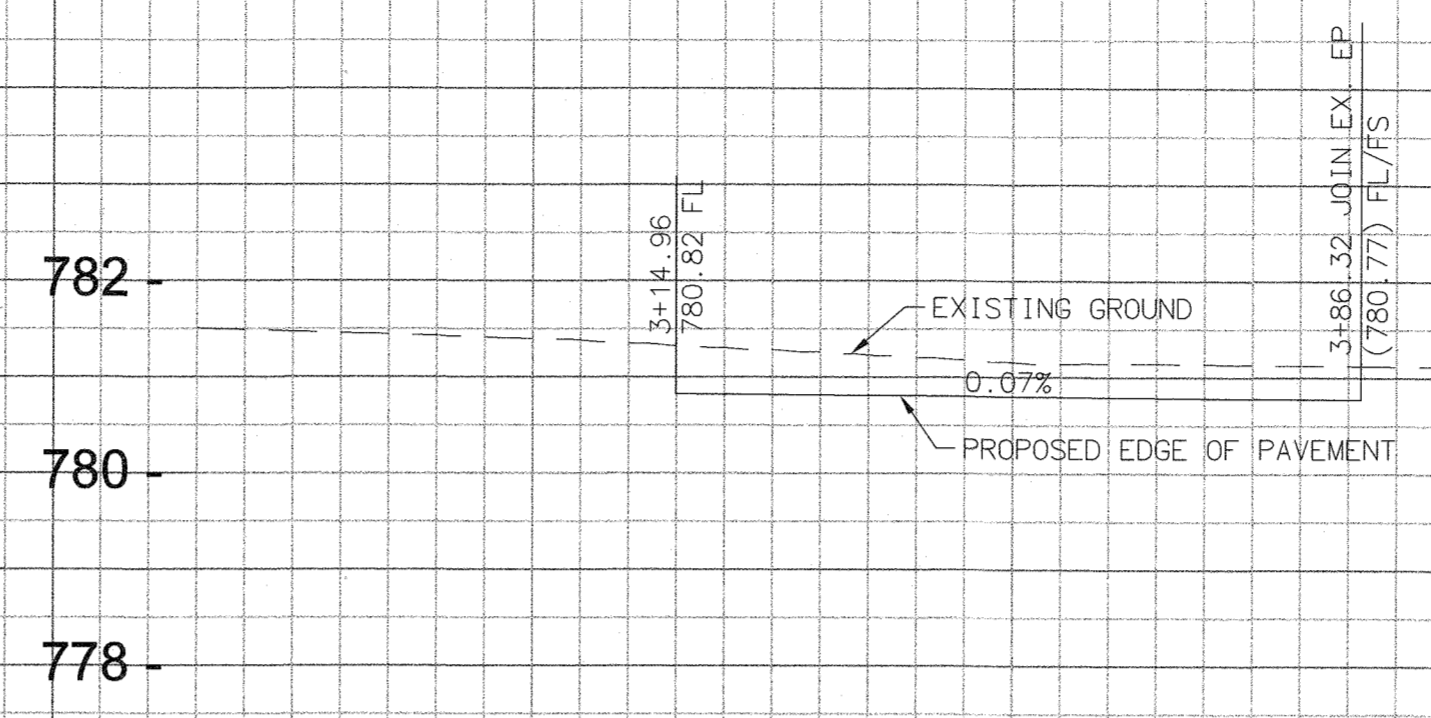
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* BY: *[Signature]* DATE: 3/1/19
TRAFFIC DIVISION
ENGINEERING MANAGER
DATE: MARCH 11, 2019

PRIMROSE RESIDENTIAL - TRACT 37219
OFFSITE STREET IMPROVEMENT PLANS
DETAIL SHEET
PRIMROSE AVENUE, RIVERSIDE
HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

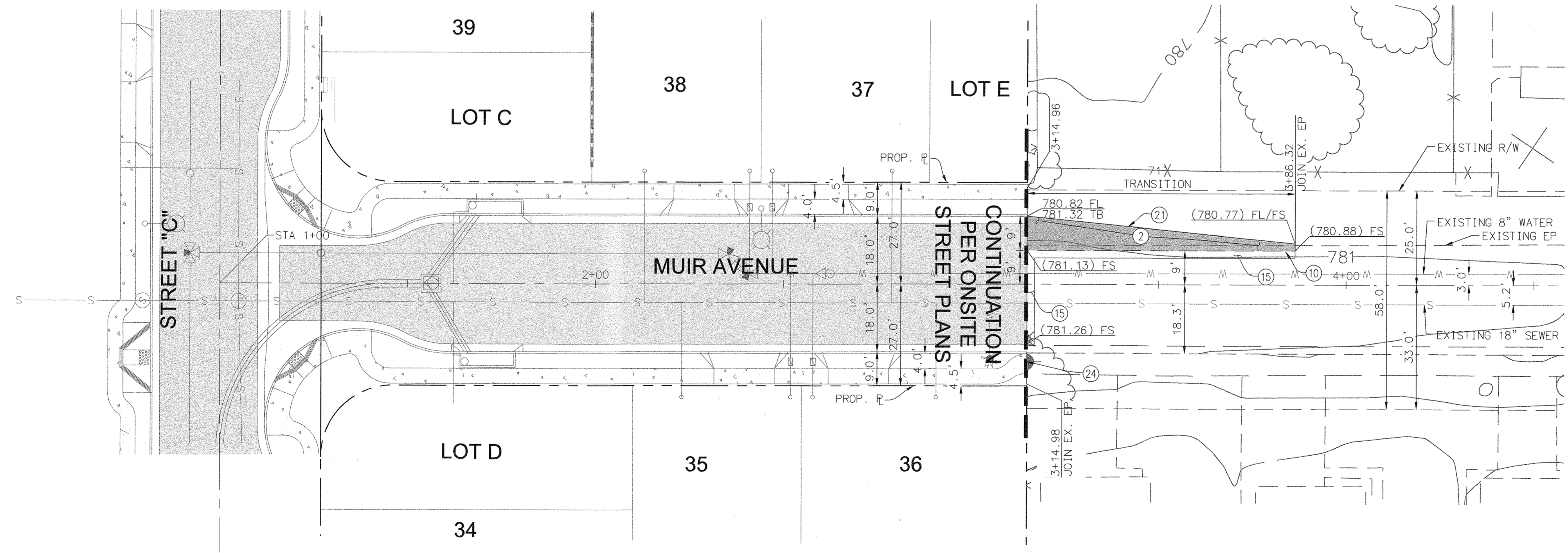
ACCT. NO. PW18-0518
R-4458
SHEET 02 OF 05

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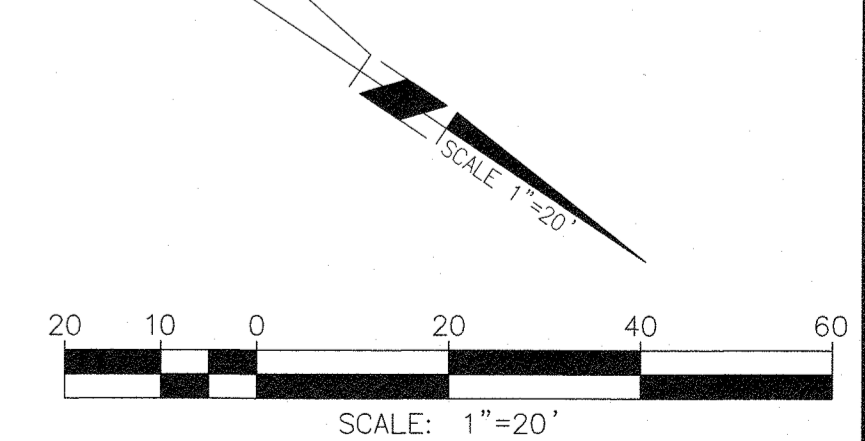
PROFILE SCALE
 HORIZ. 1" = 20'
 VERT. 1" = 2'



3+00 4+00



- CONSTRUCTION NOTES**
- (2) CONSTRUCT 4" AC OVER 6" CLASS II AGG. BASE PER GEOTECHNICAL ENGINEERS RECOMMENDATION
 - (10) SAWCUT AND REMOVE EXISTING AC PAVEMENT TO A CLEAN EDGE
 - (15) COLD PLANE AND OVERLAY 1.5" AC PER DETAIL ON SHEET 2
 - (21) INSTALL TYPE 1 ASPHALT CONCRETE BERM PER CITY OF RIVERSIDE STD 250
 - (24) EXISTING POWER POLE TO BE RELOCATED PER SEPARATE PLAN COORDINATED BY DEVELOPER



UNDERGROUND SERVICE ALERT
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CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT
 OVERHEAD & UNDERGROUND
 APPROVED BY: *[Signature]* DATE: 2/28/19

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT
 WATER DIVISION
 APPROVED BY: *[Signature]* DATE: 3/1/19
 VOID ONE YEAR FROM THIS DATE

ENGINEER IN RESPONSIBLE CHARGE
 MAURICIO M. IADUELLI
 R.C.E. No. 63249 EXPIRES 6/30/20
 DATE: 2/26/19



MARK	REVISIONS	APPR.	DATE

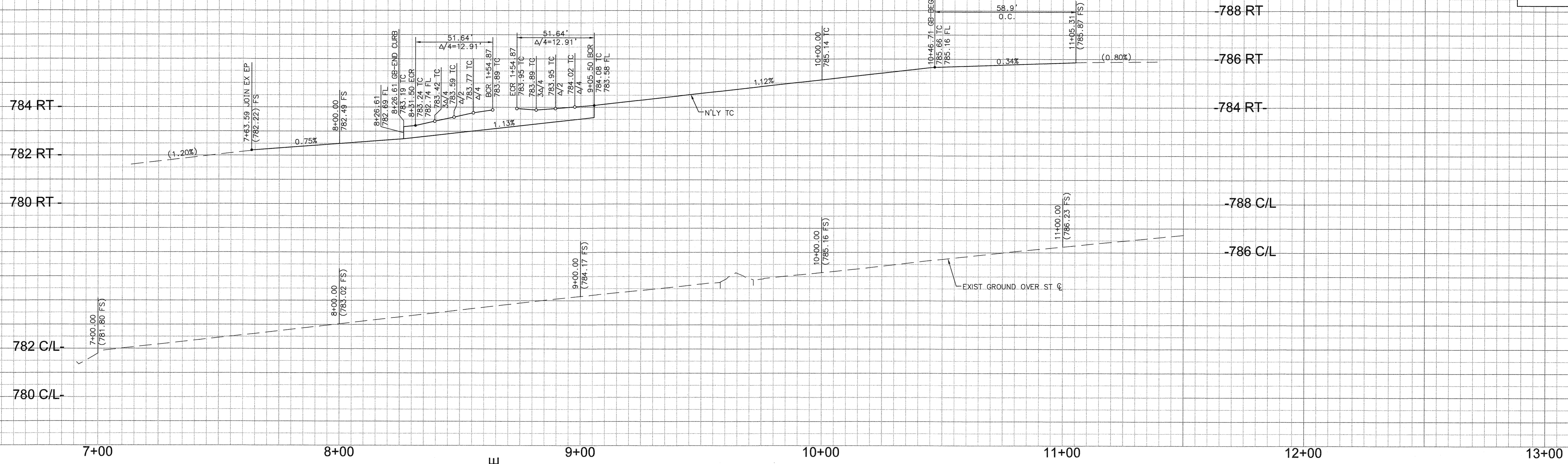
CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 3/4/19
 BY: *[Signature]* DATE: 3/5/19
 TRAFFIC DIVISION
 ENGINEERING MANAGER
 APPROVED BY: *[Signature]* DATE: **MARCH 11, 2019**
 ENGINEER

PRIMROSE RESIDENTIAL - TRACT 37219
OFFSITE STREET IMPROVEMENT PLANS
MUIR AVENUE
 PRIMROSE AVENUE, RIVERSIDE
 HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

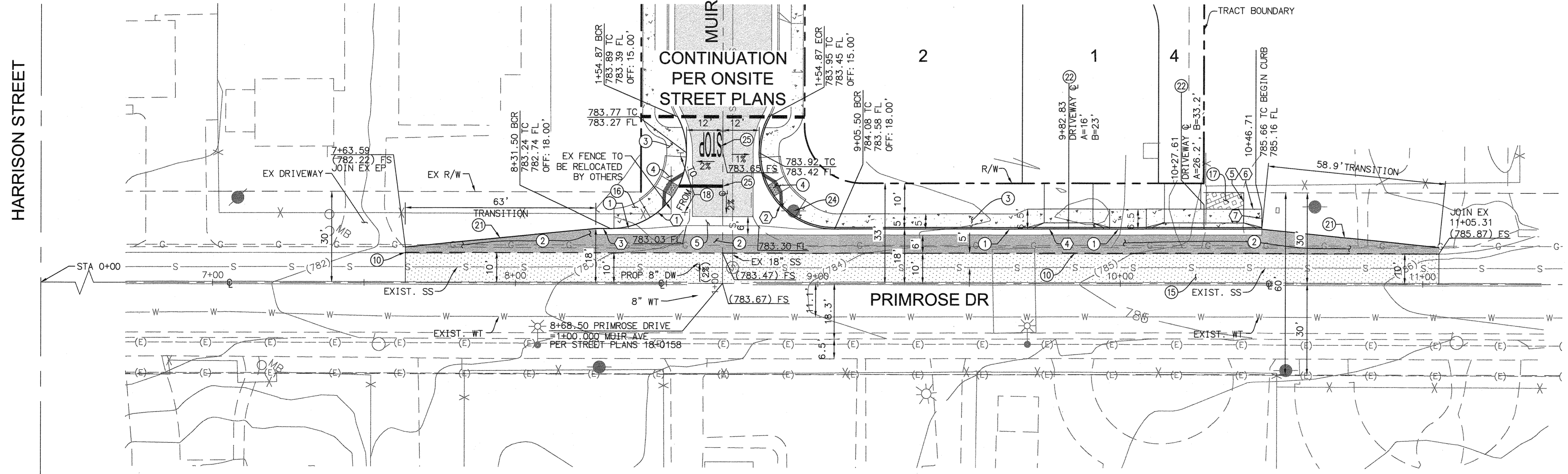
ACCT. NO. PW18-0518
R-4458
 SHEET 03 OF 05

H:\PDATA\166009\CADD\LAND\IMPROVE\OFF ST\166009-ST-02.DWG ADACHI, CHAD 2/25/2019 8:53 AM

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



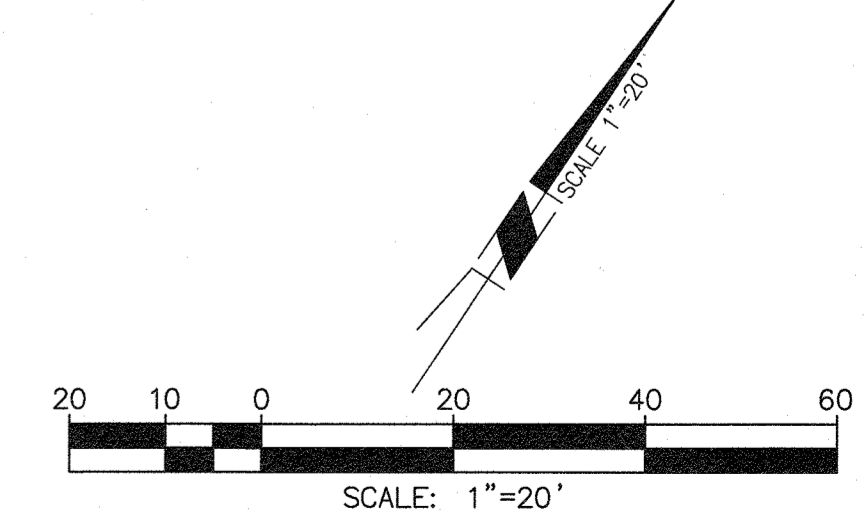
7+00 8+00 9+00 10+00 11+00 12+00 13+00



CONSTRUCTION NOTES

- ① CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STD NO. 200
- ② CONSTRUCT 4" AC OVER 6" CLASS II AGG. BASE PER GEOTECHNICAL ENGINEERS RECOMMENDATION
- ③ CONSTRUCT 5' WIDE CURB ADJACENT P.C.C. SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325
- ④ CONSTRUCT PEDESTRIAN RAMP PER CITY OF RIVERSIDE STD. 304 TYPE II
- ⑤ CONSTRUCT CROSS GUTTER (W=6') PER CITY OF RIVERSIDE STD. NO. 220
- ⑩ SAWCUT AND REMOVE EXISTING AC PAVEMENT TO A CLEAN EDGE
- ⑪ COLD PLANE AND OVERLAY 1.5" AC PER DETAIL ON SHEET 2
- ⑫ CONSTRUCT 6.5' WIDE CURB ADJACENT P.C.C. SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325
- ⑬ SAWCUT AND REMOVE EXISTING DRIVEWAY AT NEAREST JOINT AND REPLACE WITH NEW CONCRETE DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD 302
- ⑭ RELOCATE EXISTING STREET NAME AND STOP SIGN
- ⑮ INSTALL TYPE 1 ASPHALT CONCRETE BERM PER CITY OF RIVERSIDE STD 250
- ⑯ CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. NO 302
- ⑰ EXISTING POWER POLE TO BE RELOCATED PER SEPARATE PLANS COORDINATED BY DEVELOPER
- ⑱ INSTALL STOP BAR AND LEGEND PER CALTRANS STD A24D AND A24E

LINE/CURVE DATA				
NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	118°21'26"	25.00'	51.64'	41.90'
2	118°21'29"	25.00'	51.64'	41.90'
3	N56° 21' 37.36"E	--	4.88'	--
4	N56° 21' 37.36"E	--	141.22'	--
5	N33° 38' 23"W	--	5.50'	--
6	N56° 21' 37.2"E	--	6.00'	--
7	N33° 38' 23"W	--	6.50'	--



UNDERGROUND SERVICE ALERT
IMPORTANT NOTICE
 Section 4216/4217 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 1-800-227-2600 48 HOURS BEFORE YOU DIG TWO WORKING DAYS BEFORE YOU WORK

BENCHMARK
 DESIGNATION: NGS DX2781 (ALSO RIV. CO. BM 0-38)
 DESCRIPTION: AT ARLINGTON, RIVERSIDE COUNTY, AT THE INTERSECTION OF MAGNOLIA AND ROOSEVELT STREETS AT THE ARLINGTON BRANCH OF THE RIVERSIDE PUBLIC LIBRARY, ON THE EAST SIDE OF THE MAIN ENTRANCE, AND ABOUT 1 FOOT ABOVE THE GROUND. A STANDARD DISK, STAMPED 0 38 1924.
 ELEVATION: (NAVD88) 790.82 FEET

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT
 OVERHEAD & UNDERGROUND
 APPROVED BY: [Signature] DATE: 2/28/19

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT
 WATER DIVISION
 APPROVED BY: [Signature] DATE: 3/1/19

ENGINEER IN RESPONSIBLE CHARGE
 MAURICIO M. IACUPELLI
 R.C.E. No. 63249 EXPIRES 6/30/20
 DATE: 2/26/19



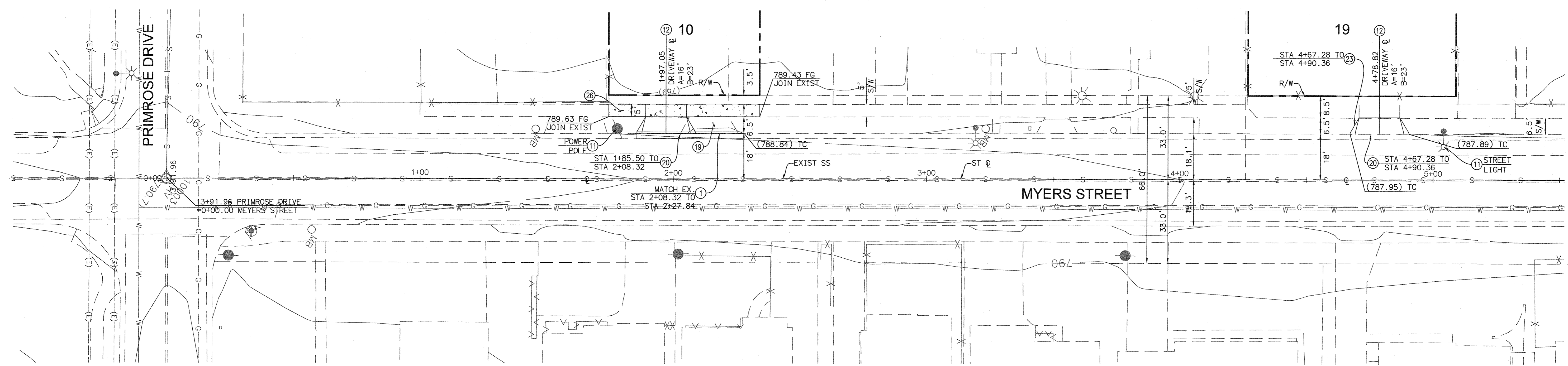
MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 3/1/19
 TRAFFIC DIVISION
 ENGINEERING MANAGER

PRIMROSE RESIDENTIAL - TRACT 37219
OFFSITE STREET IMPROVEMENT PLANS
PRIMROSE DRIVE
 PRIMROSE AVENUE, RIVERSIDE
 ACCT. NO. PW18-0518
R-4458
 SHEET 04 OF 05
 HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

CONSTRUCTION NOTES

- ① CONSTRUCT 6" CURB AND GUTTER TYPE 1 PER CITY OF RIVERSIDE STD NO. 200
- ⑪ PROTECT IN PLACE (AS NOTED ON PLAN)
- ⑫ CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD NO. 302 TYPE PL-I
- ⑬ REMOVE EXISTING DRIVEWAY
- ⑭ SAWCUT AND REMOVE EXISTING CURB TO NEAREST JOINT
- ⑮ SAWCUT AND REMOVE EXISTING SIDEWALK TO NEAREST JOINT
- ⑯ CONSTRUCT 5' PROPERTY LINE ADJACENT SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325

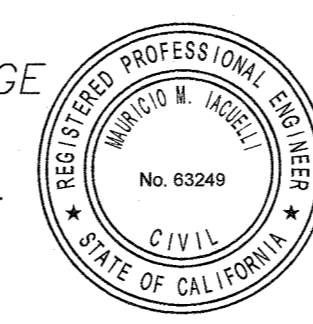


UNDERGROUND SERVICE ALERT
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 ELEVATION: (NAVD88) 790.82 FEET

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT
 OVERHEAD & UNDERGROUND
 APPROVED BY: *[Signature]* DATE: 2/25/19

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT
 WATER DIVISION
 APPROVED BY: *[Signature]* DATE: 3/1/19
 VOID ONE YEAR FROM THIS DATE

ENGINEER IN RESPONSIBLE CHARGE
[Signature]
 MAURICIO M. TACUPELLI
 R.C.E. No. 63249 EXPIRES 6/30/20
 DATE: 2/26/19


MARK	REVISIONS	APPR.	DATE

DESIGNED BY WS DRAWN BY WS CHECKED BY MMI

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* BY: *[Signature]* DATE: 2/14/19
 TRAFFIC DIVISION
 ENGINEERING MANAGER
 APPROVED BY: *[Signature]* DATE: MARCH 11, 2019

PRIMROSE RESIDENTIAL - TRACT 37219
OFFSITE STREET IMPROVEMENT PLANS
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