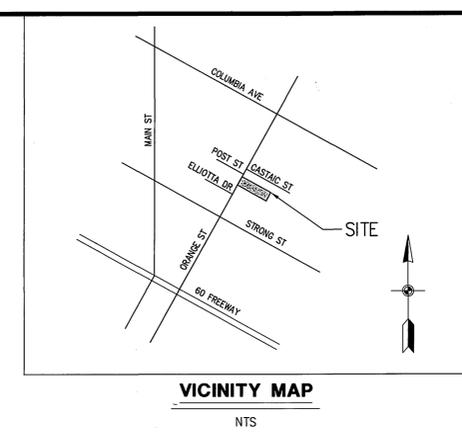


CITY OF RIVERSIDE, CA STREET IMPROVEMENT PLANS FOR TRACT NO. 31825



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. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8. 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.
9. CONSTRUCT DRIVEWAY APPROACHES PER STD 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
10. 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.
11. CONTRACTOR TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
12. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ACCESS PAVING. SHOULD THE DEVELOPER AND/OR CONTRACTOR DECIDE TO INSTALL THE ACCESS PAVING PRIOR TO THE CITY COMMENCING ITS PAVING WORK, THE DEVELOPER SHALL COORDINATE HIS INSTALLATION OF ACCESS PAVING ON WITH THE CITY INSPECTOR. FINAL COURSE OF PAVING IN ACCESS AREA TO BE PAID FOR BY DEVELOPER PRIOR TO THE CITY COMMENCING ITS PAVING OPERATION. DEVELOPER SHALL INSTALL TYPE F-1 FLEXIBLE DELINEATORS AT 20' INTERVALS ON OUTGOING TAPERS.
13. 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.
14. 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.
15. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
16. 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.
17. 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.
18. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
19. 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.
20. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
21. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
22. 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.
23. 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.
24. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
25. 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.
26. BEFORE THE RIP-RAP AT THE OUTLET OF ANY DRAINAGE STRUCTURE IS ACCEPTED BY THE CITY, IT SHALL BE TESTED UNDER FLOWS AS CLOSE AS POSSIBLE TO DESIGN CONDITIONS WITH WATER OBTAINED FROM FIRE HYDRANTS IN THE IMMEDIATE AREA.
27. 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.
28. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
29. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF STREET LIGHTS AND UNDERGROUND ELECTRIC UTILITY FACILITIES. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION TO OBTAIN APPROVED STREET LIGHT AND ELECTRIC PLANS.

CONTACT: VAHID BAZEL, P.E.
PH. NO. (951) 826-5830
3900 MAIN ST., 4TH FLOOR
RIVERSIDE, CA. 92522

PRIVATE ENGINEERS NOTICE TO CONTRACTORS)

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NONEXISTENCE OF ANY UTILITY AND/OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL DUE PRECAUTIONARY MEANS TO PROTECT THE UTILITIES OF RECORD OR NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
2. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS AND THE CITY OF RIVERSIDE.

CONSTRUCTION NOTES

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| ① CONSTRUCT CURB & GUTTER PER CITY STD. 200, TYPE 1 | 562 LF |
| ② CONSTRUCT DRAIN UNDER SIDEWALK PER APWA STD 151 | 1 EA |
| ③ CONSTRUCT AC BERM PER CITY STD. 250, TYPE I | 226 LF |
| ④ CONSTRUCT DRIVEWAY APPROACH PER CITY STD. 302, TYPE I, CURB SIDEWALK | 7 EA |
| ⑤ CONSTRUCT SIDEWALK PER CITY STD. 325, CURB | 2,843 SF |
| ⑥ OVERHEAD POWER FACILITIES SHALL BE RELOCATED BY CITY OF RIVERSIDE AT DEVELOPER'S EXPENSE. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION FOR RELOCATION OF OVERHEAD POWER FACILITIES | 2 EA |
| CONTACT: VAHID BAZEL, P.E.
PH. NO. (951) 826-5830
3900 MAIN ST., 4TH FLOOR
RIVERSIDE, CA. 92522 | |
| ⑦ SAWCUT EXISTING AC PAVEMENT AND REMOVE | 3,233 SF |
| ⑧ CONSTRUCT 3" AC OVER 4" MIN AGGREGATE BASE, R=56 * | 13,398 SF |
| ⑨ CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 | 1 EA |
| ⑩ CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. 220 | 467 SF |
| ⑪ CONSTRUCT 2"x4" REDWOOD HEADER | 226 LF |
| ⑫ CONSTRUCT JUNCTION STRUCTURE B PER CITY OF RIVERSIDE STD 421 | 1 EA |
| ⑬ CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD 400 | 1 EA |
| ⑭ INSTALL 15" R.C.P. CLASS II | 14 L.F. |
| ⑮ INSTALL 18" R.C.P. CLASS IV | 16 L.F. |
| ⑯ EXISTING WATER METER TO BE REMOVED BY CITY FORCES. | 1 EA |

* ACTUAL PAVEMENT SECTION TO BE DETERMINED BY RECOMMENDATION OF SOILS ENGINEER AT TIME OF GRADING OPERATION.

UTILITY COMPANIES

WATER & ELECTRIC
CITY OF RIVERSIDE
3900 MAIN ST.
RIVERSIDE, CA 92522
(951) 826-5285

SOUTHERN CALIFORNIA GAS COMPANY
155 SO. "G" STREET
REDLANDS, CA 92374
(909) 335-7847

PACIFIC BELL
3839 E. GORVADO
ANAHEIM, CA 92807
(714) 666-5454

CHARTER COMMUNICATIONS
7337 CENTRAL AVE
RIVERSIDE, CA 92504
(951) 343-5142

SHEET LIST

- 1 TITLE SHEET
- 2 STREET IMPROVEMENTS ORANGE STREET 45+68.86 TO 47+42.36
- 3 STREET IMPROVEMENTS SHILLEH STREET 10+00.00 TO 12+86.58

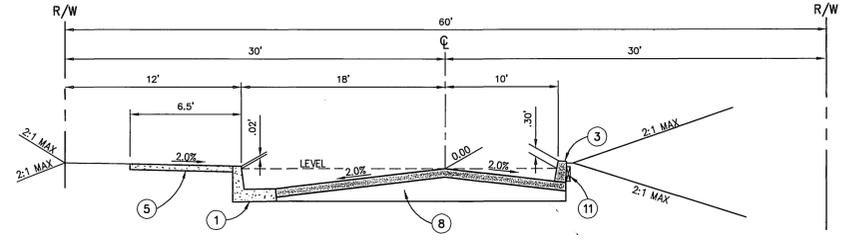
LEGAL DESCRIPTION:

BEING A SUBDIVISION OF A PORTION OF LOTS 66 AND 75 OF THE LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, (LOCATED IN SECTION 13, T. 2 S., R. 5 W., S.B.M.)

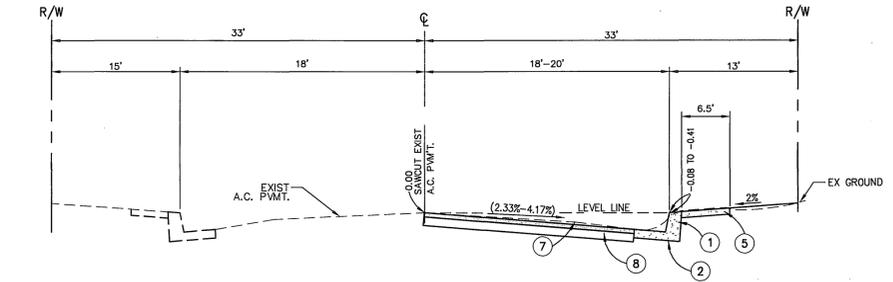
ASSESSOR'S PARCEL NOS:
206-164-010

BENCHMARK:

J7-F2
P.K. NAIL AT THE END OF THE CURVE OF THE SOUTHWEST CURB RETURN AT THE CORNER OF COLUMBIA AVENUE AND STRONG STREET.
ELEVATION = 827.25'



TYPICAL STREET SECTION
(NO SCALE)
SHILLEH STREET
TI = 5



TYPICAL STREET SECTION
(NO SCALE)
ORANGE STREET
TI = 6

IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be placed before a "Permit to Excavate" will be void. For your Dig Alert ID Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

<p>GEOTECHNICAL ENGINEER: THE SOIL GUYS 619 S. GILBUCK DR. ANAHEIM, CA. 92802 (714) 491-8798 REPORT NO. SG0403040 - 4/5/04</p>	<p>OWNER / DEVELOPER: TY HURTADO 12921 OLD FOOTHILL BLVD. SANTA ANA, CA. 92705 (714) 580-1218</p>
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<p>PREPARED BY: FES INC. FORKERT ENGINEERING AND SURVEYING, INC. 22311 BROOKHURST ST., STE. 1 HUNTINGTON BEACH, CA 92648 TEL: (714) 963-6793 FAX: (714) 963-7296 CITY OF RIVERSIDE BUS. CERTIFICATE #119711 EXP DATE: 3/16/06</p>	<p>ENGINEER IN RESPONSIBLE CHARGE <i>Thomas M. Ruiz</i> THOMAS M. RUIZ R.C.E. No. 58627 expires 12/31/06 DATE 7/11/05</p>
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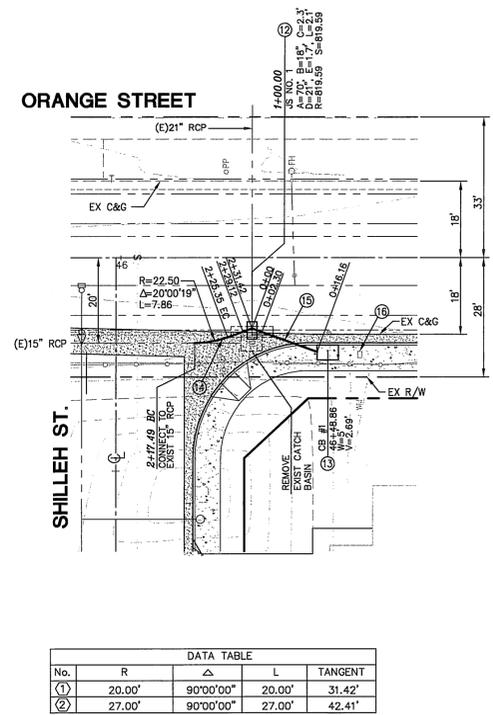
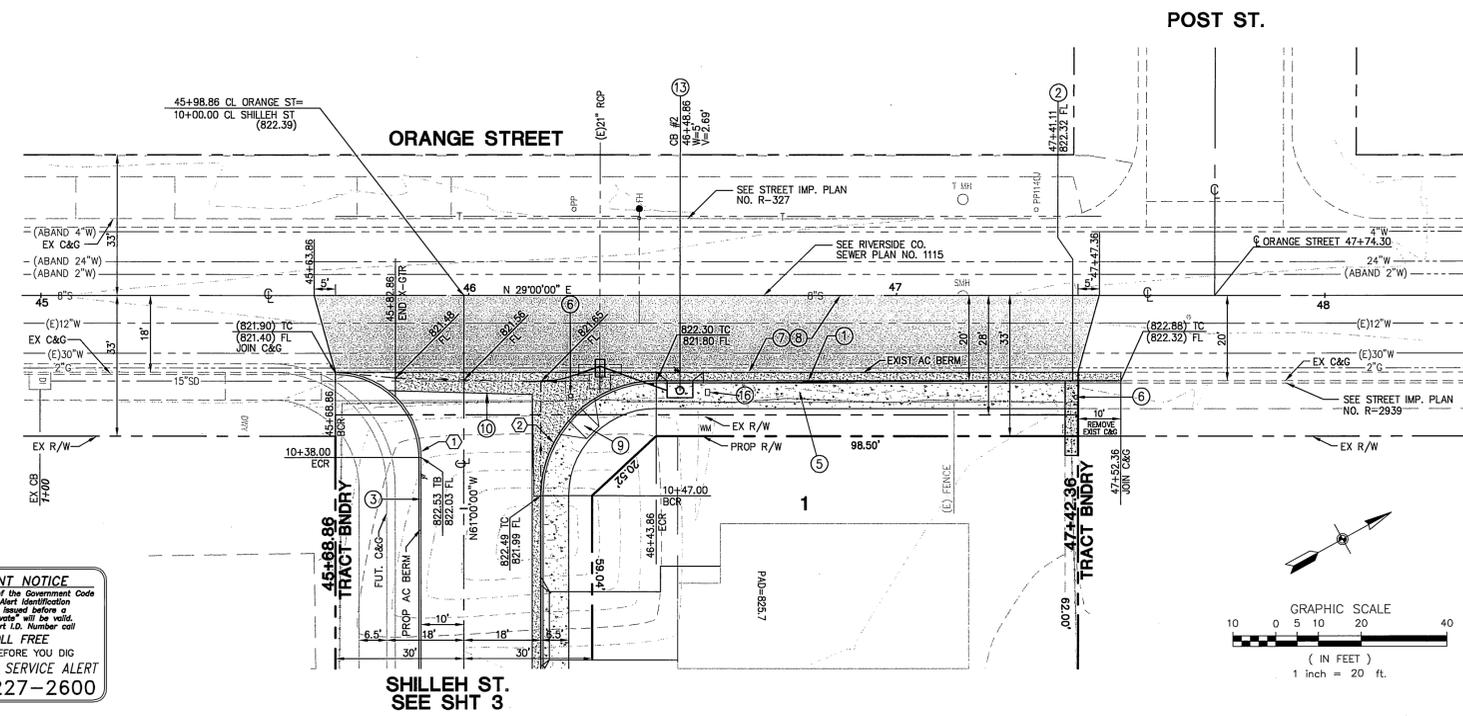
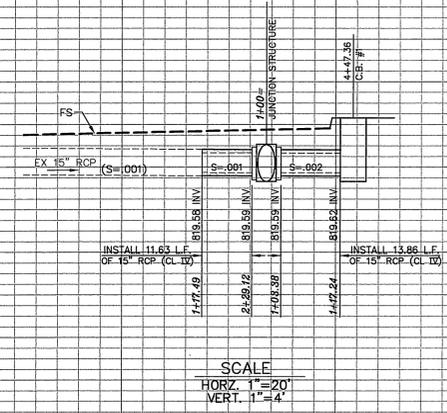
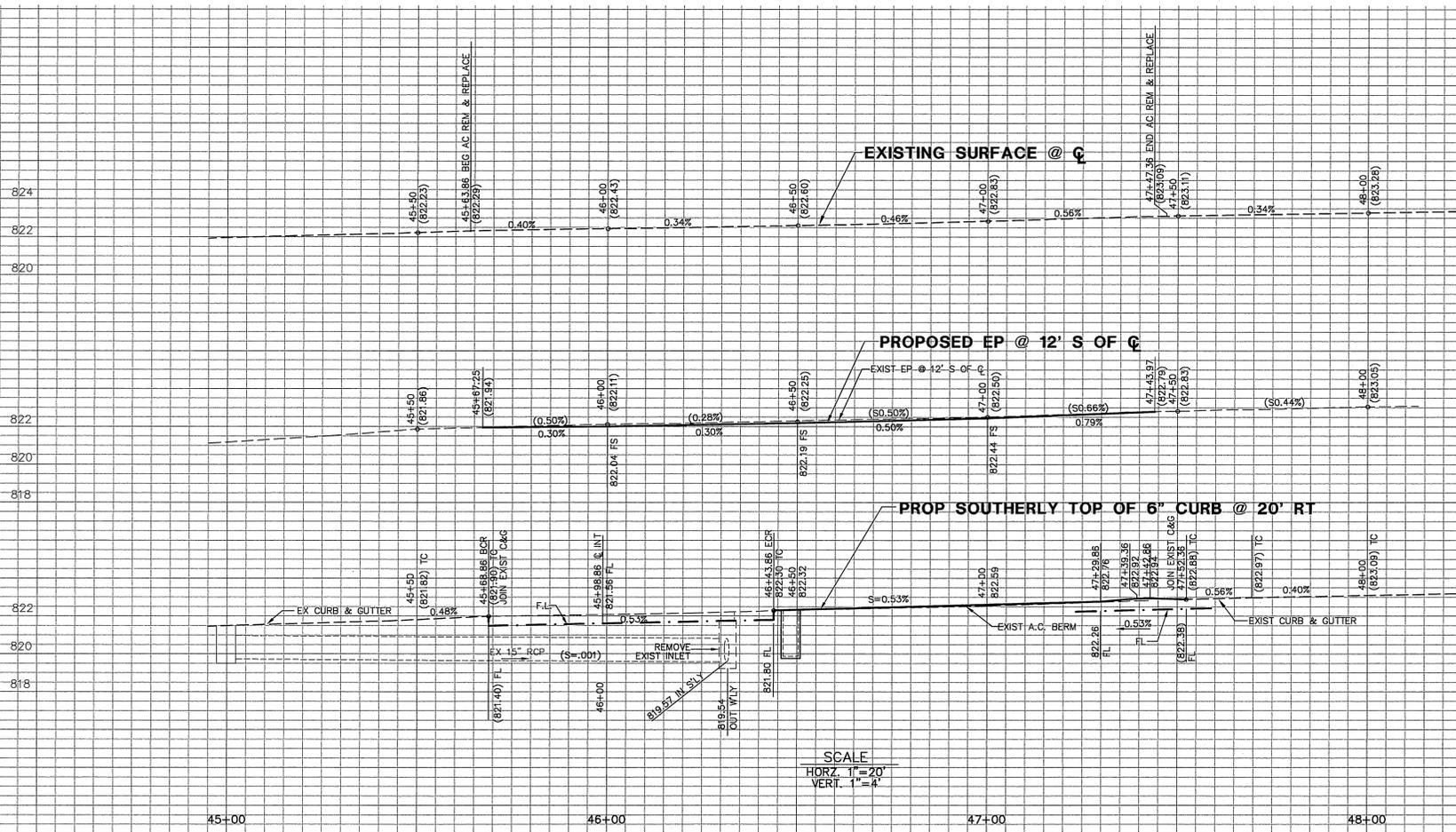
<p>CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT WATER DIVISION <i>MW McNeil</i> APPROVED BY DATE 7/11/05</p>	<p>CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT ELECTRIC DIVISION <i>Valdez</i> APPROVED BY DATE 7/11/05</p>
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CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER	<i>DJ</i>	10/24/05	<i>Thomas M. Ruiz</i>
STREET SERVICES	<i>PC</i>	7/11/05	CITY ENGINEER
TRAFFIC DIVISION			
MARK	REVISIONS	APPR.	DATE
DESIGNED BY TMR	DRAWN BY JVV	CHECKED BY TMR	

<p>STREET IMPROVEMENT PLANS FOR TRACT NO. 31825 TITLE SHEET ORANGE ST. & SHILLEH ST. HORIZONTAL SCALE: N/A VERTICAL SCALE: N/A</p>	<p>WDID#: 833C331920 PW04-0276 R-3807 SHEET 1 OF 3</p>
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05/23/05 F:\AZZA\F239-ORANGE ST-1ST-COVER.DWG

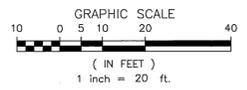
INDEXED 12-23-05 LHM



- CONSTRUCTION NOTES**
- CONSTRUCT CURB & GUTTER PER CITY STD. 200, TYPE I
 - CONSTRUCT DRAIN UNDER SIDEWALK PER APWA STD 151
 - CONSTRUCT AC BERM PER CITY STD. 250, TYPE I
 - CONSTRUCT SIDEWALK PER CITY STD. 325, CURB
 - OVERHEAD POWER FACILITIES SHALL BE RELOCATED BY CITY OF RIVERSIDE AT DEVELOPER'S EXPENSE. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION FOR RELOCATION OF OVERHEAD POWER FACILITIES
 - CONTACT: VAHID BAZEL, P.E.
PH. NO. (951) 826-5830
3900 MAIN ST., 4TH FLOOR
RIVERSIDE, CA. 92522
 - SAWCUT EXISTING AC PAVEMENT AND REMOVE
 - CONSTRUCT 3" AC OVER 4" MIN AGGREGATE BASE, R=56 *
 - CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304
 - CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. 220
 - CONSTRUCT JUNCTION STRUCTURE B PER CITY OF RIVERSIDE STD 421
 - CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD 400
 - INSTALL 15" R.C.P. CLASS IV
 - INSTALL 18" R.C.P. CLASS IV
 - EXISTING WATER METER TO BE REMOVED BY CITY FORCES.
- * ACTUAL PAVEMENT SECTION TO BE DETERMINED BY RECOMMENDATION OF SOILS ENGINEER AT TIME OF GRADING OPERATION.

BENCHMARK:
 J7-F2
 P.W. NAIL AT THE END OF THE CURVE OF THE SOUTHWEST CURB RETURN AT THE CORNER OF COLUMBIA AVENUE AND STRONG STREET.
 ELEVATION = 827.25'

No.	R	Δ	L	TANGENT
①	20.00'	90°00'00"	20.00'	31.42'
②	27.00'	90°00'00"	27.00'	42.41'



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CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT
 WATER DIVISION
 APPROVED BY: *MW McLeod*
 DATE: 7/1/05

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT
 ELECTRIC DIVISION
 APPROVED BY: *Valerio*
 DATE: 7/1/05

PREPARED BY:
FES INC.
 FORRETT ENGINEERING AND SURVEYING, INC.
 22311 BROOKHURST ST., STE. 1
 HUNTINGTON BEACH, CA 92646
 TEL: (714) 963-6793
 FAX: (714) 963-7296
 CITY OF RIVERSIDE BUS. CERTIFICATE #119711 EXP. DATE: 3/16/06

ENGINEER IN RESPONSIBLE CHARGE
Thomas M. Ruiz
 THOMAS M. RUIZ
 R.C.E. No. 58627 expires 12/31/06
 DATE: 7/1/05



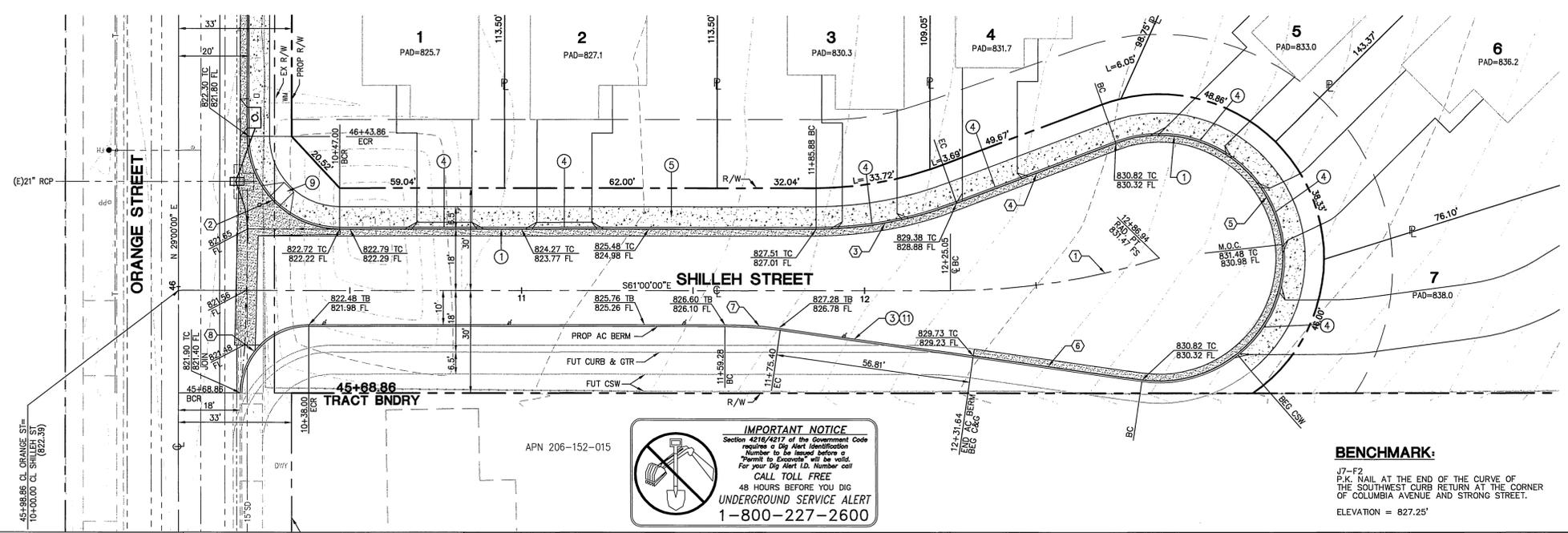
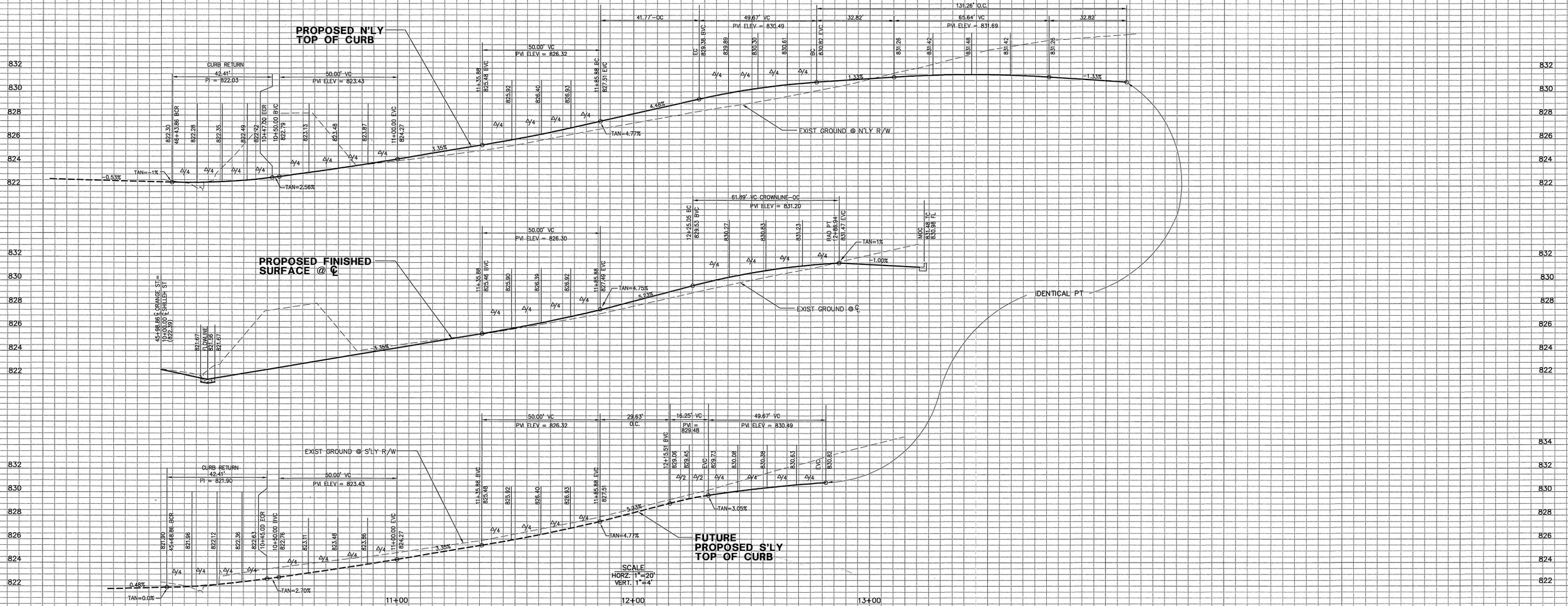
MARK REVISIONS APPR. DATE
 DESIGNED BY: *TMR* DRAWN BY: *JWV* CHECKED BY: *TMR*

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *Thomas M. Ruiz*
 DATE: 6/28/05

STREET IMPROVEMENT PLANS
FOR TRACT NO. 31825
ORANGE ST.
STA. 45+68.86 TO STA. 47+42.36
 HORIZONTAL SCALE: 1"=20' VERTICAL SCALE: 1"=4'

WDID#: 8330331920
 PW #04-0276
R-3807
 SHEET 2 OF 3

INDEXED 12-23-05 4H



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CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
WATER DIVISION
APPROVED BY: MW McLeod
DATE: 7/11/05

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
ELECTRIC DIVISION
APPROVED BY: [Signature]
DATE: 7/11/05

PREPARED BY:
FES INC.
FORKERT ENGINEERING AND SURVEYING, INC.
22311 BROOKHURST ST., STE. 1
HUNTINGTON BEACH, CA 92646
TEL: (714) 963-6793
FAX: (714) 963-7296
CITY OF RIVERSIDE BUS. CERTIFICATE #119711 EXP. DATE: 3/16/06

ENGINEER IN RESPONSIBLE CHARGE
[Signature]
THOMAS M. RUIZ
R.C.E. No. 58627 expires 12/31/06
DATE: 7/11/05

DESIGNED BY: TMR
DRAWN BY: JWW
CHECKED BY: TMR

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature]
PRINCIPAL ENGINEER
STREET SERVICES
TRAFFIC DIVISION
DATE: 10/21/05

STREET IMPROVEMENT PLANS
FOR TRACT NO. 31825
SHILLEH STREET
STA. 10+00.00 TO 12+86.58
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

WDD#: 833C331920
PW #04-0276
R-3807
SHEET 3 OF 3

INDEXED 12-23-05 LFH