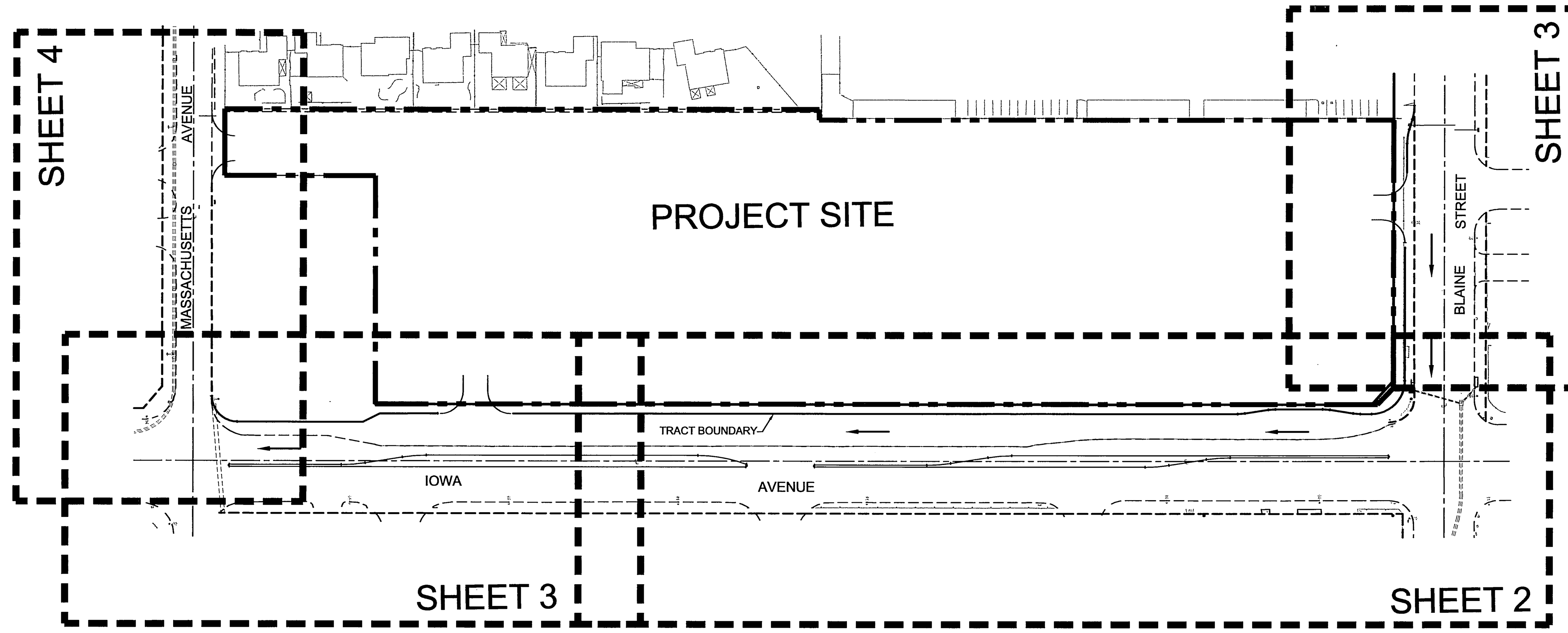
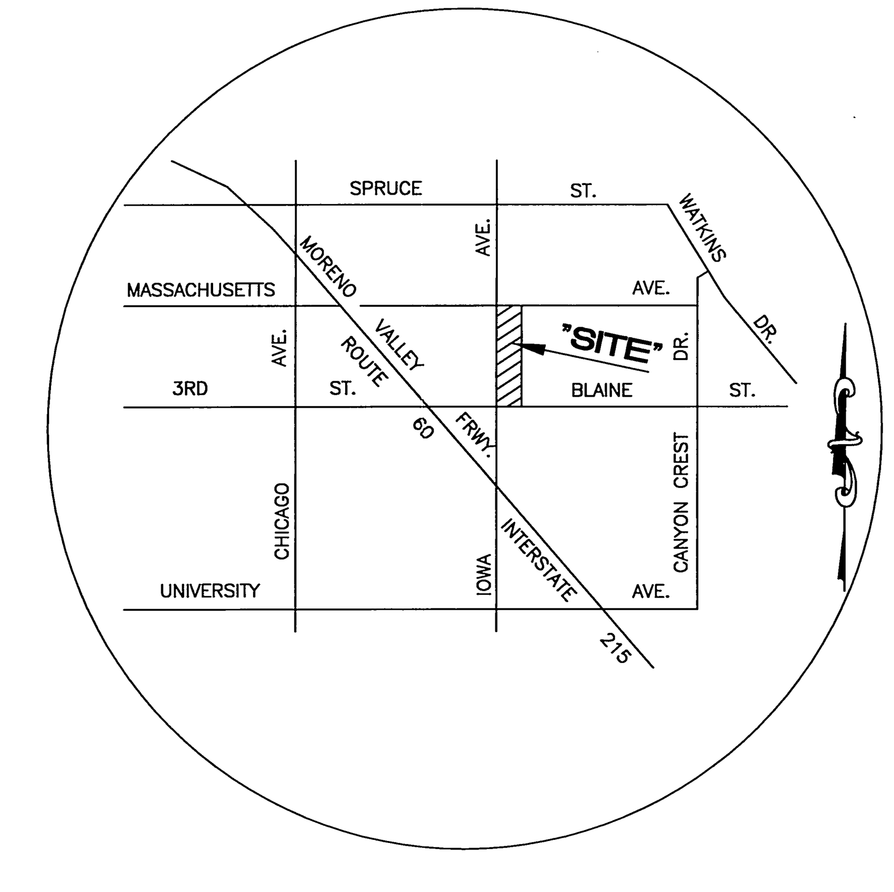
# STERLING IOWA APARTMENTS
# STREET IMPROVEMENT PLAN




## VICINITY MAP
NOT TO SCALE

## LEGEND

- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- SAWCUT 2' OF EXISTING PAVEMENT
- COLD-PLANE EXISTING AC PAVEMENT AND CONSTRUCT VARIABLE THICKNESS OVERLAY VARIABLE 1" TO 3"
- RELOCATED PALM TREES

## GENERAL NOTES

1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS 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 (THIS NOTE REQUIRED ON ALL PLANS).
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. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. 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.
10. 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.
11. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
12. 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.
13. STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
14. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
15. SEE TRAFFIC SIGNAL PLAN X-___409___ FOR TRAFFIC SIGNAL FACILITIES AND STRIPING.
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 # 1800 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. 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.

## STREET IMPROVEMENT PLAN NOTES

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF STREET LIGHTS AND UNDERGROUND ELECTRIC UTILITY FACILITIES. CONTACT RIVERSIDE PUBLIC UTITLITIES 90 DAYS IN ADVANCE OF CONSTRUCTION TO OBTAIN APPROVED STREET LIGHT AND ELECTRICAL PLANS

CONTACT: STEVE JOHAL
PH. NO. (951) 826-5830
3901 ORANGE STREET
RIVERSIDE, CA 92501

### UNDERGROUND FACILITY RELOCATIONS

UNDERGROUND POWER FACILITIES SHALL BE RELOCATED BY THE DEVELOPER AND CITY .OF RIVERSIDE AT DEVELOPERS EXPENSE. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION FOR APPROVED PLANS FOR RELOCATION OF UNDERGROUND POWER AND STREET LIGHT FACITLITIES

CONTACT: STEVE JOHAL
PH. NO. (951) 826-5830
3901 ORANGE STREET
RIVERSIDE, CA 92501

### OVERHEAD FACILITY RELOCAT1ONS

OVERHEAD POWR FACILITIES SHALL BE RELOCATED BY CITY OF RIVERSIDE AT DEVELOPERS EXPENSE: CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION FOR RELOCATION OF OVERHEAD POWER FACILITIES.

CONTACT: STEVE JOHAL
PH. NO. (951) 826-5830
3901 ORANGE STREET
RIVERSIDE, CA 92501

## CITY WATER DEPARTMENT NOTE:

A MINIMUM COVER OF 24" SHALL BE MAINTAINED ABOVE ALL WATER LINES DURING ALL EXCAVATION, BACKFILL AND COMPACTION ACTIVITIES DURING STREET IMPROVEMENTS. CONTACT TONI REDMAN @ (951) 826-2126 IF COVER IS REDUCED BEYOND THIS OR FOR ANY OTHER QUESTIONS REGARDING THIS REQUIREMENT.

## PUBLIC UTILITIES DEPARTMENT NOTE

DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR START OF CONSTRUCTION AND ALLOW THE CITY FIFTEEN (15) WORKING DAYS FOR COMPLETION OF WORK (951) 351-6368

## SOURCE OF TOPOGRAPHY/ALTA

MERIDIAN LAND SERVICES, INC.
LAND SURVEYING
P.O. BOX 1165 – WILDOMAR, CA. 92595
V: 951-440-4377 F: 951-678-8231

## NOTE:

BORING MAY BE REQUIRED TO DETERMINE EXISTING STRUCTURAL SECTION. FINAL STRUCTURAL SECTION SHALL BE DETERMINED PER FINAL SOILS REPORT AND CITY ENGINEER'S APPROVAL

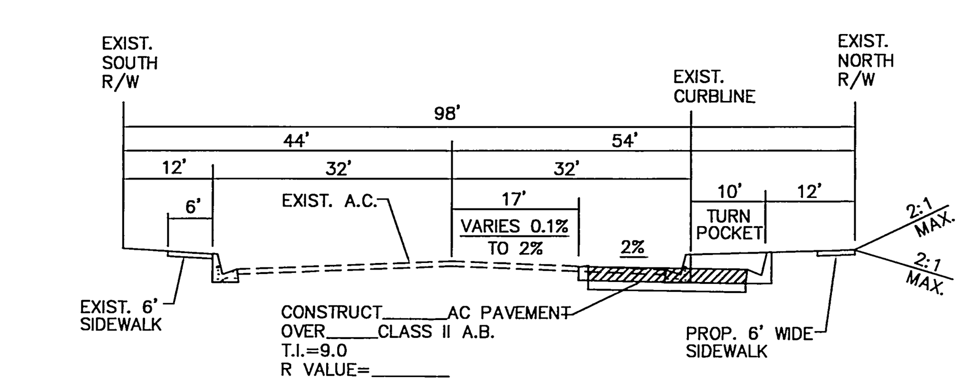
## ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTING AND APPROXIMATE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES STRUCTURES EXCEPT AS SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID STRUCTURES NOR FOR UTILITIES OR IRRIGATION STRUCTURES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK, WHETHER OR NOT SHOWN HEREON, AND FOR ANY DAMAGE OR PROTECTION TO THESE SUBSTRUCTURES.

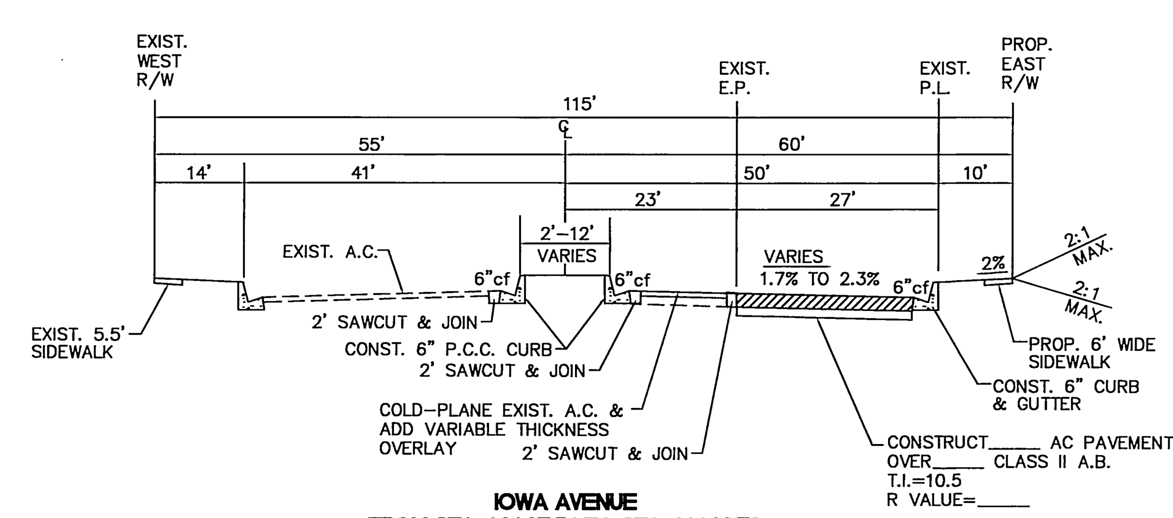
THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION TO COORDINATE RELOCATION OR PROTECTION OF EXISTING UTILITIES.

CITY ACCEPTANCE OF PLANS DOES NOT RELIEVE THE CONTRATOR FROM RESPONSIBILITY FOR THE CORRECTION OF ERROR AND OMISSION DISCOVERED DURING CONSTRUCTION, UPON REQUEST OF THE CITY INSPECTOR, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR REVIEW.

GRAPHIC SCALE
100 0 50 100 200 400
( IN FEET )
1 inch = 100 ft.




**BLAINE STREET**
**FROM STA. 10+00.00 TO STA. 13+74.44**
NO SCALE




**IOWA AVENUE**
**FROM STA. 26+67.54 TO STA. 39+93.73**
NO SCALE

## CONSTRUCTION NOTES:

| NO. | DESCRIPTION | QUANTITIES |
|---|---|---|
| ① | CONSTRUCT____A.C. PAVEMENT OVER____CLASS-II A.B. PER S.R. ____ | 53,900 SF |
| ② | CONSTRUCT CURB PER CITY OF RIVERSIDE STANDARD No. 200, TYPE II. | 2,400 LF |
| ③ | CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD No. 200, TYPE I. | 960 LF |
| ④ | CONSTRUCT 6' WIDE MEANDERING SIDEWALK PER CITY OF RIVERSIDE STANDARD No. 325. | 6,450 SF |
| ⑤ | CONSTRUCT 6" ASPHALT CONCRETE BERM PER CITY OF RIVERSIDE STANDARD No. 250, TYPE I. | 150 LF |
| ⑫ | CONSTRUCT CURB RAMP PER CITY OF RIVERSIDE STANDARD No. 304, TYPE III | 5 EA. |
| ⑬ | CONSTRUCT CURB RAMP PER CITY OF RIVERSIDE STANDARD No. 304, TYPE I | 2 EA. |
| ㉑ | CONSTRUCT CROSS-GUTTER PER CITY OF RIVERSIDE STANDARD No. 220. | 1,680 SF/3 EA |
| ㊱ | SAWCUT 2' OF EXISTING PAVEMENT | 4,030 LF |
| ㊲ | 2' MIN. 0.1' THICKNESS OVERLAY & SAWCUT EXISTING AC PAVING, SEE DETAIL 37, SHEET 2 | 21,510 SF |

## WATER CONSTRUCTION NOTES BY CITY FORCES

| NO. | DESCRIPTION | QUANTITIES |
|---|---|---|
| 41 | CUT & PLUG EXISTING 1" SERVICE | 1 EA. |
| 42 | CUT & PLUG EXISTING 2" SERVICE | 1 EA. |

## NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY & HEALTH REGULATIONS" OF THE US DEPARTMENT OF LABOR AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATION "CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE ANY WAY FOR CONTRACTOR OR SUBCONTRACTOR'S COMPLIANCE WITH SAID REGULATIONS AND ORDERS. CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE COMPLETED RESPONSIBILITY FOR THE JOB SITE CONDITION DURING THE COURSE OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. 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 CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

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, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.


Index of Sheets:

| Sheet No.(s) | Description |
|---|---|
| 1 | Title Sheet |
| 2 – 4 | Street Plan and Profile |


PW II-0082

UNDERGROUND SERVICE ALERT
DIGALERT
Call TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
WATER DIVISION
APPROVED BY [signature] DATE 1/5/2011

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
ELECTRIC-OVERHEAD & UNDERGROUND
APPROVED BY [signature] DATE

**BENCH MARK**

FD. P.K. NAIL AND CITY ENGINEER TAG IN THE CONCRETE BASE OF A STREET LIGHT POLE ON THE WESTERLY SIDE OF IOWA, 167 FEET SOUTHERLY OF MASSACHUSETTS AVE.
POINT ID: I8-J3
MAP PAGE: 686/C-3
LOCATION: RIVERSIDE
DATUM: 1929
ELEVATION: 963.895

**BASIS OF BEARINGS**

*THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MASSACHUSETTS AVE. BEING: N89°59'30"E TRACT NO. 10071-1, M.B. 128/45-47 DATE OF FIELD SURVEY: JUNE 11, 2010*
THE EXISTING BLOCK WALL LOCATED ON THE WESTERLY LINE OF LOTS 37 THROUGH 40, INCLUSIVE OF TRACT NO. 10071-1, M.B. 218/45-47, APPEAR TO HAVE BEEN CONSTRUCTED ON A PORTION OF SAID LOTS 37 THROUGH 40, INCLUSIVE OF TRACT NO. 10071-1, M.B. 218/45-47, AS SHOWN.
THIS MAP IS BASED ON INFORMATION FROM A TITLE COMMITMENT REPORT PROVIDED BY FIRST AMERICAN TITLE COMPANY, FILE NO. 935082720-M19, ORDER NO. 16197(dn), DATED APRIL 23, 2010
PROPERTY: VACANT LAND, RIVERSIDE, CA
PROPERTY CONTAINS TOTAL 7.87 ACRES (342,817 SQUARE FEET) MORE OR LESS

PLANS PREPARED UNDER THE DIRECTION OF:
[signature] 07/12/11
JASON F. VROOM R.C.E. 61297 DATE
EXPIRATION DATE: 06-30-13 DATE 07/12/11

DRAWN BY G.A.
DESIGN BY J.V.
CHECKED BY J.V.
W.O. XX-XXX

REGISTERED PROFESSIONAL ENGINEER
JASON F. VROOM
NO. 61297
EXP 6-30-13
CIVIL
STATE OF CALIFORNIA

ALLIANCE
LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 250
VALENCIA, CA 91355
TEL: (661) 799-2760
FAX: (661) 254-1929
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING
BUSINESS TAX ID: BL00142354 EXP. DATE 04-19-12

| MARK | REVISIONS | APPR. | DATE |
|---|---|---|---|

DESIGNED BY J.V. DRAWN BY GA CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

| APPROVED BY | BY | DATE |
|---|---|---|
| PRINCIPAL ENGINEER | F.M. | 8.3.11 |
| Street Trees | JCS | 8/2/11 |
| TRAFFIC DIVISION | S.H | 8-3-11 |

APPROVED BY [signature]
CITY ENGINEER
DATE 8/5/11

**STREET IMPROVEMENT PLANS**
**STERLING IOWA AVENUE APTS.**
MASSACHUSETTS AVENUE TO BLAINE STREET
HORIZONTAL SCALE: 1" = 100'

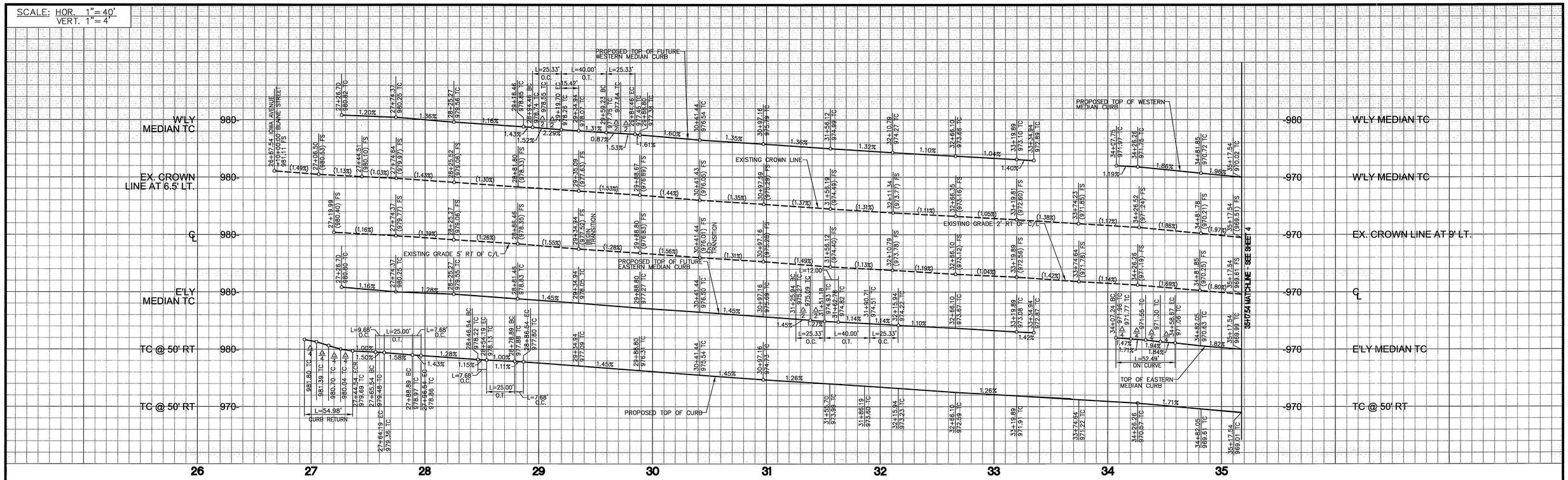
ACCT. NO.
**R-4219**

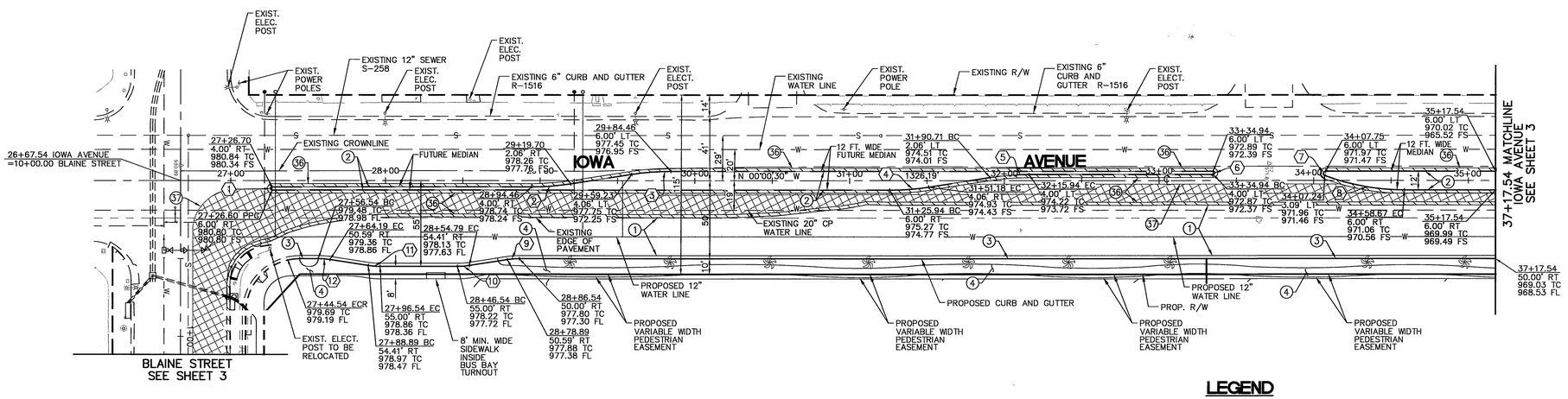

I:\CAD\1024\STREETS\1024-OFFSITE STREET-SHEET 01.dwg

RVZ

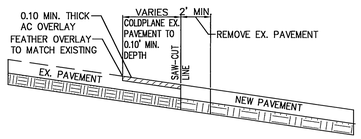
Indexed 11/8/11 S.E.

SCALE: HOR. 1"=40'
VERT. 1"=4'




SCALE: 1"=40'




37 OVERLAY JOIN DETAIL
NOT TO SCALE

## CONSTRUCTION NOTES:

1. CONSTRUCT____A.C. PAVEMENT OVER ____ CLASS-II A.B. PER TYPICAL SECTION
2. CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD No. 200, TYPE II.
3. CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD No. 200 TYPE I.
4. CONSTRUCT 6' WIDE MEANDERING SIDEWALK PER CITY OF RIVERSIDE STANDARD No. 325.
5. CONSTRUCT 6" ASPHALT CONCRETE BERM PER CITY OF RIVERSIDE STANDARD No. 250, TYPE I.
36. SAWCUT 2' OF EXISTING PAVEMENT
37. 2' MIN. 0.1' THICKNESS OVERLAY & SAWCUT EXISTING AC PAVING, SEE DETAIL 37, SHEET 2

## WATER CONSTRUCTION NOTES BY CITY FORCES:

41. CUT & PLUG (1) EXISTING 1" SERVICE.
42. CUT & PLUG (1) EXISTING 2" SERVICE.

| CURVE DATA | | | | |
|---|---|---|---|---|
| ⬡ | Δ | R | L | T |
| 1 | 174°45'42" | 1.00' | 3.05' | 21.86' |
| 2 | 10°23'20" | 165.00' | 29.92' | 15.00' |
| 3 | 10°23'20" | 165.00' | 29.92' | 15.00' |
| 4 | 10°23'20" | 165.00' | 29.92' | 15.00' |
| 5 | 10°23'20" | 165.00' | 29.92' | 15.00' |
| 6 | 174°45'42" | 1.00' | 3.05' | 21.86' |
| 7 | 156°48'30" | 1.50' | 4.11' | 7.31' |
| 8 | 23°11'30" | 150.00' | 60.72' | 30.78' |
| 9 | 08°47'50" | 50.00' | 7.68' | 3.85' |
| 10 | 08°47'50" | 50.00' | 7.68' | 3.85' |
| 11 | 08°47'50" | 50.00' | 7.68' | 3.85' |
| 12 | 08°47'50" | 50.00' | 7.68' | 3.85' |

## LEGEND

- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- SAWCUT 2' OF EXISTING PAVEMENT
- SCARIFY EXISTING AC PAVEMENT AND CONSTRUCT VARIABLE THICKNESS OVERLAY VARIABLE 1" TO 3"
- RELOCATED PALM TREE

GRAPHIC SCALE
40 0 20 40 80 160
( IN FEET )
1 inch = 40 ft.

UNDERGROUND SERVICE ALERT
DIGALERT
Call TOLL FREE
1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
WATER DIVISION
APPROVED BY 7/13/2011 DATE

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
ELECTRIC-OVERHEAD & UNDERGROUND
APPROVED BY DATE

PLANS PREPARED UNDER THE DIRECTION OF:
JASON F. VROOM R.C.E. 61297 DATE 07/12/11
EXPIRATION DATE: 06-30-13 DATE 07/12/11

DRAWN BY G.A.
DESIGN BY J.V.
CHECKED BY J.V.
W.O. XX-XXX

REGISTERED PROFESSIONAL ENGINEER JASON F. VROOM NO. 61297 EXP 6-30-13 CIVIL STATE OF CALIFORNIA

ALLIANCE
LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX:(760) 431-8802
27433 TOURNEY ROAD
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VALENCIA, CA 91355
TEL: (661) 799-2760
FAX: (661) 254-1929
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING
BUSINESS TAX ID: BL 00142354 EXP. DATE: 04-19-12

| MARK | REVISIONS | APPR. | DATE |
|---|---|---|---|

DESIGNED BY J.V. DRAWN BY G.A. CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

| APPROVED BY | BY | DATE |
|---|---|---|
| PRINCIPAL ENGINEER | | 8.3.11 |
| Street Trees TRAFFIC DIVISION | | 8/31/11 8-31-11 |

APPROVED BY CITY ENGINEER
DATE 8/5/11

STREET IMPROVEMENT PLANS
STERLING IOWA APTS.
FROM
26+67.54 TO 35+17.54 IOWA AVE

HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 1"=4'

ACCT. NO.
R-4219
SHEET 2 OF 4

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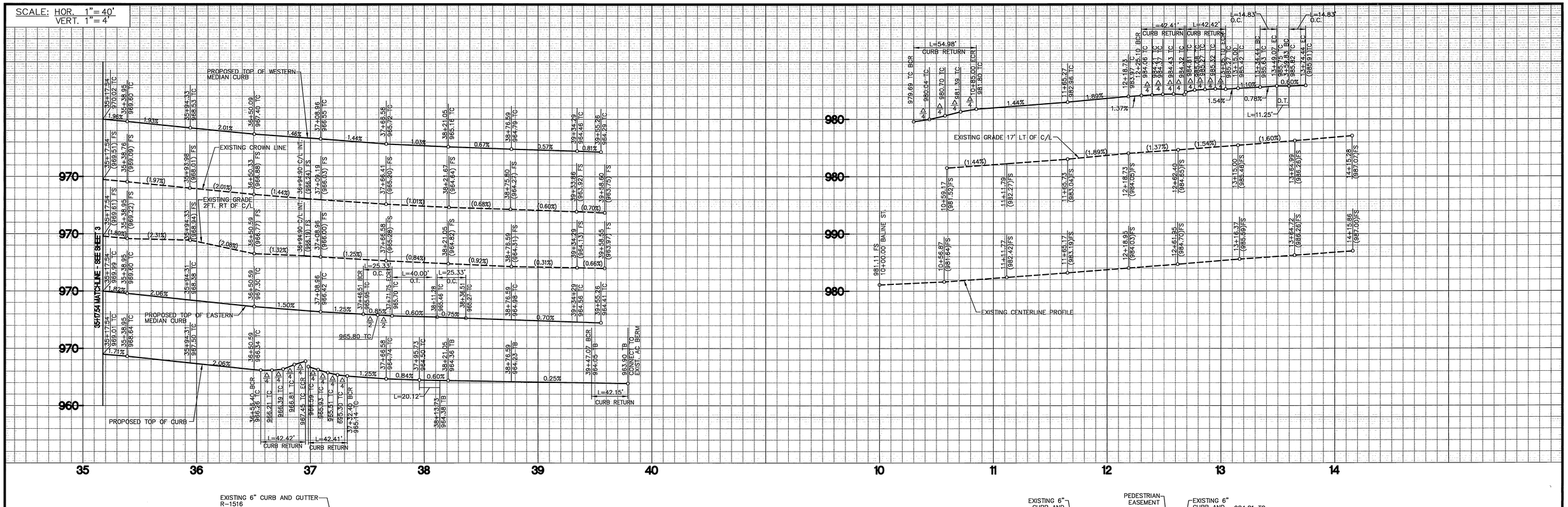


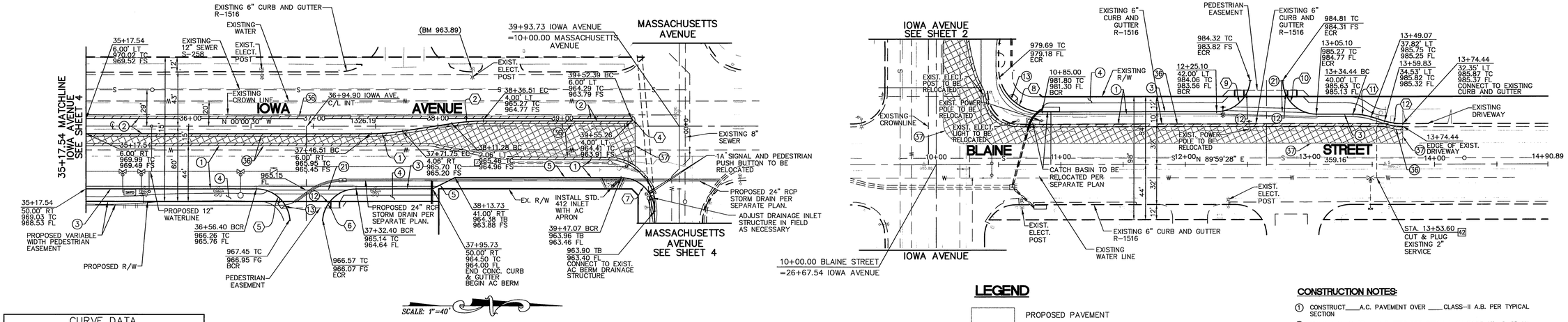





| CURVE DATA | | | | |
|---|---|---|---|---|
| ○ | Δ | R | L | T |
| 1 | 10°23'20" | 165.00' | 29.92' | 15.00' |
| 2 | 10°23'20" | 165.00' | 29.92' | 15.00' |
| 3 | 05°11'47" | 482.95' | 43.80 | 21.92' |
| 4 | 174°46'42" | 1.00' | 3.05' | 21.93' |
| 5 | 90°00'28" | 27.00' | 42.42' | 27.00' |
| 6 | 89°59'30" | 27.00' | 42.41' | 27.00' |
| 7 | 89°26'16" | 27.00' | 42.15' | 21.08' |
| 8 | 90°00'02" | 35.00' | 54.98' | 35.00' |
| 9 | 89°59'28" | 27.00' | 42.41' | 27.00' |
| 10 | 90°00'32" | 27.00' | 42.42' | 27.00' |
| 11 | 16°59'43" | 50.00' | 14.83' | 7.47' |
| 12 | 16°59'43" | 50.00' | 14.83' | 7.47' |

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

## LEGEND

- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- SAWCUT 2' OF EXISTING PAVEMENT
- SCARIFY EXISTING AC PAVEMENT AND CONSTRUCT VARIABLE THICKNESS OVERLAY VARIABLE 1" TO 3"
- RELOCATED PALM TREES

## CONSTRUCTION NOTES:

1. CONSTRUCT____A.C. PAVEMENT OVER ____CLASS-II A.B. PER TYPICAL SECTION
2. CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD No. 200, TYPE II.
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5. CONSTRUCT 6' ASPHALT CONCRETE BERM PER CITY OF RIVERSIDE STANDARD No. 250, TYPE I.
12. CONSTRUCT CURB RAMP PER CITY OF RIVERSIDE STANDARD No. 304, TYPE III
13. CONSTRUCT CURB RAMP PER CITY OF RIVERSIDE STANDARD NO. 304, TYPE I
21. CONSTRUCT CROSS-GUTTER PER CITY OF RIVERSIDE STANDARD 220.
36. SAWCUT 2' OF EXISTING PAVEMENT
37. 2' FEATHER OVERLAY & SAWCUT EXISTING AC PAVING SEE DETAIL 37, SHEET 2

## WATER CONSTRUCTION NOTES BY CITY FORCES:

41. CUT & PLUG (1) EXISTING 1" SERVICE.
42. CUT & PLUG (1) EXISTING 2" SERVICE.

UNDERGROUND SERVICE ALERT
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TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
WATER DIVISION
APPROVED BY DATE 7/15/2011

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
ELECTRIC-OVERHEAD & UNDERGROUND
APPROVED BY DATE

PLANS PREPARED UNDER THE DIRECTION OF:
JASON F. VROOM R.C.E. 61297 DATE 07/12/11
EXPIRATION DATE: 06-30-13 DATE 07/12/11

DRAWN BY G.A.
DESIGN BY J.V.
CHECKED BY J.V.
W.O. XX-XXX

REGISTERED PROFESSIONAL ENGINEER JASON F. VROOM NO. 61297 EXP 6-30-13 CIVIL STATE OF CALIFORNIA

ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE. CARLSBAD, CA 92008 TEL: (760) 431-9896 FAX: (760) 431-8802
27433 TOURNEY ROAD SUITE 250 VALENCIA, CA 91355 TEL: (661) 799-2760 FAX: (661) 254-1929
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING
BUSINESS TAX ID: BL 00142354 EXP. DATE: 04-19-12

| MARK | REVISIONS | APPR. | DATE |
|---|---|---|---|
| | | | |

DESIGNED BY JV DRAWN BY GA CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

| APPROVED BY | BY | DATE |
|---|---|---|
| PRINCIPAL ENGINEER | | 8-3-11 |
| Street Trees TRAFFIC DIVISION | | 8/2/11 8-3-11 |

APPROVED BY CITY ENGINEER
DATE 8/5/11

# STREET IMPROVEMENT PLANS

STERLING IOWA APTS.
FROM 35+17.54 TO 39+93.73 IOWA AVE AND 10+00.00 TO 13+74.44 BLAINE STREET

ACCT. NO.

R-4219

SHEET 3 OF 4

HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 1"=4'

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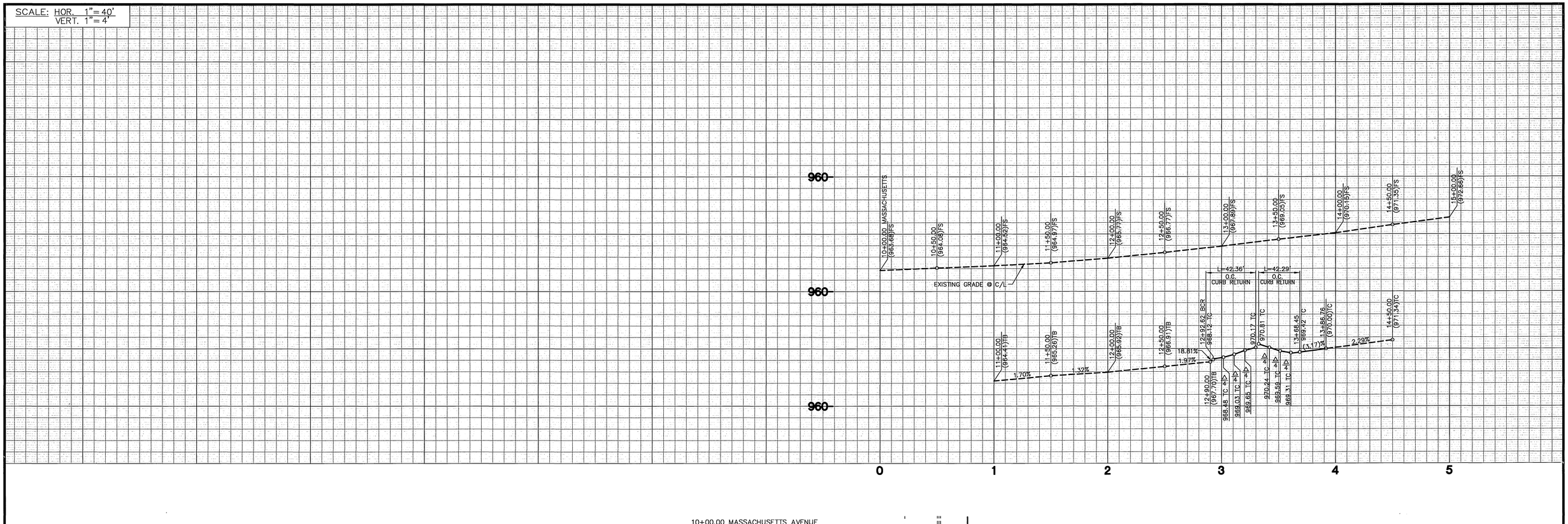
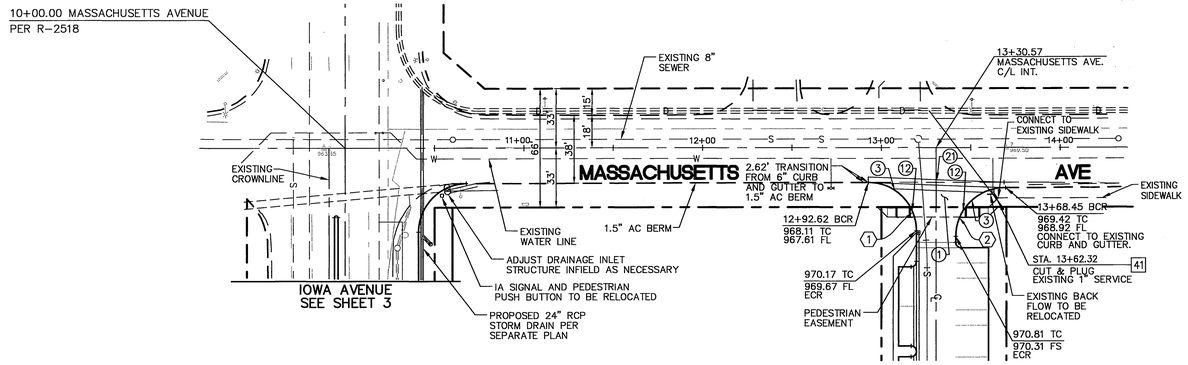
SCALE: HOR. 1"= 40'
VERT. 1"= 4'




| CURVE DATA | | | | |
|---|---|---|---|---|
| ⬡ | Δ | R | L | T |
| 1 | 89°54'01" | 27.00' | 42.36' | 26.95' |
| 2 | 89°44'46" | 27.00' | 42.29' | 21.15' |

## CONSTRUCTION NOTES:

1. CONSTRUCT ____ A.C. PAVEMENT OVER ____ CLASS-II A.B. PER S.R. _____
3. CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD No. 200, TYPE I.
12. CONSTRUCT CURB RAMP PER CITY OF RIVERSIDE STANDARD No. 304, TYPE III
21. CONSTRUCT CROSS-GUTTER PER CITY OF RIVERSIDE STANDARD No. 220

## WATER CONSTRUCTION NOTES BY CITY FORCES:

41. CUT & PLUG (1) EXISTING 1" SERVICE.
42. CUT & PLUG (1) EXISTING 2" SERVICE.

GRAPHIC SCALE
40 0 20 40 80 160
( IN FEET )
1 inch = 40 ft.

UNDERGROUND SERVICE ALERT
DIGALERT
Call TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
WATER DIVISION
APPROVED BY DATE 2/19/2011

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
ELECTRIC-OVERHEAD & UNDERGROUND
APPROVED BY DATE

PLANS PREPARED UNDER THE DIRECTION OF:
JASON F. VROOM R.C.E. 61297 DATE 07/12/11
EXPIRATION DATE: 06-30-13 DATE 07/12/11

DRAWN BY G.A.
DESIGN BY J.V.
CHECKED BY J.V.
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DESIGNED BY JV DRAWN BY GA CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

| APPROVED BY | BY | DATE |
|---|---|---|
| PRINCIPAL ENGINEER | F.M. | 8-3-11 |
| Street Trees TRAFFIC DIVISION | CCS | 8/8/11 |

APPROVED BY
CITY ENGINEER
DATE 8/15/11

STREET IMPROVEMENT PLANS
STERLING IOWA APTS.
DRIVEWAY AT MASSACHUSETTS AVE

ACCT. NO.
R-4219
SHEET 4 OF 4

HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 1"=4'

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