

**GENERAL NOTES:**

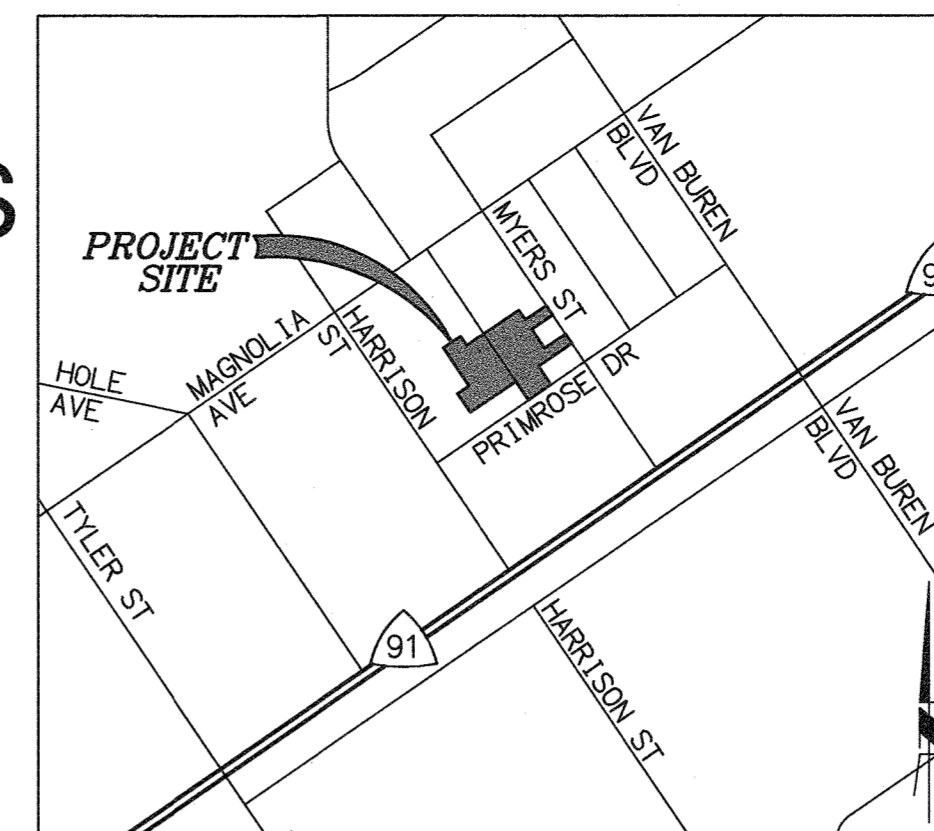
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY 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.
- 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.
- 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.
- 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 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. (FOR TRACTS ONLY - SEE CHECK LIST ITEM 25 FOR OTHER PLANS.)
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- 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.
- 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.
- STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- 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.
- 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.
- 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.

# CITY OF RIVERSIDE, CALIFORNIA

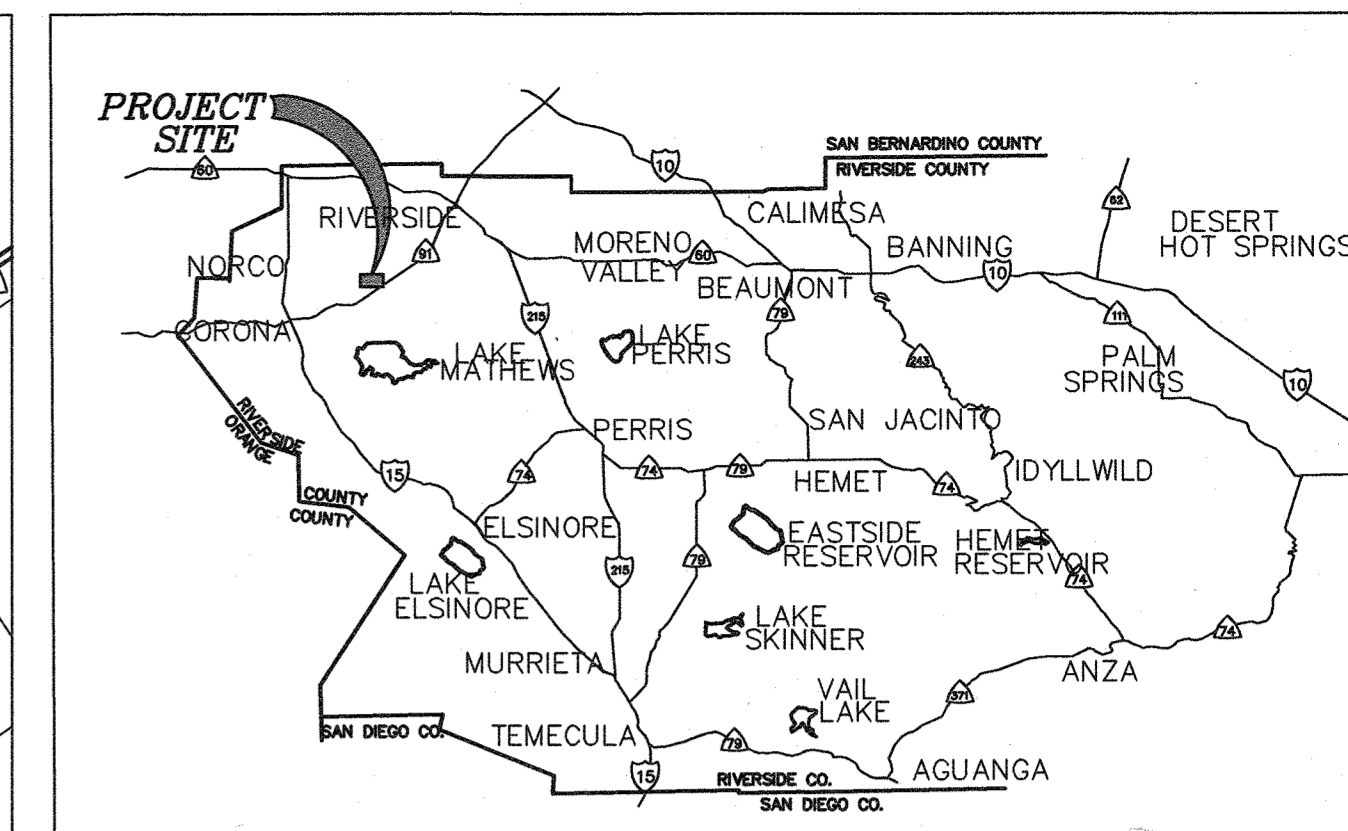
## PRIVATE STREET IMPROVEMENT PLANS

### FOR THE CONSTRUCTION OF

## PRIVATE PRIMROSE RESIDENTIAL TRACT 37219



**LOCATION MAP**  
NOT TO SCALE



**VICINITY MAP**  
NOT TO SCALE

**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
<b>63</b>	LOT NUMBER
<b>LOT "A"</b>	LETTERED LOT
---	LOT LINE
---	PROPERTY LINE
---	EASEMENT LINE
---	STREET CENTERLINE
-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
[Pattern]	ASPHALT PAVEMENT
[Pattern]	CONCRETE SIDEWALK

**REFERENCE PERMITS & PLANS**

WATER	PW18-0224, D5-1905106
SEWER	PW18-0519, S-2172
STORM DRAIN	PW18-0520, D-899 & D-900
OFFSITE STREET	PW18-0518, R-4458
ROUGH GRADING	PW18-0398

**SHEET INDEX**

SHEET	DESCRIPTION
01	TITLE SHEET
02	DETAIL SHEET
03	MUIR AVENUE STA 1+00 TO 3+78.45
04	STREET 'A' STA 1+00 TO 4+86.79
05	STREET 'A' STA 4+86.79 TO 6+29.82
06	STREET 'D' STA 1+00.00 TO 3+84.60
07	STREET 'B' STA 1+00.00 TO 4+37.13
08	STREET 'C' STA 1+00.00 TO 4+94.08
08	MUIR AVENUE STA 1+00.00 TO 3+14.97

**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	FIRST 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
MH	MANHOLE
MSE	MECHANICALLY STABILIZED EARTH
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	SEWER
SS	SEWER MANHOLE
SHA	STATION
ST	STREET
T	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
TCO	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 R. 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-OR 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.: 62202  
 DATE: 11/11/19  
 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: 01/31/2019  
 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	3,852	LF
2 CONSTRUCT 4" AC OVER 6" CLASS II AGG. BASE PER GEOTECHNICAL ENGINEERS RECOMMENDATION	59,306	SF
3 CONSTRUCT 4' WIDE PROPERTY LINE ADJACENT P.C.C. SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325	16,040	SF
4 CONSTRUCT PEDESTRIAN RAMP PER CITY OF RIVERSIDE STD. 304 TYPE II	8	EA
5 CONSTRUCT CROSS GUTTER (W=6") PER CITY OF RIVERSIDE STD. NO. 220	149	LF
6 NOT USED	N/A	N/A
7 INSTALL STREET LIGHT PER SEPARATE PLAN	13	EA
8 CONSTRUCT PEDESTRIAN RAMP PER CITY OF RIVERSIDE STD. 304 TYPE I	1	EA
9 CONSTRUCT LOCAL DEPRESSION PER CITY OF RIVERSIDE STD NO. 400	12	EA
10 SAWCUT AND REMOVE EXISTING AC PAVEMENT TO A CLEAN EDGE	N/A	N/A
11 PROTECT IN PLACE (AS NOTED ON PLAN)	N/A	N/A
12 CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD NO. 302 TYPE PL-I	52	EA
13 5" CURB TRANSITION FROM TYPE I CURB TO TYPE C2 CURB	4	EA
14 CONSTRUCT PEDESTRIAN RAMP PER SPPWC STD. PLAN 111-5, CASE D, TYPE 1	4	EA
15 CONSTRUCT 5" ROLL CURB AND GUTTER TYPE C2 PER CITY OF RIVERSIDE STD. NO. 200	151	LF
16 CONSTRUCT 4' WIDE CURB ADJACENT SIDEWALK PER CITY OF RIVERSIDE STD. NO 325	200	SF
17 INSTALL CURB TRANSITION FOR LOCAL DEPRESSION PER PROFILE HEREON	1	EA
18 CONSTRUCT MODIFIED LOCAL DEPRESSION PER CITY OF RIVERSIDE STD. NO 400 AND DETAIL HEREON	1	EA
19 INSTALL STOP BAR AND LEGEND PER CALTRANS STD A24D AND A24E.	8	EA
20 INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD NO. 662.	6	EA
21 INSTALL R1-1 STOP SIGN	8	EA
22 INSTALL W31A(CA) SIGN ROAD ENDS 100 FEET	2	EA
23 INSTALL R1-3P ALL WAY SIGN	1	EA

**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 500  
 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

**UNDERGROUND SERVICE ALERT**  
**IMPORTANT NOTICE**  
 Section 4218.4217 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 48 HOURS BEFORE YOU DIG 1-800-227-2600 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.  
 APPROVED BY: [Signature] DATE: 2/4/19  
 ELEVATION: (NAVD88) 790.82 FEET

**CITY OF RIVERSIDE**  
 PUBLIC UTILITIES DEPARTMENT  
 OVERHEAD & UNDERGROUND  
 APPROVED BY: [Signature] DATE: 2/13/19

**CITY OF RIVERSIDE**  
 PUBLIC UTILITIES DEPARTMENT  
 WATER DIVISION  
 APPROVED BY: [Signature] DATE: 2/13/19  
 VOID ONE YEAR FROM THIS DATE

**ENGINEER IN RESPONSIBLE CHARGE**  
[Signature]  
 MAURICIO M. IACUELLI  
 R.C.E. No. 63249 EXPIRES 6/30/20  
 DATE: 01/31/2019



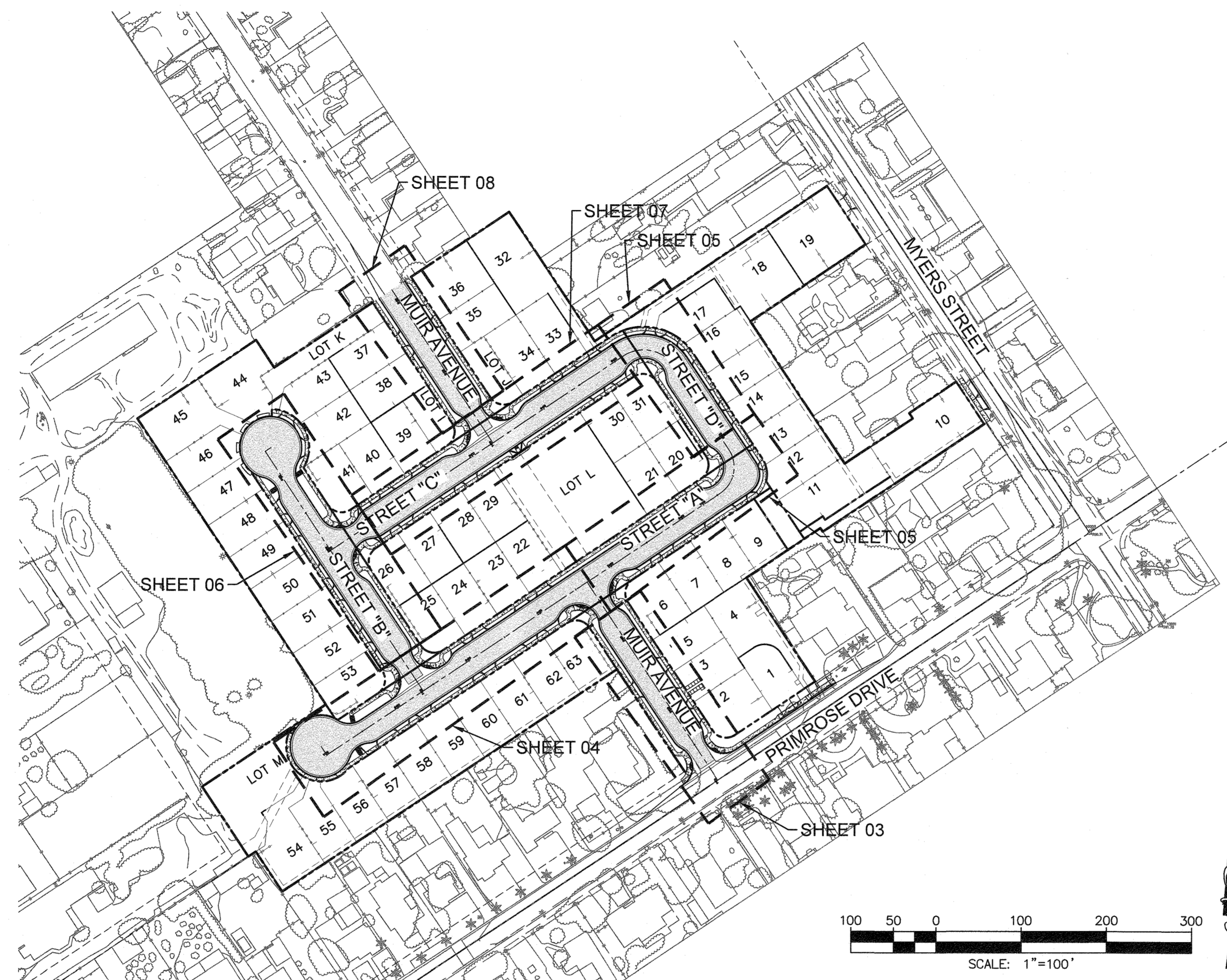
MARK	REVISIONS	APPR.	DATE

DESIGNED BY WS DRAWN BY WS CHECKED BY MMI

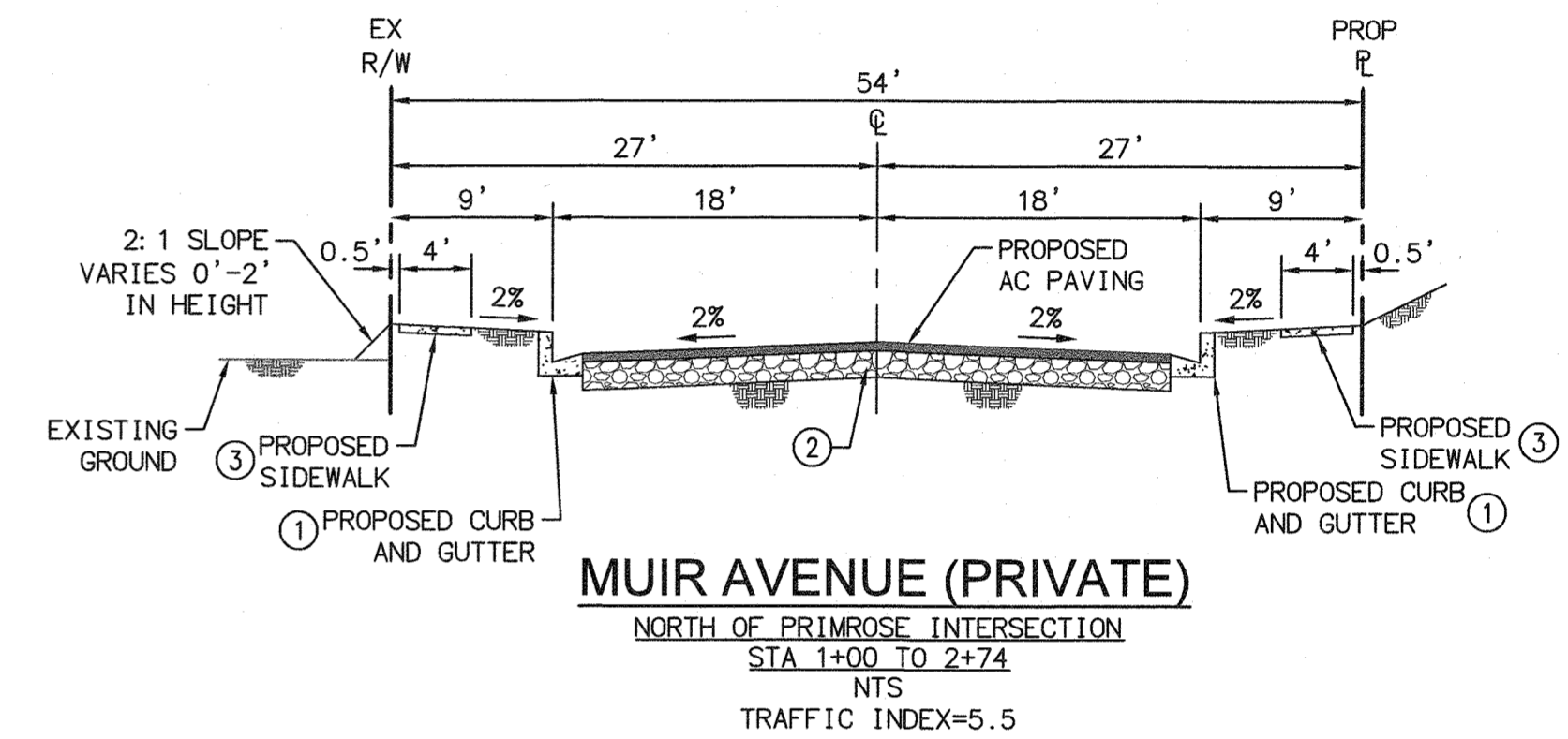
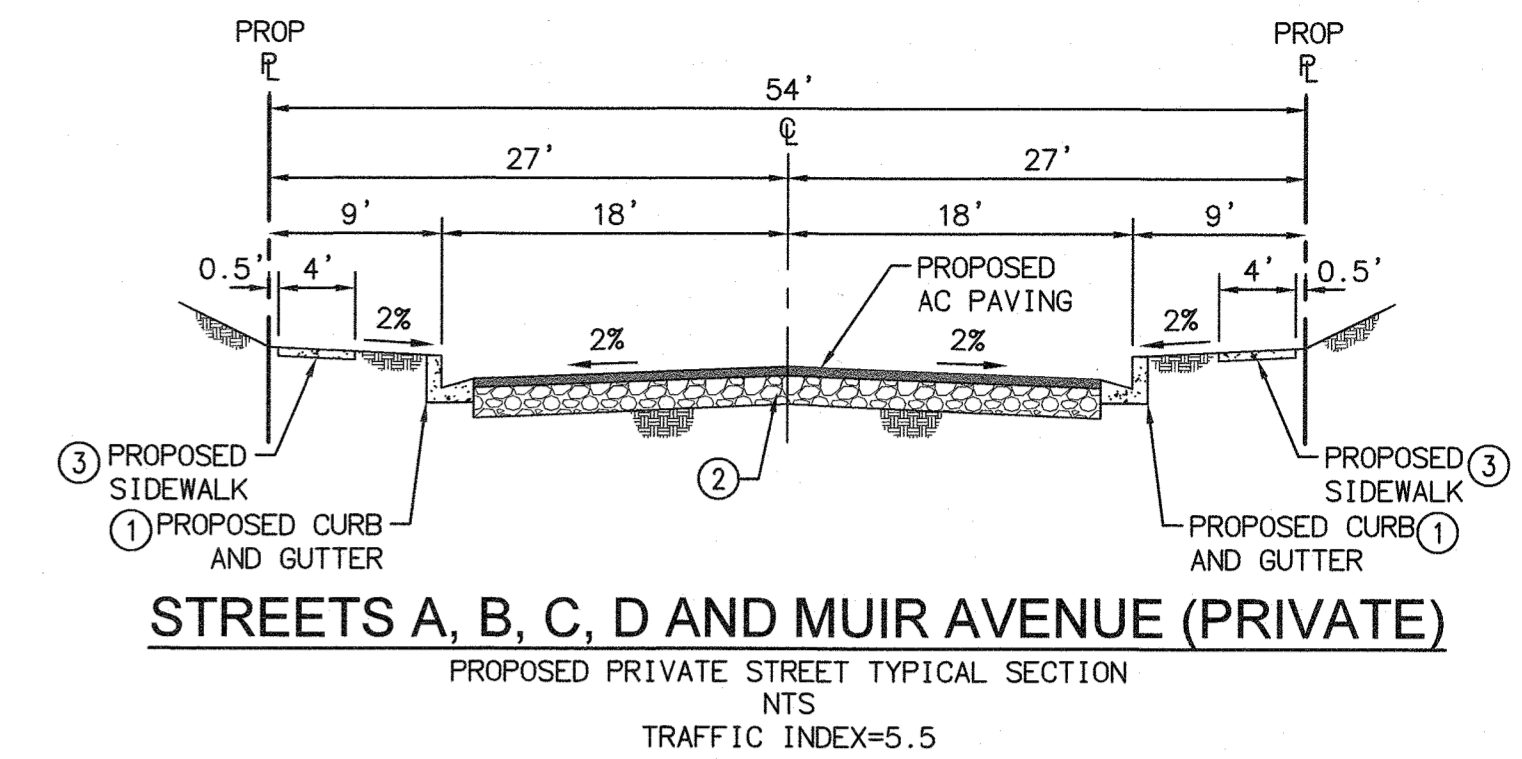
**CITY OF RIVERSIDE, CALIFORNIA**  
**PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: [Signature] BY: [Signature] DATE: 2/21/19  
 TRAFFIC DIVISION: [Signature] DATE: 2/21/19  
 ENGINEERING MANAGER: [Signature] DATE: 2/21/19  
 CITY ENGINEER: [Signature] DATE: 2-28-19

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

ACCT. NO. PW18-0518  
**R-4459**  
 SHEET 01 OF 08



**INDEX MAP**  
SCALE : 1" = 100'



**UNDERGROUND SERVICE ALERT**  
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CALL TOLL FREE  
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APPROVED BY: *[Signature]* DATE: 2/14/19

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WATER DIVISION  
APPROVED BY: *[Signature]* DATE: 2/12/19  
VOID ONE YEAR FROM THIS DATE

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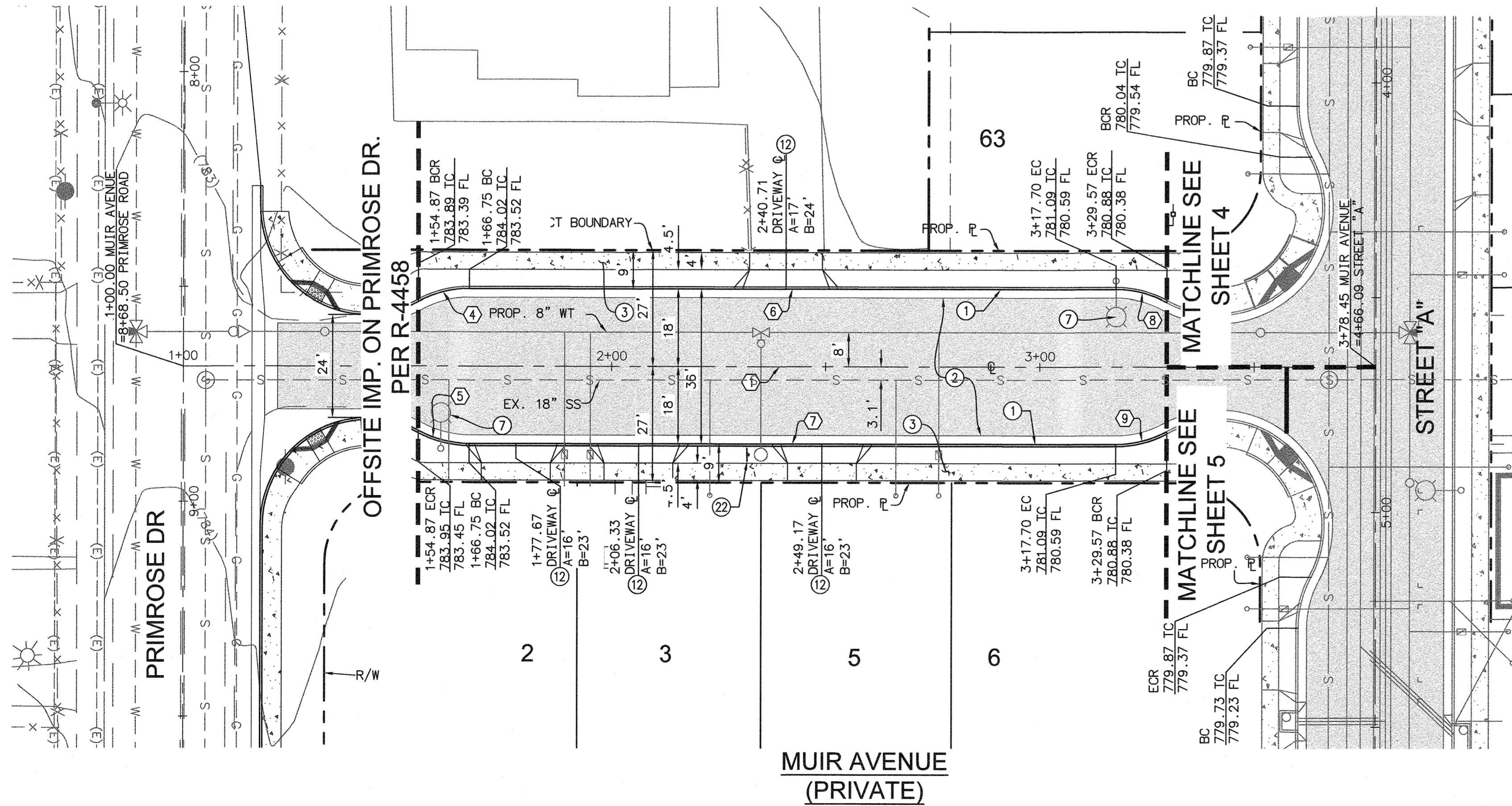
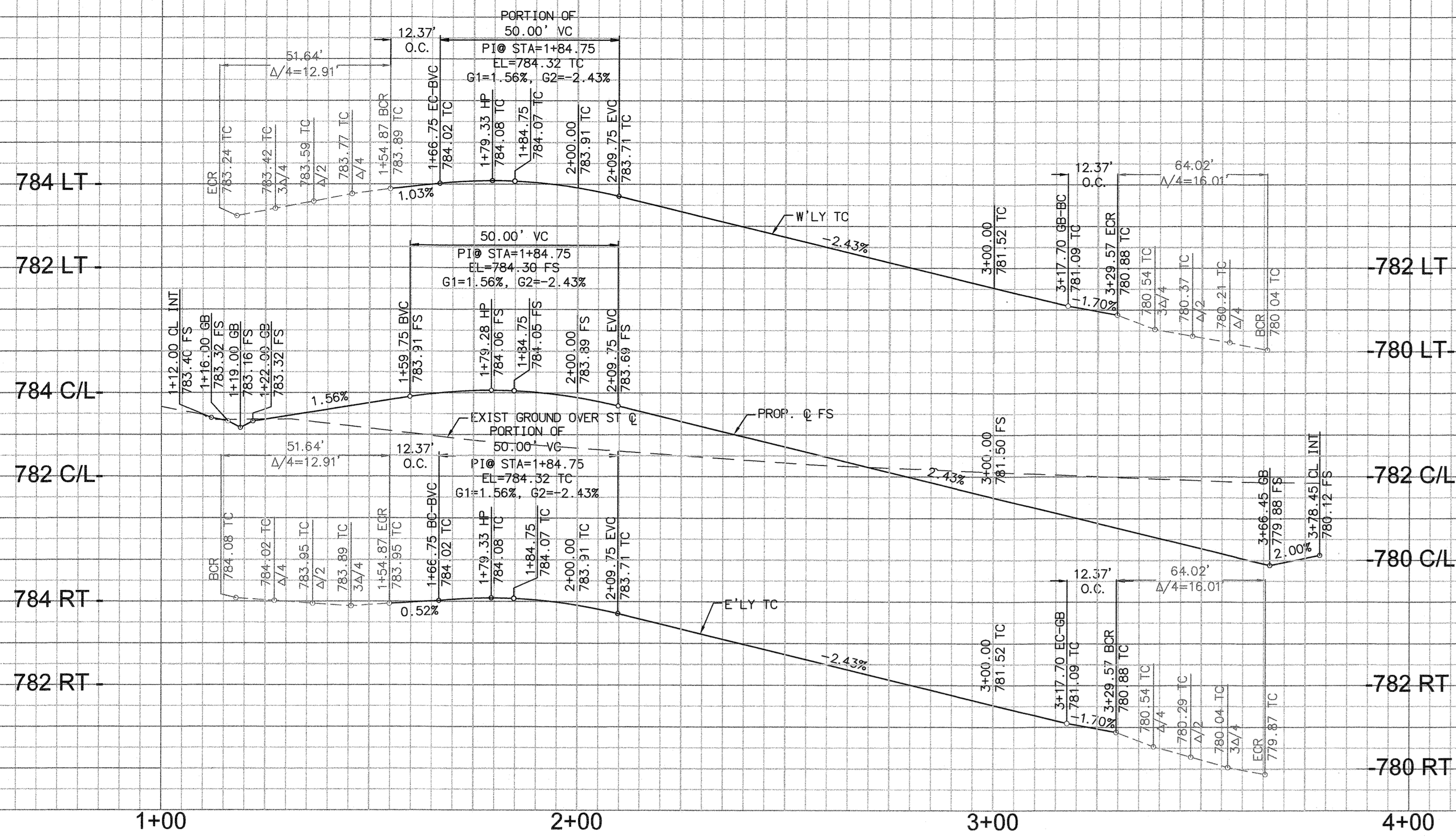
MARK	REVISIONS	APPR. DATE
DESIGNED BY: WS	DRAWN BY: WS	CHECKED BY: MMI

**CITY OF RIVERSIDE, CALIFORNIA**  
**PUBLIC WORKS DEPARTMENT**  
APPROVED BY: *[Signature]* BY: *[Signature]* DATE: 2/20/19  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
ENGINEERING MANAGER  
DATE: 2-20-19

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

ACCT. NO. PW18-0518  
**R-4459**  
SHEET 02 OF 08

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

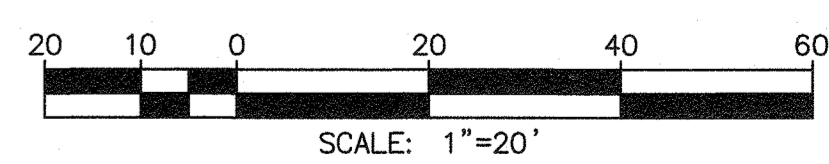


**CONSTRUCTION NOTES**

- ① CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STD NO. 200
- ② CONSTRUCT 3" AC OVER 6" CLASS II AGG. BASE PER GEOTECHNICAL ENGINEERS RECOMMENDATION
- ③ CONSTRUCT 4' WIDE PROPERTY LINE ADJACENT P.C.C. SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325
- ⑦ INSTALL STREET LIGHT PER SEPARATE PLAN
- ⑫ CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD NO. 302 TYPE PL-1
- ⑫ INSTALL W31A(CA) SIGN ROAD ENDS 100 FEET

**LINE/CURVE DATA TABLE**

NO	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N 33° 38' 21" W	---	278.45'	---
2	118° 21' 26"	25.00'	51.64'	41.90'
3	118° 21' 29"	25.00'	51.64'	41.90'
4	28° 21' 28"	25.00'	12.37'	6.32'
5	28° 21' 27"	25.00'	12.37'	6.32'
6	N 33° 38' 21" W	---	150.95'	---
7	N 33° 38' 21" W	---	150.95'	---
8	28° 21' 27"	25.00'	12.37'	6.32'
9	28° 21' 28"	25.00'	12.37'	6.32'



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 MAURICIO M. JACUELLI  
 R.C.E. No. 63249 EXPIRES 6/30/20  
 DATE: 01/31/2019

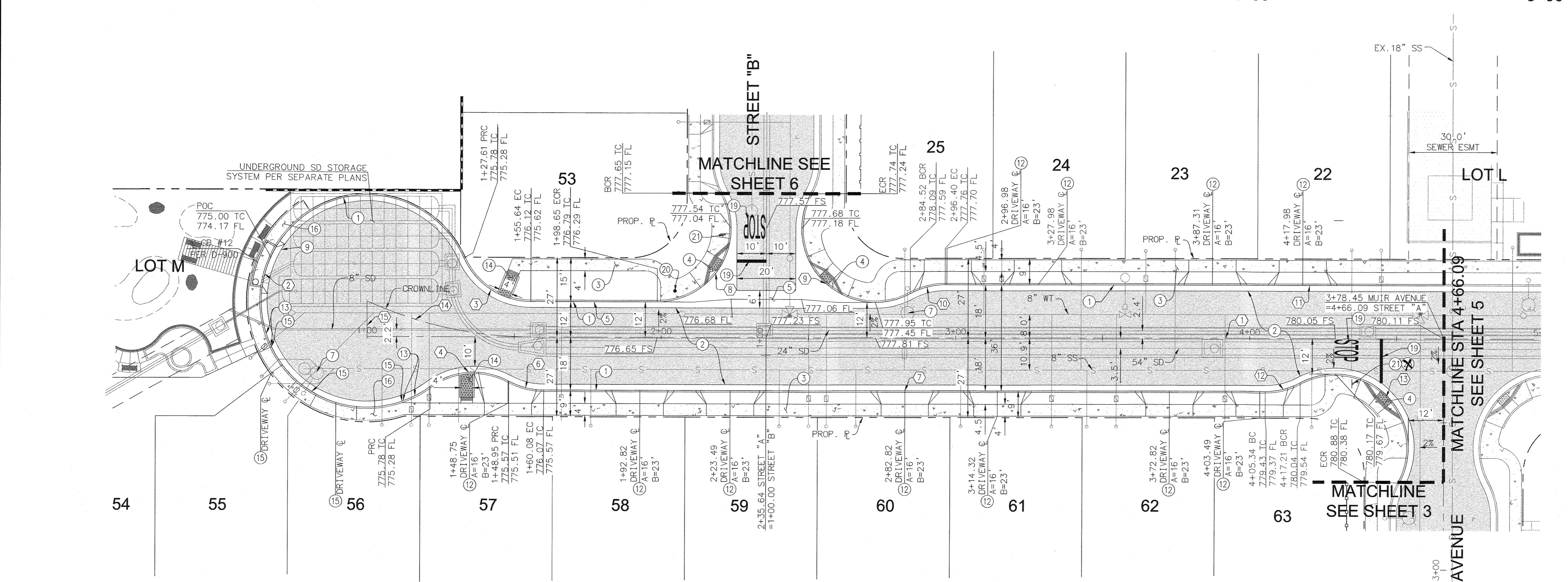
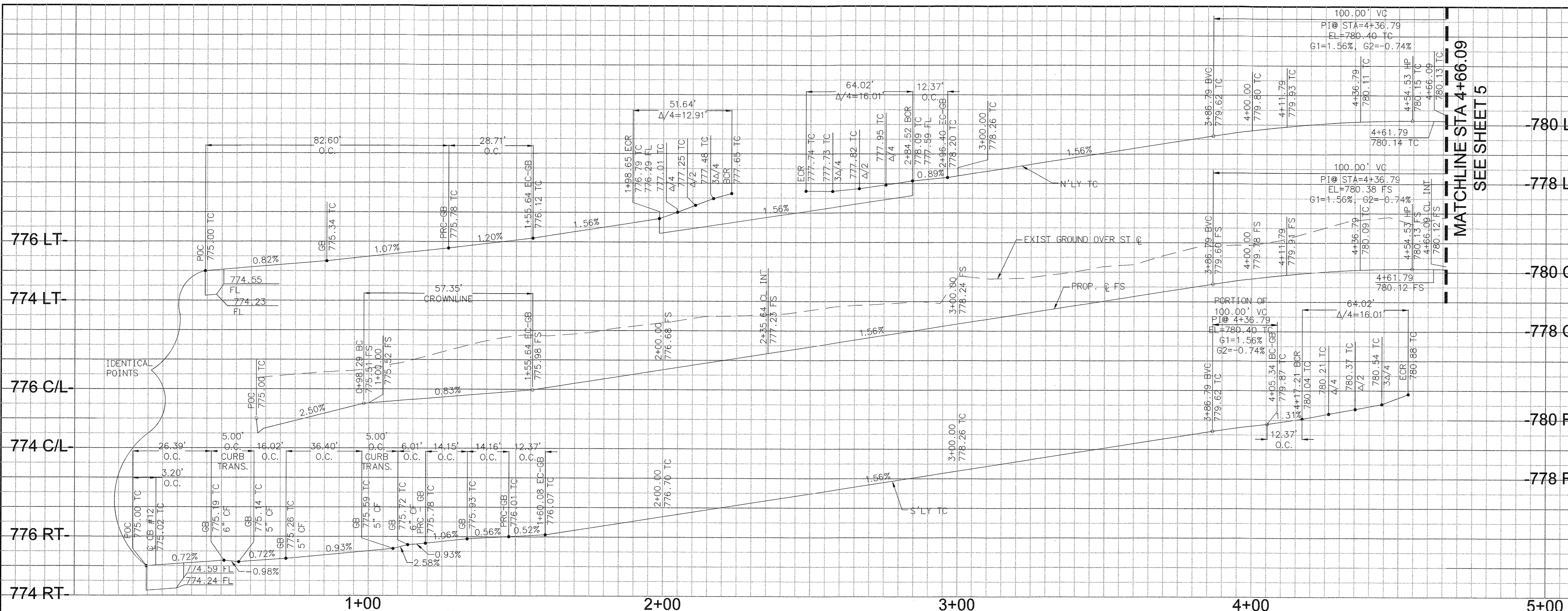


MARK	REVISIONS	APPR.	DATE

**CITY OF RIVERSIDE, CALIFORNIA**  
**PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: [Signature] BY: [Signature] DATE: 2/28/19  
 TRAFFIC DIVISION  
 ENGINEERING MANAGER  
 DESIGNED BY: WS DRAWN BY: WS CHECKED BY: MMI

**PRIMROSE RESIDENTIAL - TRACT 37219**  
**PRIVATE STREET IMPROVEMENT PLANS**  
**MUIR AVENUE STA**  
**1+00 TO 3+78.45**  
**PRIMROSE AVENUE, RIVERSIDE**  
 HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

ACCT. NO. PW18-0518  
**R-4459**  
 SHEET 03 OF 08



- CONSTRUCTION NOTES**
- CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STD NO. 200
  - CONSTRUCT 4" AC OVER 6" CLASS II AGG. BASE PER GEOTECHNICAL ENGINEERS RECOMMENDATION
  - CONSTRUCT 4' WIDE PROPERTY LINE ADJACENT P.C.C. SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325
  - CONSTRUCT PEDESTRIAN RAMP PER CITY OF RIVERSIDE STD. 304 TYPE II
  - CONSTRUCT CROSS GUTTER (W=6') PER CITY OF RIVERSIDE STD. NO. 220
  - INSTALL STREET LIGHT PER SEPARATE PLAN
  - CONSTRUCT LOCAL DEPRESSION PER CITY OF RIVERSIDE STD NO. 400
  - CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD NO. 302 TYPE PL-1
  - 5' CURB TRANSITION FROM TYPE I CURB TO TYPE C2 CURB
  - CONSTRUCT PEDESTRIAN RAMP PER SPPWC STD. PLAN 111-5, CASE D, TYPE 1
  - CONSTRUCT 5" ROLL CURB AND GUTTER TYPE C2 PER CITY OF RIVERSIDE STD. NO. 200
  - CONSTRUCT 4' WIDE CURB ADJACENT SIDEWALK PER CITY OF RIVERSIDE STD. NO 325
  - INSTALL STOP BAR AND LEGEND PER CALTRANS STD A24D AND A24E
  - INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD NO. 662.
  - INSTALL R1-1 STOP SIGN
  - INSTALL R1-3P ALL WAY SIGN

**LINE/CURVE DATA TABLE**

NO	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N 56°21'37" E	---	583.58'	---
2	282°21'40"	36.00'	177.41'	---
3	65°48'20"	25.00'	28.71'	16.17'
4	64°54'48"	25.00'	28.32'	15.90'
5	N 56°21'37" E	---	43.01'	---
6	28°21'28"	25.00'	12.37'	6.32'
7	N 56°21'37" E	---	245.26'	---
8	118°20'38"	25.00'	51.64'	41.89'
9	146°43'44"	25.00'	64.02'	83.67'
10	28°21'27"	25.00'	12.37'	6.32'
11	N 56°21'37" E	---	333.42'	---
12	28°21'27"	25.00'	12.37'	6.32'
13	146°42'56"	25.00'	64.02'	83.64'
14	24°20'26"	135.00'	57.35'	29.11'
15	N33°38'23"W	---	12.00'	---

**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.  
 APPROVED BY: [Signature] DATE: 2/14/19  
 ELEVATION: (NAVD88) 790.82 FEET

**CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT OVERHEAD & UNDERGROUND**  
 APPROVED BY: [Signature] DATE: 2/14/19

**CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT WATER DIVISION**  
 APPROVED BY: [Signature] DATE: 2/14/19

**ENGINEER IN RESPONSIBLE CHARGE**  
 MAURICIO M. IACUPELLI  
 R.C.E. No. 63249 EXPIRES 6/30/20  
 DATE: 01/31/2019



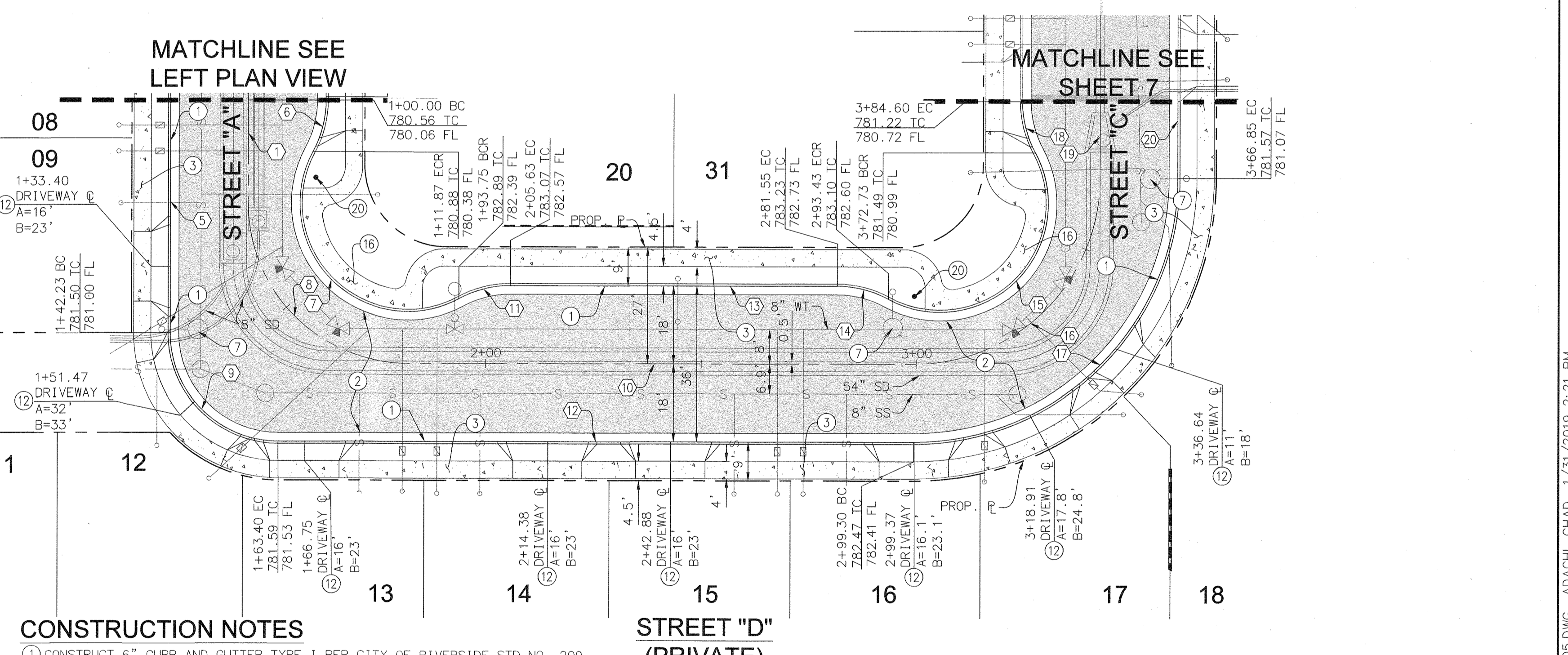
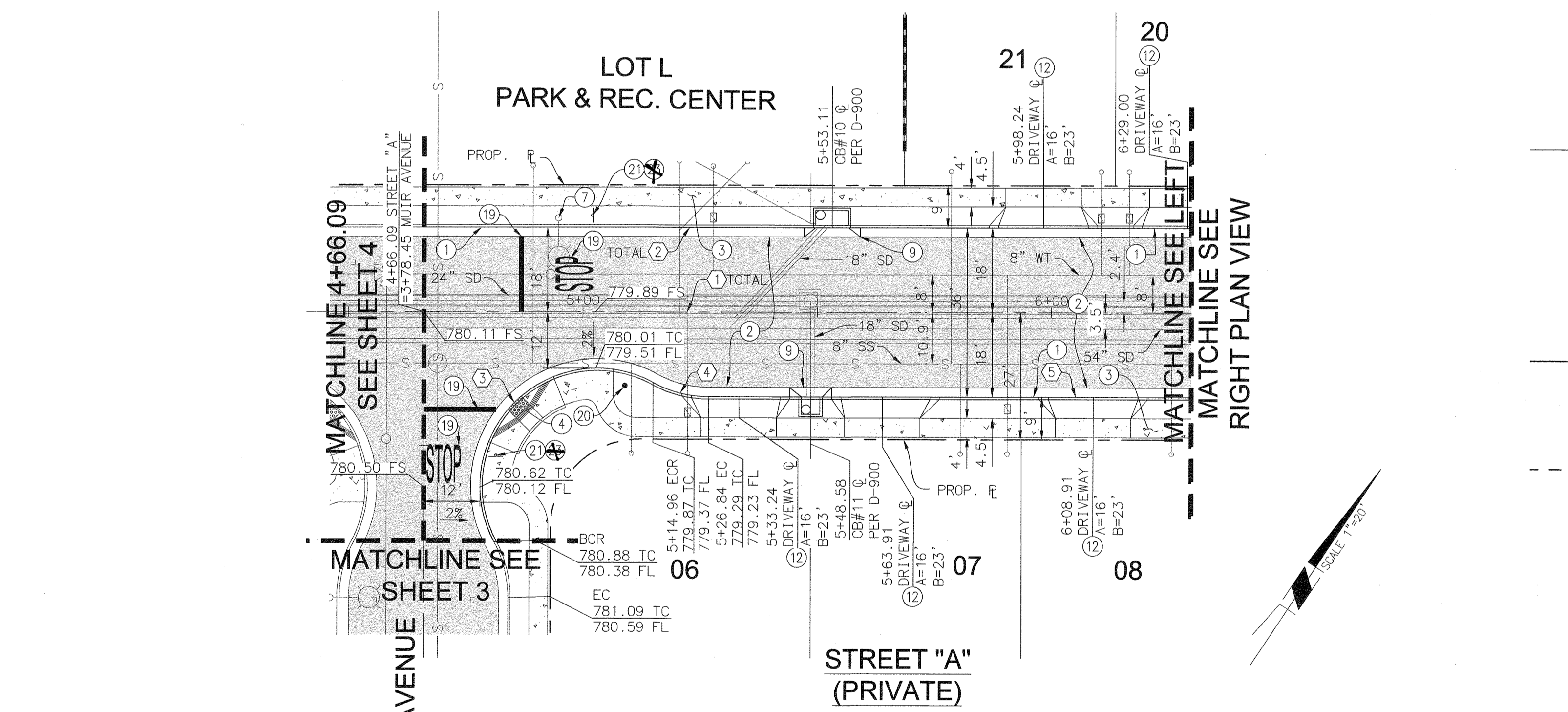
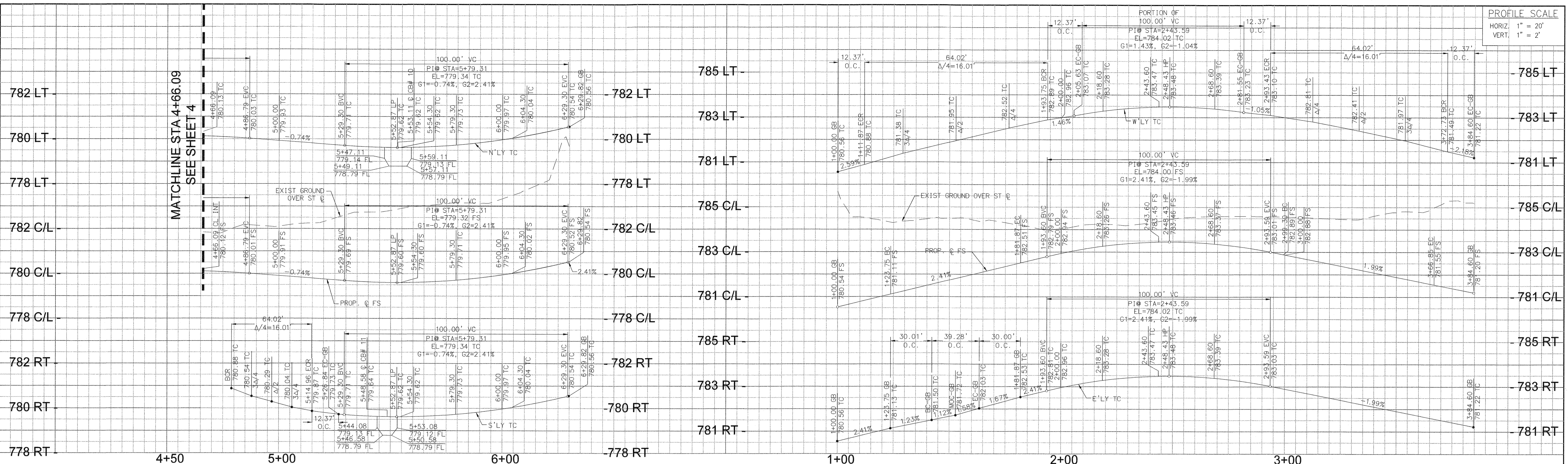
MARK	REVISIONS	APPR.	DATE

**CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: [Signature] DATE: 2/22/19  
 TRAFFIC DIVISION  
 ENGINEERING MANAGER

**PRIMROSE RESIDENTIAL - TRACT 37219 PRIVATE STREET IMPROVEMENT PLANS**  
**STREET 'A' STA 1+00 TO 4+86.79**  
**PRIMROSE AVENUE, RIVERSIDE**  
 HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

ACCT. NO. PW18-0518  
**R-4459**  
 SHEET 04 OF 08

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



**LINE/CURVE DATA TABLE**

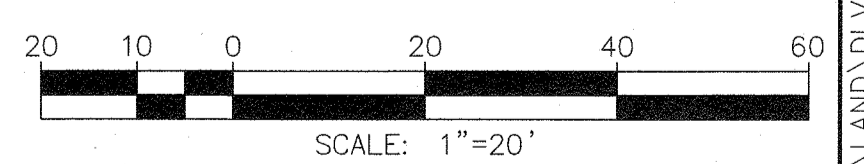
NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N 56°21'37" E	--	553.57'	--
2	N 56°21'37" E	--	333.42'	--
3	146°42'54"	25.00'	64.02'	83.63'
4	28°21'28"	25.00'	12.37'	6.32'
5	N 56°21'37" E	--	156.74'	--
6	28°21'28"	25.00'	12.37'	6.32'
7	146°43'57"	25.00'	64.02'	83.68'
8	90°00'02"	37.00'	58.12'	37.00'
9	90°01'02"	25.00'	39.28'	25.01'
10	N 33°39'25" W	--	127.54'	--

**LINE/CURVE DATA TABLE**

NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
11	28°21'27"	25.00'	12.37'	6.32'
12	N 33°39'25" W	--	147.43'	--
13	N 33°39'25" W	--	75.93'	--
14	28°21'28"	25.00'	12.37'	6.32'
15	146°43'26"	25.00'	64.02'	83.66'
16	90°00'30"	32.90'	51.68'	32.90'
17	90°00'30"	61.00'	95.83'	61.01'
18	28°21'28"	25.00'	12.37'	6.32'
19	N 56°20'05" E	--	421.93'	--
20	N 56°20'05" E	--	127.65'	--

**CONSTRUCTION NOTES**

- CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STD NO. 200
- CONSTRUCT 4" AC OVER 6" CLASS II AGG. BASE PER GEOTECHNICAL ENGINEERS RECOMMENDATION
- CONSTRUCT 4' WIDE PROPERTY LINE ADJACENT P.C.C. SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325
- CONSTRUCT PEDESTRIAN RAMP PER CITY OF RIVERSIDE STD. 304 TYPE II
- INSTALL STREET LIGHT PER SEPARATE PLAN
- CONSTRUCT LOCAL DEPRESSION PER CITY OF RIVERSIDE STD NO. 400
- CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD NO. 302 TYPE PL-1
- CONSTRUCT 4' WIDE CURB ADJACENT SIDEWALK PER CITY OF RIVERSIDE STD. NO 325
- INSTALL STOP BAR AND LEGEND PER CALTRANS STD A24D AND A24E
- INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD NO. 662.
- INSTALL R1-1 STOP SIGN
- INSTALL R1-3P ALL WAY SIGN



**UNDERGROUND SERVICE ALERT**  
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**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: 2/14/19

**CITY OF RIVERSIDE**  
 PUBLIC UTILITIES DEPARTMENT  
 WATER DIVISION  
 APPROVED BY: [Signature] DATE: 2/14/19

**ENGINEER IN CHARGE**  
 MAURICIO M. IACULLI  
 R.C.E. No. 63249 EXPIRES 6/30/20  
 DATE: 01/31/2019



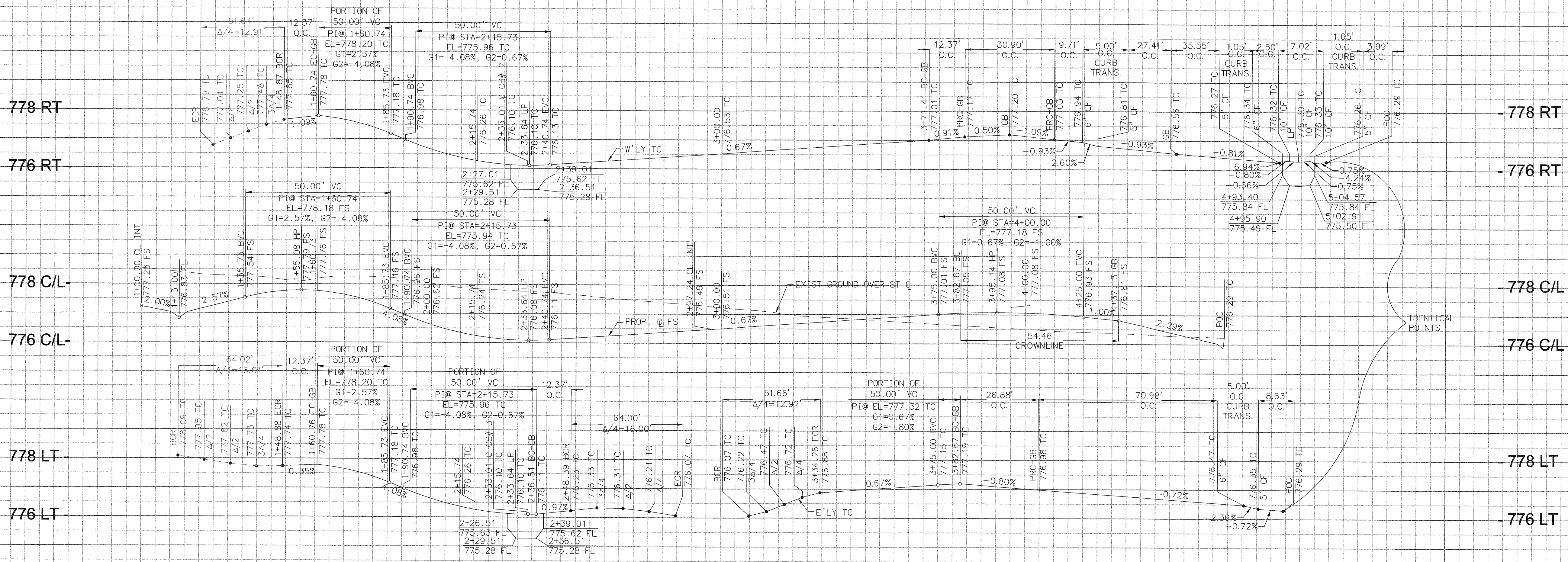
MARK	REVISIONS	APPR.	DATE

**CITY OF RIVERSIDE, CALIFORNIA**  
 PUBLIC WORKS DEPARTMENT  
 APPROVED BY: [Signature] DATE: 2-28-19  
 TRAFFIC DIVISION  
 ENGINEERING MANAGER

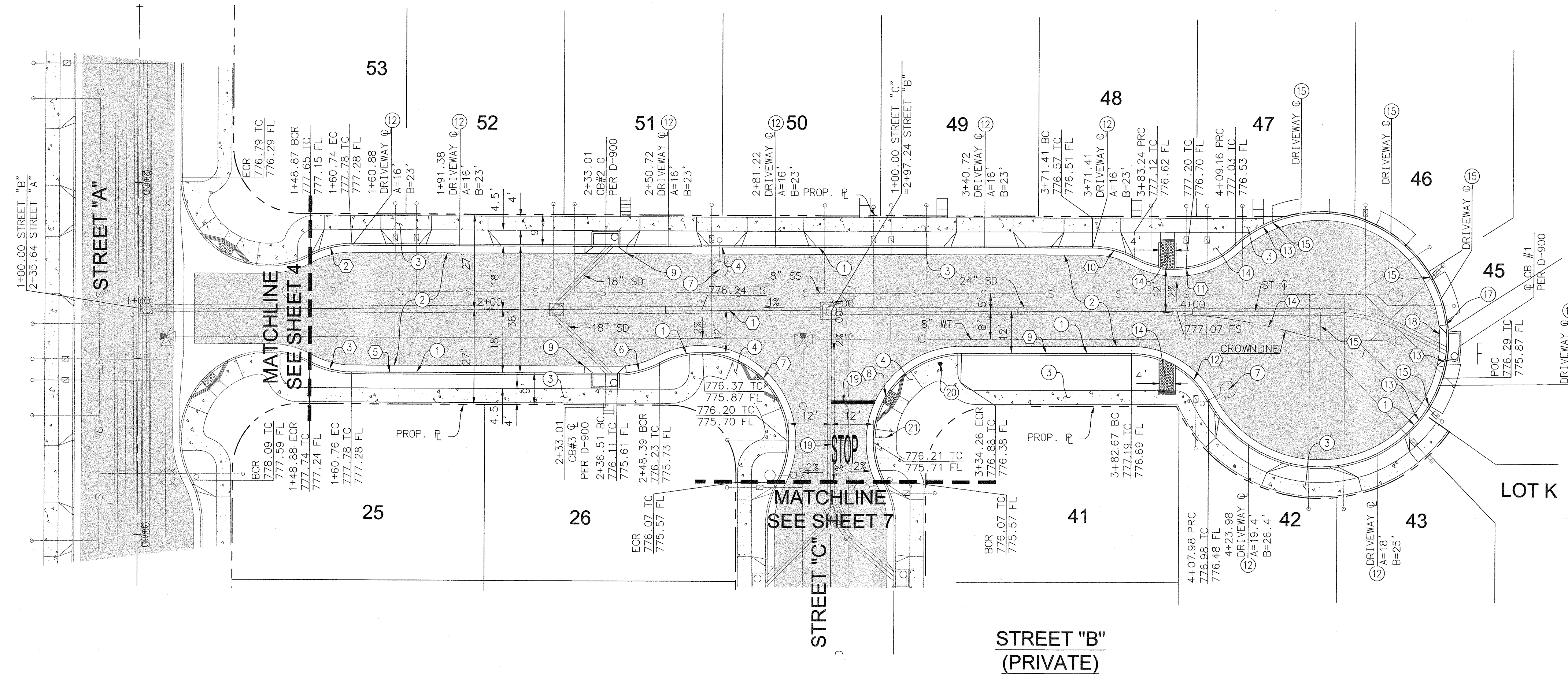
**PRIMROSE RESIDENTIAL - TRACT 37219**  
 PRIVATE STREET IMPROVEMENT PLANS  
 STREET 'A' STA 4+86.79 TO 6+29.82  
 STREET 'D' 1+00.00 TO 3+84.60  
 PRIMROSE AVENUE, RIVERSIDE  
 HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

ACCT. NO. PW18-0518  
**R-4459**  
 SHEET 05 OF 08

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



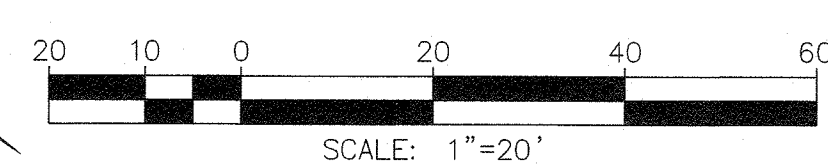
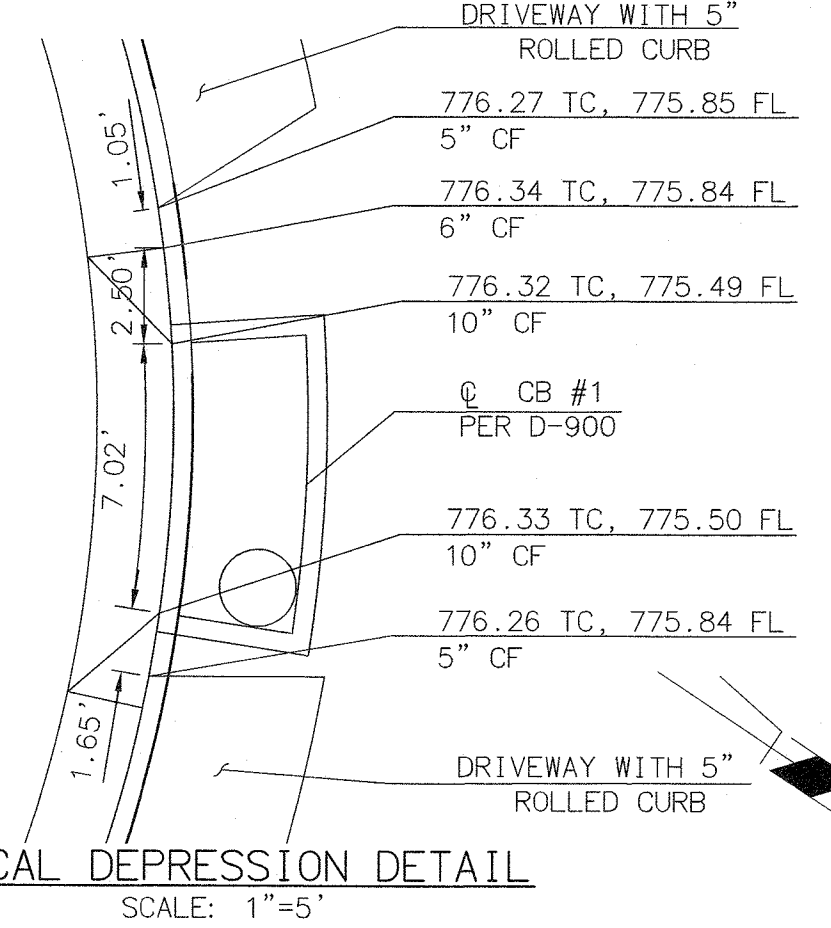
1+00 2+00 3+00 4+00 5+00



- CONSTRUCTION NOTES**
- CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STD NO. 200
  - CONSTRUCT 4" AC OVER 6" CLASS II AGG. BASE PER GEOTECHNICAL ENGINEERS RECOMMENDATION
  - CONSTRUCT 4' WIDE PROPERTY LINE ADJACENT P.C.C. SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325
  - CONSTRUCT PEDESTRIAN RAMP PER CITY OF RIVERSIDE STD. 304 TYPE 11
  - INSTALL STREET LIGHT PER SEPARATE PLAN
  - CONSTRUCT LOCAL DEPRESSION PER CITY OF RIVERSIDE STD NO. 400
  - CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD NO. 302 TYPE PL-1
  - 5' CURB TRANSITION FROM TYPE 1 CURB TO TYPE C2 CURB PER CITY OF RIVERSIDE STD. DWG. 200
  - CONSTRUCT PEDESTRIAN RAMP PER SPWCC STD. PLAN 111-5, CASE D, TYPE 1
  - CONSTRUCT 5" ROLL CURB AND GUTTER TYPE C2 PER CITY OF RIVERSIDE STD. NO. 200
  - INSTALL CURB TRANSITION FOR LOCAL DEPRESSION PER PROFILE ON SHEET 6
  - CONSTRUCT MODIFIED LOCAL DEPRESSION PER CITY OF RIVERSIDE STD. NO. 400 AND DETAIL ON SHEET 6
  - INSTALL STOP BAR AND LEGEND PER CALTRANS STD A24D AND A24E
  - INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD NO. 662
  - INSTALL R1-1 STOP SIGN

**LINE/CURVE DATA TABLE**

NO	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N 33°37'33" W	---	336.34'	---
2	28°21'28"	25.00'	12.37'	6.32'
3	28°21'27"	25.00'	12.37'	6.32'
4	N 33°37'33" W	---	210.67'	---
5	N 33°37'33" W	---	75.76'	---
6	28°21'28"	25.00'	12.37'	6.32'
7	146°40'33"	25.00'	64.00'	83.53'
8	118°23'50"	25.00'	51.66'	41.94'
9	N 33°37'33" W	---	48.41'	---
10	28°21'27"	25.00'	12.37'	6.32'
11	70°49'17"	25.00'	30.90'	17.77'
12	61°36'50"	25.00'	26.88'	14.91'
13	284°04'40"	36.00'	178.49'	---
14	16°57'27"	184.00'	54.46'	27.43'
15	N 56°22'27" E	---	8.00'	---



**UNDERGROUND SERVICE ALERT**  
**IMPORTANT NOTICE**  
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**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: 2/19/19

**CITY OF RIVERSIDE**  
 PUBLIC UTILITIES DEPARTMENT  
 WATER DIVISION  
 APPROVED BY: [Signature] DATE: 2/12/19

**ENGINEER IN RESPONSIBLE CHARGE**  
 MAURICIO M. JACUCCI  
 R.C.E. No. 63249 EXPIRES 6/30/20  
 DATE: 01/31/2019

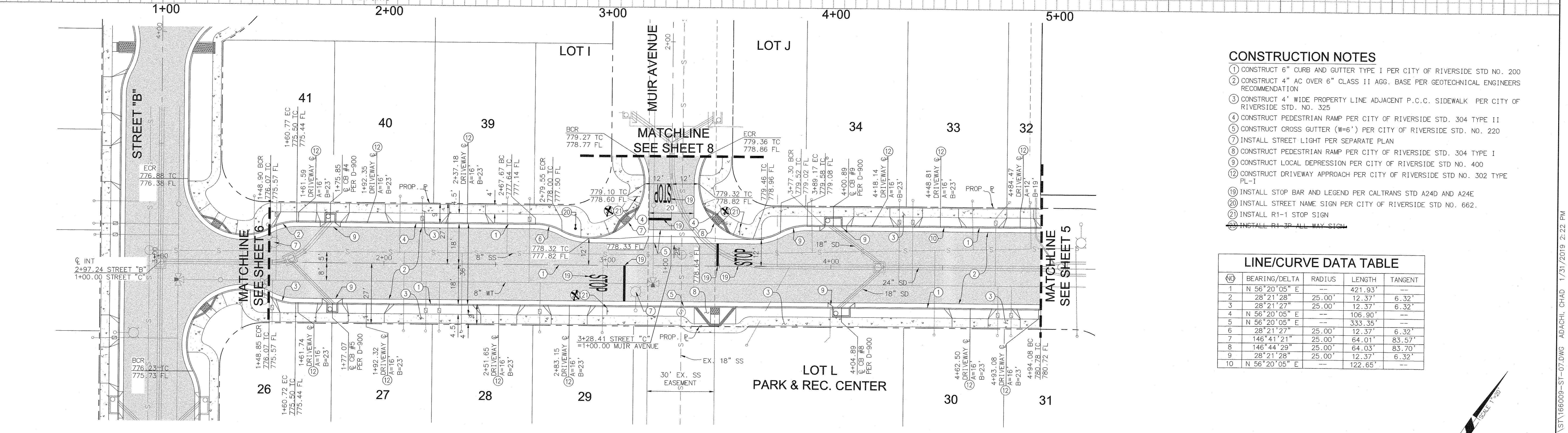
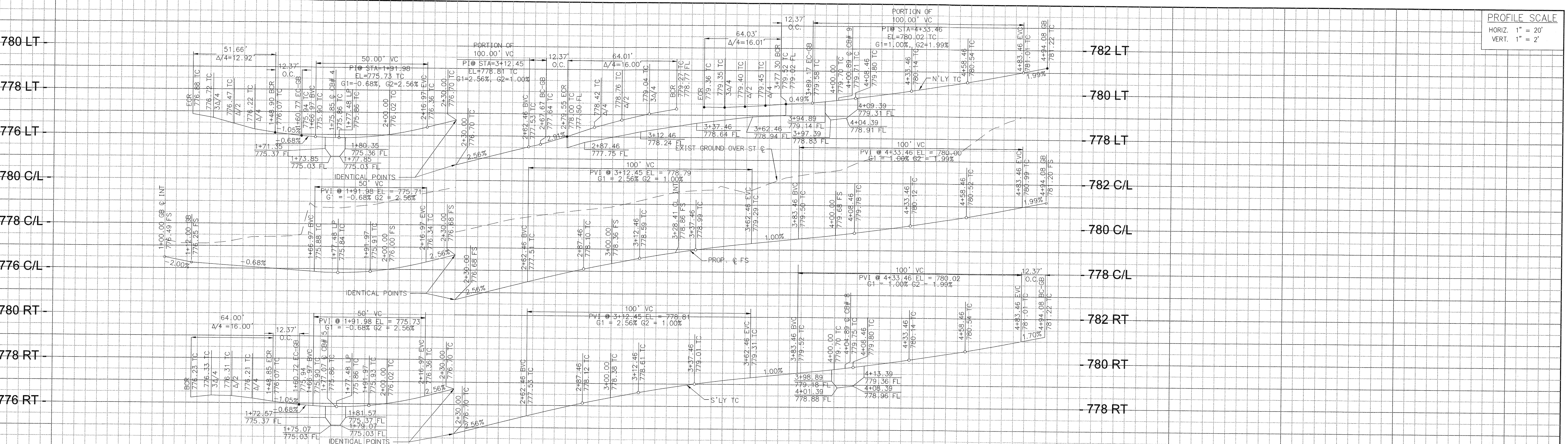


MARK	REVISIONS	APPR.	DATE

**CITY OF RIVERSIDE, CALIFORNIA**  
 PUBLIC WORKS DEPARTMENT  
 APPROVED BY: [Signature] DATE: 2-28-19  
 ENGINEERING MANAGER

**PRIMROSE RESIDENTIAL - TRACT 37219**  
 PRIVATE STREET IMPROVEMENT PLANS  
**STREET 'B' STA**  
 1+00.00 TO 4+37.13  
 PRIMROSE AVENUE, RIVERSIDE  
 ACCT. NO. PW18-0518  
**R-4459**  
 SHEET 06 OF 08  
 HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

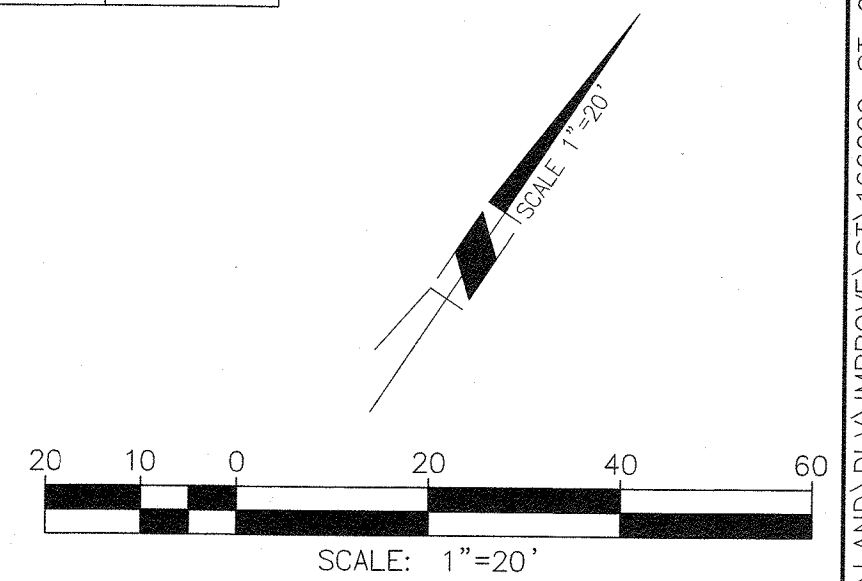
PROFILE SCALE  
 HORIZ. 1" = 20'  
 VERT. 1" = 2'



- CONSTRUCTION NOTES**
- ① CONSTRUCT 6" CURB AND GUTTER TYPE 1 PER CITY OF RIVERSIDE STD NO. 200
  - ② CONSTRUCT 4" AC OVER 6" CLASS II AGG. BASE PER GEOTECHNICAL ENGINEERS RECOMMENDATION
  - ③ CONSTRUCT 4' WIDE PROPERTY LINE 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
  - ⑦ INSTALL STREET LIGHT PER SEPARATE PLAN
  - ⑧ CONSTRUCT PEDESTRIAN RAMP PER CITY OF RIVERSIDE STD. 304 TYPE I
  - ⑨ CONSTRUCT LOCAL DEPRESSION PER CITY OF RIVERSIDE STD NO. 400
  - ⑩ CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD NO. 302 TYPE PL-1
  - ⑪ INSTALL STOP BAR AND LEGEND PER CALTRANS STD A24D AND A24E
  - ⑫ INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD NO. 662.
  - ⑬ INSTALL R1-1 STOP SIGN
  - ⑭ INSTALL R1-3P ALL WAY SIGN

**LINE/CURVE DATA TABLE**

NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N 56°20'05" E	---	421.93'	---
2	28°21'28"	25.00'	12.37'	6.32'
3	28°21'27"	25.00'	12.37'	6.32'
4	N 56°20'05" E	---	106.90'	---
5	N 56°20'05" E	---	333.35'	---
6	28°21'27"	25.00'	12.37'	6.32'
7	146°41'21"	25.00'	64.01'	83.57'
8	146°44'29"	25.00'	64.03'	83.70'
9	28°21'28"	25.00'	12.37'	6.32'
10	N 56°20'05" E	---	122.65'	---



**UNDERGROUND SERVICE ALERT**  
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**BENCHMARK**  
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 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 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: 2/14/19

**CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT WATER DIVISION**  
 APPROVED BY: [Signature] DATE: 2/12/19

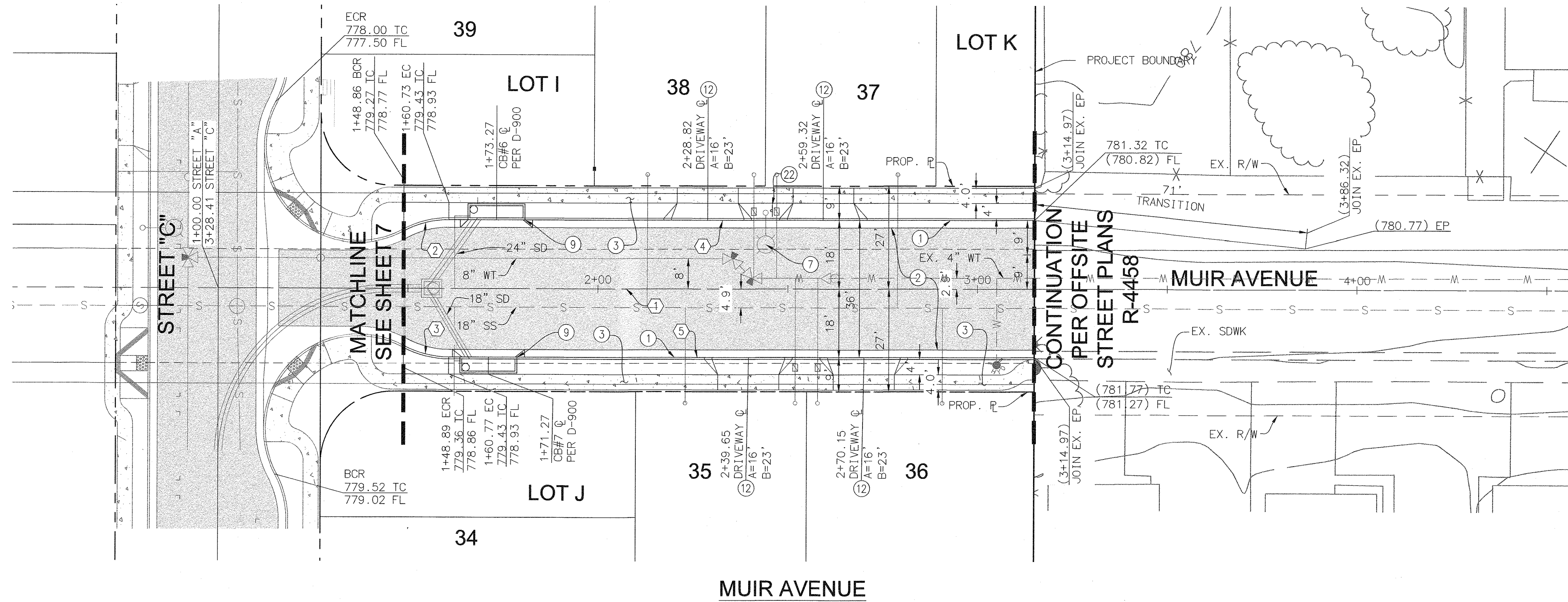
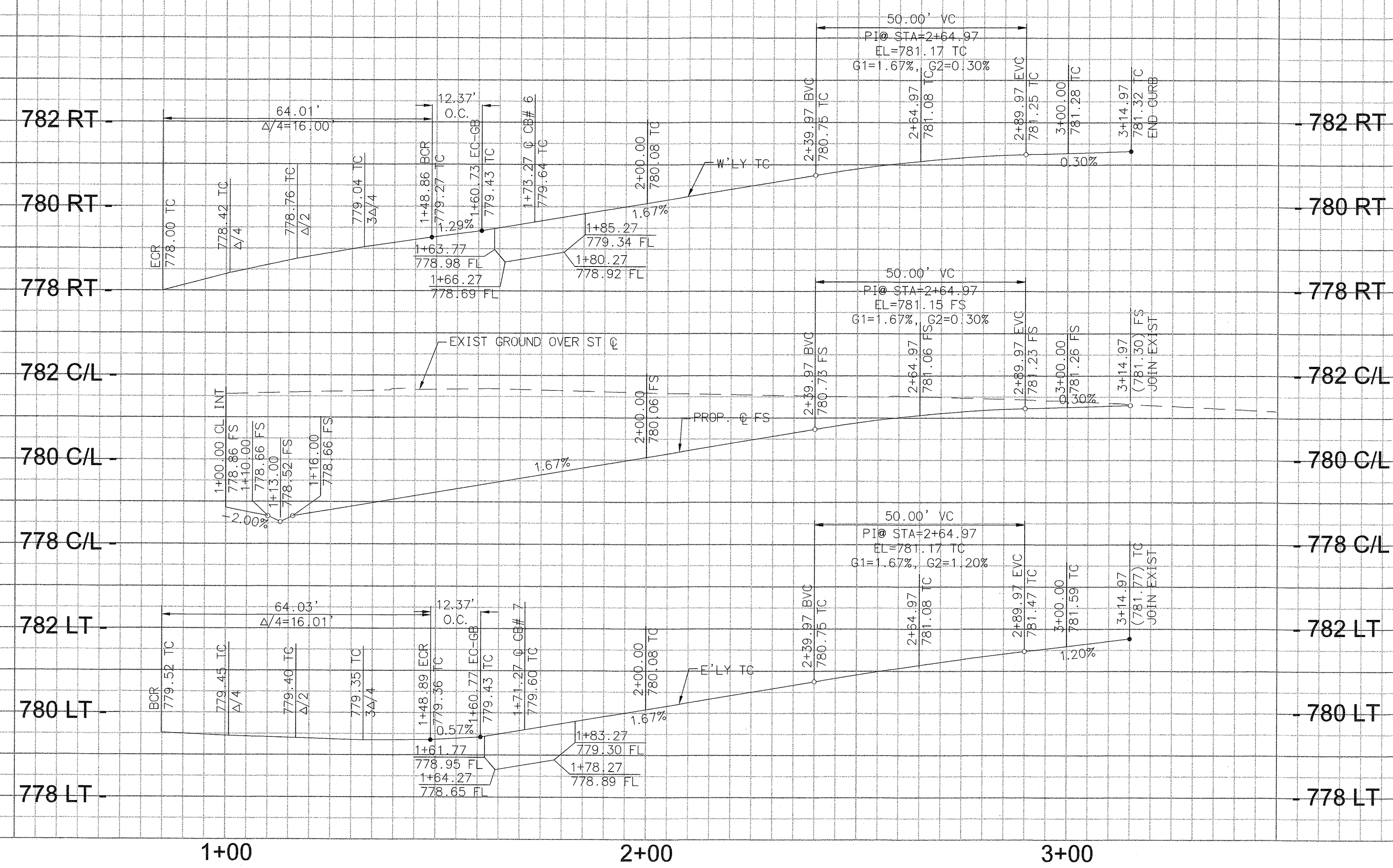
**ENGINEER IN RESPONSIBLE CHARGE**  
 MAURICIO M. IACUPELLI  
 R.C.E. No. 63249 EXPIRES 6/30/20  
 DATE: 01/31/2019

MARK	REVISIONS	APPR.	DATE

**CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: [Signature] DATE: 2/28/19  
 TRAFFIC DIVISION  
 ENGINEERING MANAGER

**PRIMROSE RESIDENTIAL - TRACT 37219 PRIVATE STREET IMPROVEMENT PLANS**  
**STREET 'C' STA 1+00.00 TO 4+94.08**  
 PRIMROSE AVENUE, RIVERSIDE  
 HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN  
 ACCT. NO. PW18-0518  
**R-4459**  
 SHEET 07 OF 08

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

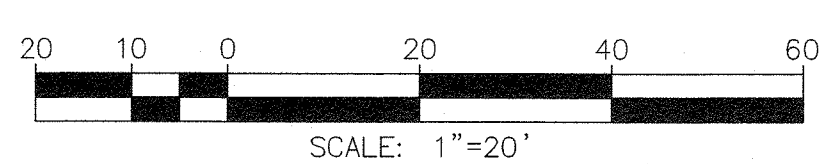


**CONSTRUCTION NOTES**

- ① CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STD NO. 200
- ② CONSTRUCT 3" AC OVER 6" CLASS II AGG. BASE PER GEOTECHNICAL ENGINEERS RECOMMENDATION
- ③ CONSTRUCT 4' WIDE PROPERTY LINE ADJACENT P.C.C. SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325
- ⑦ INSTALL STREET LIGHT PER SEPARATE PLAN
- ⑨ CONSTRUCT LOCAL DEPRESSION PER CITY OF RIVERSIDE STD NO. 400
- ⑫ CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD NO. 302 TYPE PL-1
- ⑫ INSTALL W31A(CA) SIGN ROAD ENDS 100 FEET

**LINE/CURVE DATA TABLE**

NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N 33° 38' 21" W	---	214.97'	---
2	28° 21' 28"	25.00'	12.37'	6.32'
3	28° 21' 27"	25.00'	12.37'	6.32'
4	N 33° 38' 21" W	---	154.24'	---
5	N 33° 38' 21" W	---	154.24'	---



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**CITY OF RIVERSIDE**  
 PUBLIC UTILITIES DEPARTMENT  
 OVERHEAD & UNDERGROUND  
 APPROVED BY: *[Signature]* DATE: 2/14/19

**CITY OF RIVERSIDE**  
 PUBLIC UTILITIES DEPARTMENT  
 WATER DIVISION  
 APPROVED BY: *[Signature]* DATE: 2/12/19

**ENGINEER IN CHARGE**  
 MAURICIO M. IACUPELLI  
 R.C.E. No. 63249 EXPIRES 6/30/20  
 DATE: 01/31/2019



MARK	REVISIONS	APPR.	DATE

**CITY OF RIVERSIDE, CALIFORNIA**  
 PUBLIC WORKS DEPARTMENT  
 APPROVED BY: *[Signature]* BY: *[Signature]* DATE: 2-28-19  
 TRAFFIC DIVISION  
 ENGINEERING MANAGER

**PRIMROSE RESIDENTIAL - TRACT 37219**  
 PRIVATE STREET IMPROVEMENT PLANS  
**MUIR AVENUE STA**  
 1+00.00 TO 3+14.97  
 PRIMROSE AVENUE, RIVERSIDE  
 HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

ACCT. NO. PW18-0518  
**R-4459**  
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