# STREET IMPROVEMENT GENERAL NOTES

FRACT MAP NO. 36649

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CONSTRUCT 3.5" AC PAVING OVER 5.5" CLASS II AB WITH MINIMUM SUBGRADE OF 24" AT 95% RELATIVE COMPACTION OR EQUAL.

1428 SF

500,090 SF

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1322

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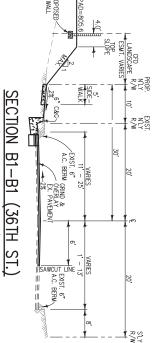
CONSTRUCTION NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OF JURUPA VALLEY STANDARD DRAWNOS, STANDARD SPECIAL PROVISIONS, AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, WITH SUPPELIANTS, ANY VARALTION FROM OR EXCEPTION TO THE STANDARDS OR FOLLOWING GENERAL NOTES MUST BE APPROVED BY THE CITY ENGINEER.
- ALL EXISTION IMPROVEMENTS INCLUDING CURB AND GUTTERS, SDEWALKS, ASPHALT/CONGRETE OR P.C.C. PANNG, WHICH ARE BEING, DIEDD OR MATCHED SHALL BE DONE TO THE SATISFACTION OF THE CITY ENGINEER, INCLUDING NECESSARY SAW CUTTING, REMOVAL REPLACEMENT AND CAPPING.
- ANY EXSTING TRAVEL WAYS IN WHICH AN EXCAVATION IS MADE IN CONJUNCTION WITH THIS PROJECT SHALL BE COCREED BY PERMIT. THIS AREA, SHALL BE PRODEBLY POSTED AND LIGHTED IN CONFERNANCE WITH THE STATE MANUAL OF WARNING SIGNS, LIGHTS, AND DEVICES FOR USE IN PERFORMANCE OF WORK UPON HIGHWAYS IN ORDER TO ELIMINATE ANY HAZARDS. STREET SHALL BE SURFACED WITH A MINIMUM OF 2" OF ASPHALT AT THE END OF EACH WORKING DAY.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL NOTIFY THE CITY FIELD INSPECTORS AT LEAST 48 HOURS PRIOR TO STARTING EACH PHASE OF CONSTRUCTION AND PRIOR TO REQUIRING INSPECTION.
- ALL UILUTES SHALL BE INSTALLED PROR TO PAVING OF THE STREETS. ALL TIRCHOHES SHALL BE FULLY COMPACTED TO THE SATISFACTION OF THE CITY PROUNEER. ALL MANHOLES AND VALVE BOX FRAMES SHALL BE ADJUSTED TO FINISHED GRADES AFTER COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL DETERMINE THE TRUE LOCATION OF ANY UNDERGROUND UTILITY PRIOR TO LAYING ANY LINES WHICH ARE TO CONNECT THE EXISTING SEWER, WATER, OR STORM DRAINS. THESE LINES SHALL BE EXPOSED AND JOIN ELEVATIONS VERIFIED. ANY CHANGE IN GRADE OR DEVIATION FROM THE PLANS MUST BE APPROVED BY THE CITY ENGINEER.
- ADVERTISING SIGNS WILL NOT BE PERMITTED WITHIN THE STREET RIGHT-OF-WAY.
- TREES SHALL BE PLANTED WITHIN THE STREET RIGHT-OF-WAY IN ACCORDANCE WITH THE CITY OF JURUPA VALLEY REQUIREMENTS.
- Structural section of parament shall be determined by the private soils engineer. The private soils engineer shall furnish the results of R-value tests and structural section calculations to the city engineer for approval. In No.Asse Shall his structural section be less than is required by city of Jurupa valley standard drawing or details shown on these plans.
- COMPACTION TESTING SHALL BE PERFORMED BY THE SOILS ENGINEER TO THE SATISFACTION OF THE CITY ENGINEER. THE SUBGRADE SHALL BE COMPACTED TO 90% WITH THE TOP 6 INCHES BELOW THE ASPHALI PANNIC COMPACTED TO 95%. IF THE AGREGATE BASE IS THICKER THAN ONE FOOT, THE ENTIRE THICKNESS OF THE BASE MATERIAL SHALL BE COMPACTED TO 95%.
- SEMER MAIN AND LATERALS SHALL BE CONSTRUCTED, BACKFILL COMPACTED, AND TESTED PRIOR TO CONSTRUCTION OF CURB AND GUTTER.
- 12. THE CURB AND GUTTER SHALL BE "ETCHED" SHOWING LATERAL LOCATIONS "S" FOR SEWER, "G" FOR GAS, "E" FOR ELECTRICAL AND "W" FOR WATER.
- 13. TRAFFIC CONTROL AND SAFETY DEVICES SHALL BE PLACED AND MANTANED PER THE STATE OF CALIFORMAN DEPARTMENT OF TRANSPORTATION MANUAL, OF WARRING SIGNS (LIGHTS, AND DEVICES FOR USE IN PERFORMANCE OF WORK UPON HIGHWAYS AND TO THE SATISFACTION OF THE CITY ENGINEER.
- NOTICE TO CONTRACTORS. THE EXISTINCE AND LOCATION OF ANY UNDERGOUND LITLY PIPES OF STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THESE PLANS BY THE CITY OF JURUPA VALLEY DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR EXISTENCE OR NON-EXISTENCE OF ANY UNDERGOODD UTILITY PIPE OR STRUCTURE WITHIN THE LUMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL DUE PRECAUTIONARY MEANS TO PROTECT THE UTILITY UNES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- 15. PRIVATE ENGINEERS NOTICE: PRIOR TO CONSTRUCTION, SEMER AND WATER CONTRACTORS SHALL ASCERTAN THE CORRECTNESS OF WATER SERVICES AND SEMER LATERAL LOCATIONS WITH THE DEVELOPER, ANY DEVALTION FROM LOCATIONS SHOWN ON THESE PLANS SHALL BE REPORTED TO THE ENGINEER FOR ADJUSTMENT PRIOR TO CALLING FOR ANY CONSTRUCTION STAKING REQUIRED. 2 TO THE CITY RELEASING THE BOOKD FOR THE PUBLIC MAPROMEMENTS, THE ENCINEER OF RECORD SHALL SUBMIT WHERE SET OF "AS BUILT" PLANS ON MYLAR TO THE CITY ENGINEERING SECTION AND THE TIE SHEETS FOR SSARY MONUMENTATION SHALL ALSO BE SUBMITTED TO THE CITY.
- STATE LAW (58 3019) REQUIRES THE CONTRACTOR TO CONTRACT UNDERGROUND SERVICE ALERT AND OBTAIN AN IDENTRICATION NUMBER PRIOR TO THE ISSLANCE OF THE CITY'S ENCROACHMENT FERMIT. THE CONTRACTOR SHALL NOTHEY UNDERGROUND SERVICE ALERT TWO FULL WORKING DAYS (48 HOURS MINIMUM) IN ADVANCE OF ANY CONSTRUCTION ACTUTIES, INCLUDING PANEMENT REMOVAL. EXCAVATION AND A.C. OVERLAY, WHICH COULD AFFECT ANY UNDERGROUND UTILITY.
- PRIOR TO ANY CONSTRUCTION WORK, THE CONTRACTOR SHALL OBTAIN A CITY BUSINESS LICENSE AND PERMIT.
- PRIOR TO TAKING ANY WATER FROM A FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO OBTAIN A FIRE HYDRANT WATER METER.
- 20. ALL STREET TRENCHING, BACKFILLING AND PAVEMENT REPAIRS SHALL BE DONE IN ACCORDANCE WITH CITY STANDARD DRAWNIG.
- 21. all irrigation lines to be removed, relocated or reconstructed as shown and/or as directed by the public works inspector in the field.
- 22. CONTRACTOR SHALL REMOVE AND/OR INSTALL PAVEMENT MARKINGS AND STRIPING. PLACEMENT AND SCHEDULING TO BE DETERMINED BY INSPECTOR IN THE FIELD.
- 23. THE CONTRACTOR SHALL NOT ORDER OR PLACE ANY PORTLAND CEMENT CONCRETE OR ASPHALT CONCRETE PAYNOR UNTIL THE FORMS AND SUBGRADE AND/OR AGGREGATE BASE HAVE BEEN INSPECTED AND APPROVED BY THE CITY INSPECTOR IN THE FELD.
- 24. STRICT ADHERENCE TO DUST CONTROL REQUIREMENTS SHALL BE ENFORCED, AND ALL DUST SHALL BE CONTROLLED BY WATERING, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- 26. 25. IF ANY EXISTING UTILITIES OR ANY OTHER FACILITIES CONFLICT WITH THE PROPOSED IMPROVEMENTS, WORK SHALL STOP AND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVENIENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING AND UNTIL ALL UNACCEPTABLE CONCRETE AND/OR ASPHALT WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- REPAIR OR REPLACE ANY DAMAGED OR ALTERED EXISTING IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY AS DIRECTED BY THE ENGINEER IN THE FIELD. ALL PERMANENT TRAFFIC CONTROL SIGNS AND DEVICES SHALL BE LOCATED AS SPECIFED IN THE FIELD BY THE CITY ENGINEER PRIOR TO FINAL APPROVAL OF IMPROVEMENTS.
- 29 ALL SURVEY MONUMENTS SHALL BE PROTECTED AND PERPETUATED IN PLACE ANY DISTURBED OR COVERED MONUMENTS SHALL BE RESET BY A QUALIFIED REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
- ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARZE THEMSELVES WITH THE WORK SITE AND SHALL BE SOLLY RESPONSIBLE FOR ANY DAMAGE TO ENSING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM THEIR OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

### -6" C&G SAWCUT LIN EX. 6" A.C. BERM

## SECTION A-A (AVALON ST.)

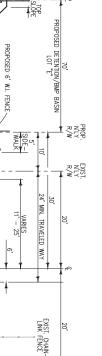
(COUNTY OF RIVERSIDE 60' R/W LOCAL ST. STD. NO.  $\begin{array}{l} \text{NTS} \\ \text{R= } 20 \text{ T.I.} = 5.5 \end{array}$ 



(COUNTY OF RIVERSIDE 60' R/W LOCAL ST. STD. NO. NTS R= 20 T.I. = 5.5

105)





SECTION B2-B2 (36TH ST.) ST. STD. NO. 105)

WALL:

-SIDEWALK C

N PLAN

EXIST. 6" A.C. BERM

### (COUNTY OF RIVERSIDE 60' R/W LOCAL R= 20 T.I. = 5.5

- CARE SHOULD BE TAKEN TO PREMENT GRADED DITCHES AND SWALES FROM UNDERWINING STREET IMPROVIBENTS.
   LEON INSPECTION OF THE SITES, THE CITY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES, ENTERING OR LEANING IMPROVEMENTS.
- 32. APPROVAL OF THESE PLANS BY THE CITY OR ITS AGENTS DOES NOT RELIEVE THE ENGINEER AND THE APPLICANT FROM THE RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS DISCOURED DURNG CONSTRUCTION. UPON REQUEST, THE APPROPRIATE PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- 33. MANHOLE FRAMES AND COVERS TO BE CONSTRUCTED BY THE CONTRACTOR 6" BELOW FINISH GRADE. UPON COMPLETION OF PAVING, THE PAVING CONTRACTOR SHALL ADJUST TOP OF MANHOLE TO FINISH GRADE.
- 34. ALL AREAS TO BE PAVED SHALL BE STERILIZED AS DIRECTED BY THE CITY ENGINEER PRIOR TO PAVING.
- 35. A SEAL COAT OF SSIH WILL BE REQUIRED ON ALL NEW ASPHALT CONCRETE APPLIED AT THE RATE OF 0.075 GALLS PER SQUARE YARD.

CITY OF JURUPA VALLEY CONSTRUCTION INSPECTION HOURS: 8:00 A.M. TO 5:00 P.M. — MONDAY THROUGH FRIDAY (SUBJECT TO CHANGE WITHOUT NOTICE)

#### . 105) (a) (5) $\odot$ (2) CONSTRUCT CROSS GUTTER AND FILLET PER COUNTY OF RIVERSIDE STD. NO. 209. SAWDIT 12" WIDE AND REMOVE ENSTRIKG AC PARKERIT AND CONSTRUCT PARADLENT (72-PC-94-10), MINIMUM DEPTH SHALL BE 4-NICHES (OR DONICHER FARMENT SECTION PULLS I-NICH, MINIGHEVER IS GREATER), PROVIDE 6" THICK (MIN) SUBBASE COMPACTED TO 95%. CONSTRUCT 6" CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200 TYPE 'A-6' CURB REMOVE AND DISPOSE EXISTING AC PAVEMENT CONSTRUCT CATCH BASIN PER SEPARATE STORM DRAIN PLANS CONSTRUCT 6" THICK CONCRETE DWY (2% MAX. SLOPE) PER SPPWC 110-2 TYPE A. REMOVE AND DISPOSE EXISTING RV TRAILER. REMOVE AND DISPOSE EXISTING FENCE. REMOVE AND DISPOSE EXISTING TREE RELOCATE EXISTING POWER POLE (CONTACT SCE AND CITY PRIOR CONSTRUCT 5' WIDE CONCRETE SIDEWALK PER RIVERSIDE COUNTY STANDARD NO. INSTALL 12" RCP STORM DRAIN PIPE PER SEPARATE PLANS. INSTALL LANDSCAPING PER SEPARATE PLANS. CONSTRUCT CURB RAMP (CASE A) PER COUNTY OF RIVERSIDE STD. NO.

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23,428 SF

DENOTES EXISTING OVERHEAD POWERLINE

2,815 LF

GEND	GEND AND ABBREVIATION
	PARCEL MAP BOUNDARY LINE
	DENOTES CENTERLINE
	— DENOTES EXISTING RIGHT OF WAY
	— DENOTES EXISTING LOT LINE
	DENOTES FLOWLINE
-12"W	- — DENOTES EXISTING WATER
- 12"S	- — DENOTES EXISTING SEWER
- 2°G	- — DENOTES EXISTING GAS
	DENOTES EXISTING CHAIN LINK FENCE
	DENOTES PROPOSED SITE WALL
0	EXISTING IRR. STAND PIPE

EXISTING HOSEBIB EXISTING POWER POLE

DENOTES PROPOSED STORM DRAIN LINE DENOTES PROPOSED SEWER LINE DENOTES PROPOSED WATER LINE

EXISTING GAS METER EXISTING WATER EXISTING WATER

METER

FIRE HYDRANT SEWER MANHOLE DENOTES RESTRICTED ACCESS EXISTING CONTOUR

GAS VALVE

DENOTES EXISTING SEWER LINE DENOTES EXISTING WATER LINE

□MB EXISTING MAILBOX

ನಕ್ಷಕ್ಷ್ಣ 🚷 🔏 🌼 EXISTING TREE EXISTING PALM OUND MONUMENT

EXISTING GRADE FINISH GRADE FLOWLINE FINISH FLOOR HIGHPOINT TOP OF CURB

### SHEET INDEX

SHEET 1: TITLE SHEET
SHEET 2: STREET PLAN AND PROFILE(STREET B: STA. 10+00 TO STA.12+33.37)
SHEET 2: STREET PLAN AND PROFILE(STREET B: STA. 10+00 TO STA.13+40.02)
SHEET 4: STREET PLAN AND PROFILE(36TH ST:STA.11+34.82 TO STA.15+00.00)
SHEET 5: STREET PLAN AND PROFILE(36TH ST:STA.15+00.00 TO STA.18+00.00)
SHEET 6: STREET PLAN AND PROFILE(36TH ST:STA.15+00.00 TO STA.18+00.00)
STA.135+14.49)
SHEET 7: DETAILS

# ENGINEER'S NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTANNED BY THE SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED UN THE FIELD BY THE CONTRACTOR, SO THAT ANY REFESSEARY ADJUSTIBLY CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY FACULTIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

THE CONTRACTOR SHALL POSSESS THE CLASS (OR CLASSES) OF LICENSE AS SPECIFED IN THE "NOTICE INVITING BIDS" OF THE BID DOCUMENTS

179-060-027	ASSESSOR'S
	PARCEL
	NUMBER:

### BENCHMARK:

Point ID: GPS-53 Elevation=797.250 (NAVD Date Leveled: 1991

Description:

2 1/2" Brass Disk stamped " City of Riversid in the sidewalk, 1 foot south of the south acend of the bridge crossing the Santa Ana Riversida (Control of the bridge crossing the Santa Ana Riversida (Control of the bridge crossing the Santa Ana Riversida (Control of the bridge crossing the Santa Ana Riversida (Control of the Bridge Control of the Bridge Contro

BASIS OF BEARINGS:

THE CENTERLINE OF 36TH ST.(FORMALLY "A" ST.)
RECORD OF SURVEY BOOK 10, PAGE 81 RECORDS WHICH BEARS N48'58'30"W AS SHOWN ON OF RIVERSIDE COUNTY

#### **UTILITIES**

WATER	RUBIDOUX	COMMUNITY	SERVICES	DISTRICT.	RUBIDOUX COMMUNITY SERVICES DISTRICT. 951-684-7321
SEWER	RUBIDOUX	COMMUNITY	SERVICES	DISTRICT.	RUBIDOUX COMMUNITY SERVICES DISTRICT. 951-684-7321
AS_	SOUTHERN	SOUTHERN CALIFORNIA GAS CO.	GAS CO.		800-427-2200
LECTRIC	. SOUTHERN	SOUTHERN CALIFORNIA EDISON	EDISON.		1-800-655-4555
TELEPHONE	AT&T				1-800-225-5288
			5		70 0407

#### AVALON PROJECT SITE PIONEER (%) WALLACE

2,350

12,744 4 EA

1 LS

1 LS 1 EA

	L
VICINITY  NTS  LYNG WITHIN SECTION 16,  RANGE 5 WEST S.B.M.,  JURUPA VALLEY, COUNTRY	MISSION
VICINITY MAP  NTS  LYNG WITHN SECTION 16, TOWNSHIP 2 SOUTH,  RANGE 5 WEST S.B.M., ITHE CITY OF  JURUPA VALLEY, COUNTRY OF RIVERSIDE, CA.	BLVD.

1 [0] 1 LS

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Fŧ	SEE SHEET 5	36TH STRE	IIsee		H STREET	3
AVALON STREET	SEE SHEET 3  SEE SHEET 3  LOT 24 LOT 23 LOT 22  LOT 24 LOT 24 LOT 20	HOT 13 LOT 14 LOT 15 LOT 16 LOT 17	LOT IZLOT II LOT 10 LOT 9 LOT 8	STREET 'A" LOT 6	HOT1 LOT2 LOT3 LOT4 LOT5	

#### ZONING: R1 SINGLE FAMILY RESIDENTIAL

LAND USE.

EXISTING LAND USE: M.H.D.R. MEDIUM HIGH DENSITY RESDENTIAL(5-8 UNITS/ACRE) outb of Mission Blvd. bridge at the west ACIUAL RESDENTIAL DENSITY: 24 LOTS / 4.31 NET ACRES = 5.6 UNITS/ACRE River.

## PROPERTY ADDRESS:

JURUPA VALLEY, CA 92509

#### PREPARED FOR OWNER/SUBDIVIDER:

CORE EQUITY PROPERTIES LLC ATTN: MR. MAX MCDERMETT 17592 17TH STREET, SUITE 100 TUSTIN, CA. 92780 (714) 721–7788 OFFICE (714) 368–0012 FAX

VALLEY

DATE C OF JURUPA TRACT MAP NO. 36649 TITLE SHEET SHEET 1 ACCT. NO.













IMPORTANT NOTE:

THE GRADING AND/OR IMPROVEMENT PLANS
ARE APPROVED FOR A PERIOD OF TWO (2)
YEARS FROM THE DATE SIGNED BY THE CITY
ENGINEER. AFTER THE TWO (2) YEAR PERIOD
HAS LAPSED, THE ENGINEER OF ECORD
MAY BE REQUIRED TO SUBMIT AND PROCESS
FOR CITY ENGINEER APPROVAL, UPDATED
PLANS THAT COMPLY WITH THE MOST
OURRENT CITY STANDARDS, PRACTICES, AND
POLICIES.

DATE INITIAL E.O.R.

REVISION REC. APPR DATE

IP17-006 위