STREET IMPROVEMENT PLANS
TRACT NO. 32202

GENERAL NOTES

1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECT WITHIN THE PUBLIC RIGHT-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 WORL.
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 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 PROCEDURE. (FOR TRACT ONLY- SEE CHECK LIST ITEM 25 FOR OTHER PLANS.)
14. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
15. 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.
16. STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
17. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
18. 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.
19. STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP(S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENACE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS ARE MADE TO MAINTAIN SIGNAL OPERATION.
20. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
21. 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 IQUIRY IDENTIFICATION NUMBER BY U.S.A.

LEGEND:

(527.63).....EXISTING ELEVATION
520.00.....PROPOSED ELEVATION
--(530)--.....EXISTING CONTOUR
.....DRAINAGE PATTERN
.....PROPOSED STRUCTURE
.....PROPOSED 6' BLOCK WALL
SW.....SIDE WALK
.....LIGHT
.....CENTER LINE
.....PROPERTY LINE
(9) .....CONSTRUCTION NOTES

T.C.....TOP OF CURB
F.L.....FLOW LINE
F.G.....FINISH GRADE
F.S.....FINISH SURFACE
F.F.....FLOOR FINISH
H.P.....HIGH POINT
P.P.....POWER POLE
D/W.....DRIVEWAY
W.M.....WATER METER
INV.....INVERT ELEVATION
T.G.....TOP OF GRATE

REFERENCE DRAWING:

GRADING PLAN	PW-05-0864
SEWER PLAN	S-497

SITE ADDRESS:

NORTHWEST CORNER
GRAMERCY PLACE AND
NORWOOD AVE.
RIVERSIDE, CA
TRACT MAP 32202

A.P.N.:

149-302-013

OWNER/APPLICANT:

MR. SAUL & IVONNE MEZA
16942 ORANGECREST CT.
RIVERSIDE, CA 92504
TEL.: (951) 543-8749

SHEET INDEX:

SHEET 1.....COVER SHEET
SHEET 2.....PLANS & PROFILE (GRAMERCY)
SHEET 3.....PLANS & PROFILE (NORWOOD)

STREET IMPROVEMENT PLAN NOTES

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 PLAN.

CONTACT: STEVE JOHAL
PH. (951) 826-5830
3901 ORANGE STREET
RIVERSIDE, CA 92501

OVERHEAD FACILITY RELOCATION

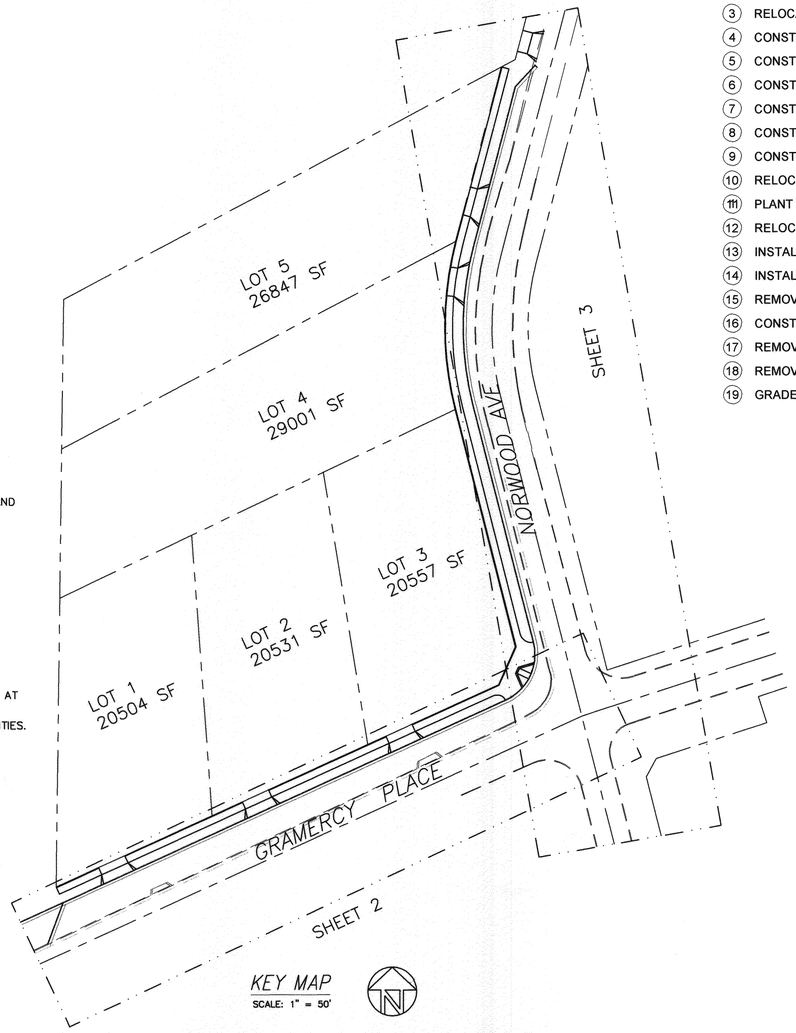
OVERHEAD POWER FACILITIES SHALL BE RELOCATED BY CITY OF RIVERSIDE AT DEVELOPER'S EXPENSE. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION FOR RELOCATION OF OVERHEAD POWER FACILITIES.

CONTACT: STEVE JOHAL
PH. (951) 826-5830
3901 ORANGE STREET
RIVERSIDE, CA 92501

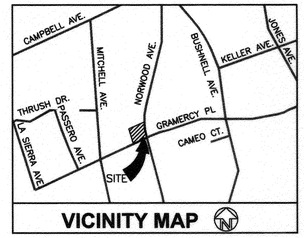
WATER DEVELOPMENT NOTE:

DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY FORCES FIFTEEN (15) WORKING DAYS FOR COMPLETION OF WORK.

REGISTERED PROFESSIONAL ENGINEER
JACK C. S. LEE
40870
Exp. 3-31-09
CIVIL
STATE OF CALIFORNIA



KEY MAP
SCALE: 1" = 50'



VICINITY MAP

CONSTRUCTION NOTES:

(1)	REMOVE EXISTING CURB & GUTTER/A.C. BERM	843 L.F.
(2)	SAW-CUT AND REMOVE MIN. 2' WIDE ASPHALT PAVEMENT	1693 S.F.
(3)	RELOCATE EXISTING FIRE HYDRANT	1 EA.
(4)	CONSTRUCT CONCRETE 6" CURB AND GUTTER PER CITY STANDARD 200, TYPE I	702 L.F.
(5)	CONSTRUCT CONCRETE SIDEWALK PER CITY STANDARD 325	2476 S.F.
(6)	CONSTRUCT ___ AC PAVING OVER ___ AGGREGATE BASE PER SOILS REPORT #____, R-VALUE:___	9891 S.F.
(7)	CONSTRUCT DRIVEWAY APPROACH PER CITY STANDARD 302, TYPE PL-I	5 EA.
(8)	CONSTRUCT 6" A.C. BERM PER CITY STANDARD 250, TYPE 1	132 L.F.
(9)	CONSTRUCT CONCRETE WHEELCHAIR RAMP PER CITY STANDARD 304, TYPE I	1 EA.
(10)	RELOCATE EXISTING STREET NAME SIGN & POST PER CITY STANDARD 662 A	1 EA.
(11)	PLANT STREET TREES (4'X4' TREE WELL) WITH ROOT BARRIERS	6 EA.
(12)	RELOCATE EXISTING GUY POLE	1 EA.
(13)	INSTALL 6"Ø SEWER LATERAL PER CITY STANDARD 562 A (PER SEPARATE PERMIT)	5 EA.
(14)	INSTALL 1"Ø WATER SERVICE WITH METER	5 EA.
(15)	REMOVE EXISTING MANHOLE PER SEWER PLAN (PER SEWER PLAN S-497)	1 EA.
(16)	CONSTRUCT SEWER MANHOLE PER SEWER PLAN (PER SEWER PLAN S-497)	2 EA.
(17)	REMOVE AND REALIGN EXISTING 8" VCP PER SEWER PLAN (PER SEWER PLAN S-497)	48 L.F.
(18)	REMOVE AND RECONSTRUCT A.C. DRIVEWAY TO MATCH TRANSITION	2 EA.
(19)	GRADE TO DRAIN, INSTALL F-1 FLEXIBLE DELINEATORS 20' O.C. ALONG OUTGOING TAPER	

Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS
BEFORE YOU DIG

PW05-0865

BENCH MARK:
RXR SPK IN COMBINATION PP# 28642J IN THE SE'LY CORNER OF GRAMERCY PLACE AND NORWOOD AVENUE, BM# G1 L3
ELEVATION: 747.456 FEET (1997)

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
ELECTRICAL DIVISION
APPROVED BY:
SIGNATURE 4-14-08 DATE

CITY OF RIVERSIDE
PUBLIC UTILITY DEPARTMENT
WATER DIVISION
APPROVED BY:
SIGNATURE 4/17/08 DATE

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090
CITY OF RIVERSIDE BUSSINESS TAX CERTIFICATE NO. 119285
EXPIRATION DATE: FEBRUARY 18,2009
R.C.E. NO. 40870 EXP. 3-31-09 4-14-08 DATE

MARK	REVISION	APPR.	DATE	BY

DESIGNED BY:___ DRAWN BY:___ CHECK BY:___

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY:	DATE:	BY
PRINCIPAL ENGINEER		4/25/08	
TRAFFIC DIVISION		4.28.08	S.H.

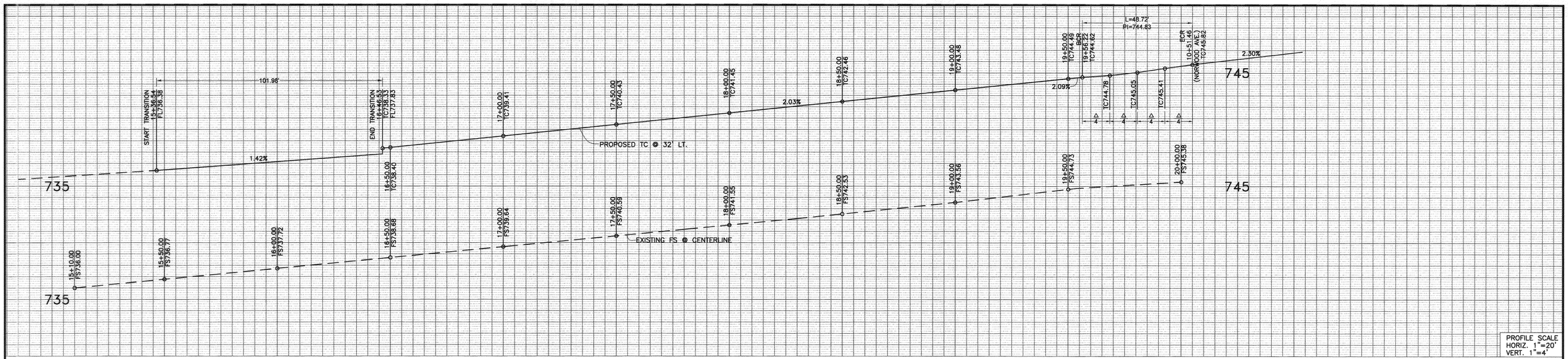
APPROVED BY
CITY ENGINEER:
DATE: 4/28/08

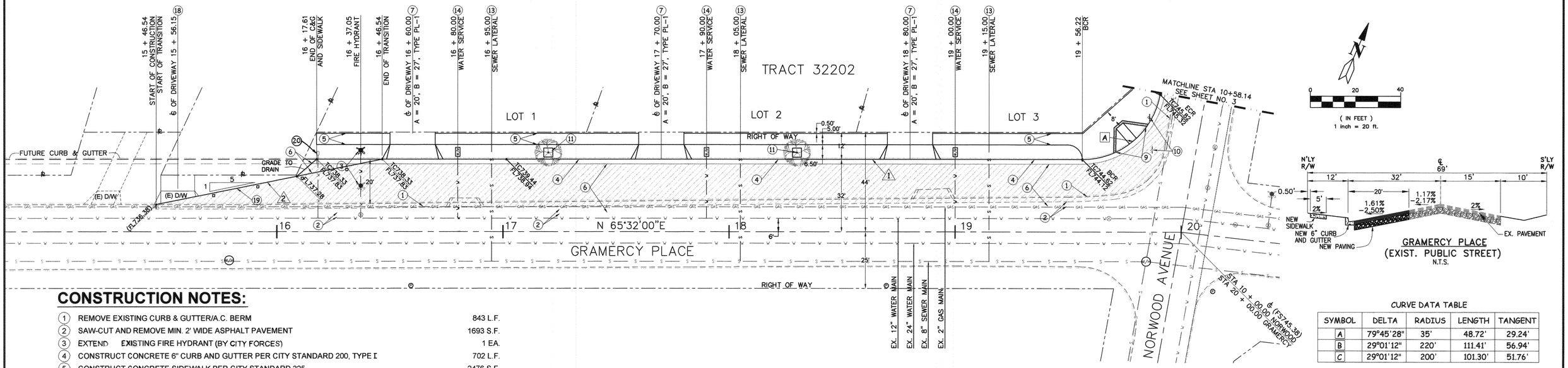
STREET PLAN & PROFILE
NORTH WEST CORNER OF GRAMERCY PLACE AND NORWOOD AVE
TRACT NO. 32202
HORIZ SCALE: 1" = 20' VERT. SCALE: 1" = 4'

SHEET NO.
1 OF 3
R-4025

RZ

INDEXED 5-01-08 LH





CONSTRUCTION NOTES:

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(2)	SAW-CUT AND REMOVE MIN. 2' WIDE ASPHALT PAVEMENT	1693 S.F.
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(4)	CONSTRUCT CONCRETE 6" CURB AND GUTTER PER CITY STANDARD 200, TYPE I	702 L.F.
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(13)	INSTALL 6"Ø SEWER LATERAL PER CITY STANDARD 562 A (PER SEPARATE PERMIT)	5 EA.
(14)	INSTALL 1"Ø WATER SERVICE WITH 3/4" METER (BY CITY FORCES)	5 EA.
(18)	REMOVE AND RECONSTRUCT A.C. DRIVEWAY TO MATCH TRANSITION	2 EA.
(19)	GRADE TO DRAIN, INSTALL F-1 FLEXIBLE DELINEATORS 20' O.C. ALONG OUTGOING TAPER	
(20)	EXTEND EXISTING 1" WATER SERVICE (BY CITY FORCES)	

REGISTERED PROFESSIONAL ENGINEER
JACK C. S. LEE
40870
Exp. 3-31-09
CIVIL
STATE OF CALIFORNIA

CURVE DATA TABLE

SYMBOL	DELTA	RADIUS	LENGTH	TANGENT
A	79°45'28"	35'	48.72'	29.24'
B	29°01'12"	220'	111.41'	56.94'
C	29°01'12"	200'	101.30'	51.76'

LINE DATA TABLE

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3	N14°13'28"W	170.09'	6" C&G
4	N14°47'44"E	147.08'	6" C&G
5	N54°13'24"E	112.18'	6" C&G

PW05-0865

BENCH MARK:
RXR SPK IN COMBINATION PP# 28642J IN THE SE'LY CORNER OF GRAMERCY PLACE AND NORWOOD AVENUE, BM# G1 L3
ELEVATION: 747.456 FEET (1997)

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
ELECTRICAL DIVISION
APPROVED BY:
SIGNATURE 4-14-08 DATE

CITY OF RIVERSIDE
PUBLIC UTILITY DEPARTMENT
WATER DIVISION
APPROVED BY:
MW MWd SIGNATURE 4/17/08 DATE

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090
CITY OF RIVERSIDE BUSSINESS TAX CERTIFICATE NO. 119285
EXPIRATION DATE: FEBRUARY 18,2009
R.C.E. NO. 40870 EXP. 3-31-09 4-14-08 DATE

MARK	REVISION	APPR.	DATE

DESIGNED BY:___ DRAWN BY:___ CHECK BY:___

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY:	DATE	BY
PRINCIPAL ENGINEER	4/25/08	MK
TRAFFIC DIVISION	4.23.08	S.H.

APPROVED BY
CITY ENGINEER:
DATE: 4/25/08

STREET PLAN & PROFILE
NORTH WEST CORNER OF GRAMERCY PLACE AND NORWOOD AVE
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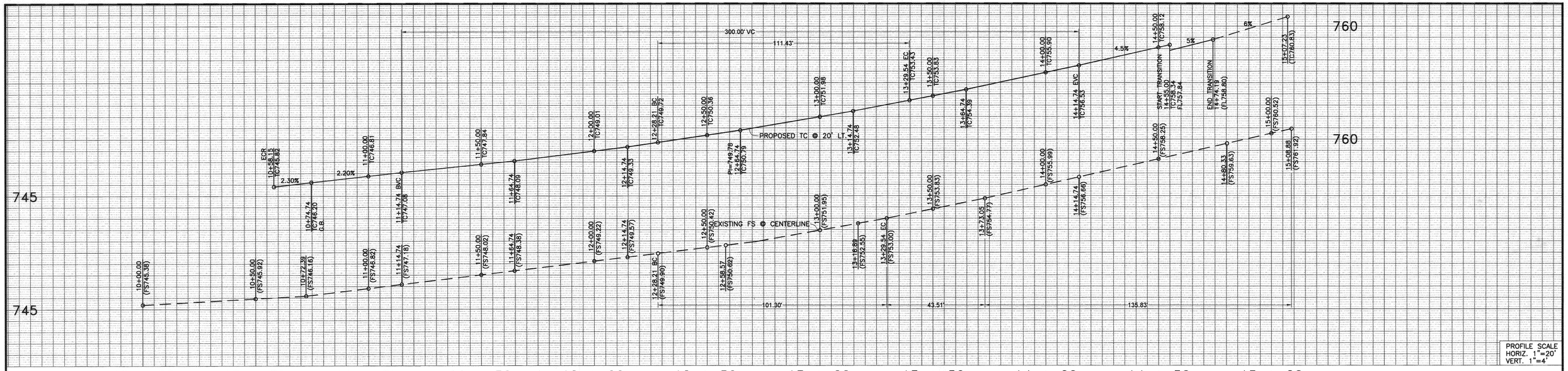
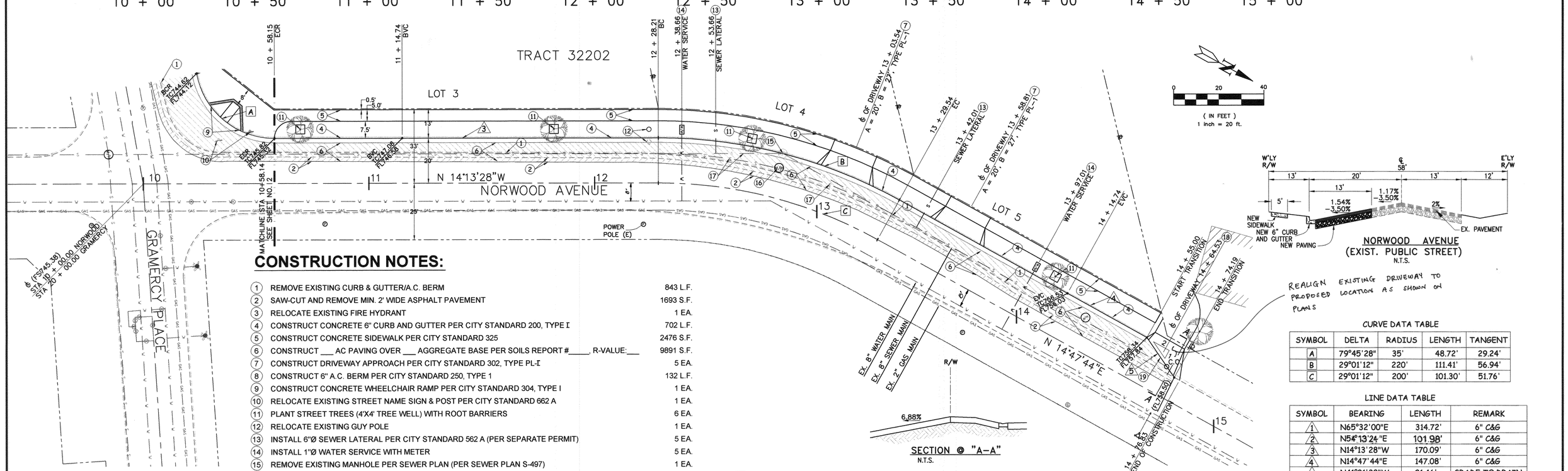
HORIZ SCALE: 1" = 20' VERT. SCALE: 1" = 4'

SHEET NO. 2 OF 3
R-4025

INDEXED 5-01-08 LH



PROFILE SCALE
HORIZ. 1"=20'
VERT. 1"=4'



NORWOOD AVENUE
(EXIST. PUBLIC STREET)
N.T.S.

REALIGN EXISTING DRIVEWAY TO PROPOSED LOCATION AS SHOWN ON PLANS

CONSTRUCTION NOTES:

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FOR REVISED SEWER PLAN SEE EXISTING DRAWING S-497

CURVE DATA TABLE

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PW05-0865

BENCH MARK:
RXR SPK IN COMBINATION PP# 28642J IN THE SE'LY CORNER OF GRAMERCY PLACE AND NORWOOD AVENUE, BM# G1 L3
ELEVATION: 747.456 FEET (1997)

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
ELECTRICAL DIVISION
APPROVED BY:
SIGNATURE — DATE 4-14-08

CITY OF RIVERSIDE
PUBLIC UTILITY DEPARTMENT
WATER DIVISION
APPROVED BY: MW
SIGNATURE — DATE 4/17/08

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CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY:	DATE	BY
PRINCIPAL ENGINEER	4/25/08	
TRAFFIC DIVISION	4-25-08	

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CITY ENGINEER:
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HORIZ SCALE: 1" = 20' VERT. SCALE: 1" = 4'

SHEET NO. 3 OF 3

R-4025

RJR

INDEXED 5-01-08 LFH