

CITY OF JURUPA VALLEY

STREET LIGHTING IMPROVEMENT PLAN

TRACT MAP NO. 36649

STREET LIGHT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE MOST CURRENT REQUIREMENTS OF THE COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, IMPROVEMENT STANDARDS AND SPECIFICATIONS, COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO APPLY FOR AND OBTAIN ALL NECESSARY PERMITS FOR WORK PERFORMED WITHIN CITY OF JURUPA VALLEY RIGHT-OF-WAY.
- THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION. THE CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES.
- THIS PROJECT IS NOT WITHIN 30 MILES OF MT PALOMAR.
- SCE / IID SERVICE PLANNER WORK ORDER NUMBER
- ENERGY CHARGES PAID BY (LMD, CSA, EDA, OTHER)

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES 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 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.

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' CONSTRUCTIONS 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 KIND AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR ANY LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES OR USES OF THESE PLANS.

NOTES

CITY ACCEPTANCE OF PLANS DOES NOT RELIEVE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS AND OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST OF THE CITY INSPECTOR, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY OF JURUPA VALLEY FOR REVIEW.

ASSESSOR'S PARCEL NUMBER:

179-060-027

ZONING:

R1 SINGLE FAMILY RESIDENTIAL

LAND USE

EXISTING LAND USE: M.I.D.R. MEDIUM HIGH DENSITY RESIDENTIAL(5-8 UNITS/ACRE).
ACTUAL RESIDENTIAL DENSITY: 24 LOTS / 4.31 NET ACRES = 5.6 UNITS/ACRE

PROPERTY ADDRESS:

3403 AVALON ST.
JURUPA VALLEY, CA 92509

BENCHMARK:

Point ID: GPS-53 Elevation=797.250 (NAVD 88)
Date Levelled: 1991

Description:
2 1/2" Brown Disk stamped " City of Riverside GPS Station No. 53 1991 CADME" set in the sidewalk, 1 foot south of the south curb of Mission Blvd. bridge at the west end of the bridge crossing the Santa Ana River.

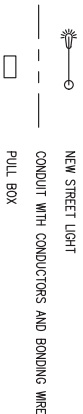
BASIS OF BEARINGS:

THE CENTERLINE OF 36TH ST.(FORMALLY "E. ST") WHICH BEARS N48°59'30"W AS SHOWN ON RECORD OF SURVEY BOOK 10, PAGE 81 RECORDS OF RIVERSIDE COUNTY

ENGINEER'S NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY THE SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT 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 FACILITIES 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 SPECIFIED IN THE "NOTICE INVITING BIDS" OF THE BID DOCUMENTS

STREET LIGHTING LEGEND



NOTE:
SCE AND TELEPHONE POLE RELOCATION AND REMOVAL SHALL REQUIRE SCE AND TEL COMPANY PROCESSING AND APPROVAL PRIOR TO ANY WORK

SHEET INDEX

SHEET 1: TITLE SHEET
SHEET 2: STREET LIGHTING PLAN

PREPARED FOR/

OWNER/SUBDIVIDER:

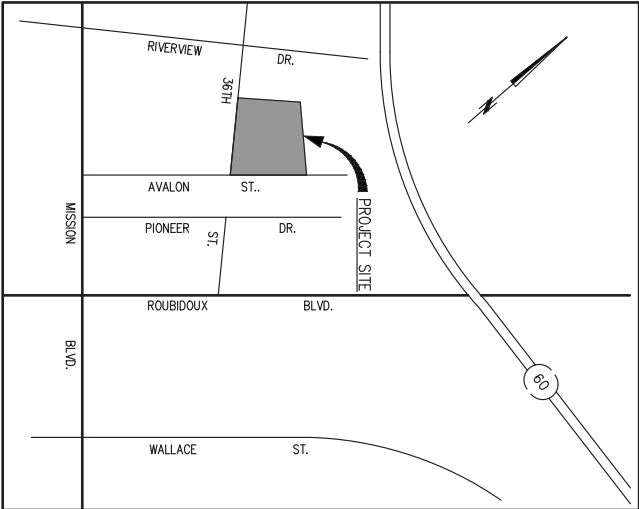
CORE EQUITY PROPERTIES, LLC
ATTN: BOB MAXWELL
17592 17TH STREET, SUITE 100
TUSTIN, CA 92780
(714) 721-7788 OFFICE
(714) 368-0072 FAX

UTILITIES

WATER: RIBBDOUX COMMUNITY SERVICES DISTRICT. 951-684-7321
SEWER: RIBBDOUX COMMUNITY SERVICES DISTRICT. 951-684-7321
GAS: SOUTHERN CALIFORNIA GAS CO. 800-427-2200
ELECTRIC: SOUTHERN CALIFORNIA EDISON. 1-800-655-4555
TELEPHONE: A&T 1-800-225-5286
TELEVISION SERVICE: CHARTER COMMUNICATIONS 888-438-2427

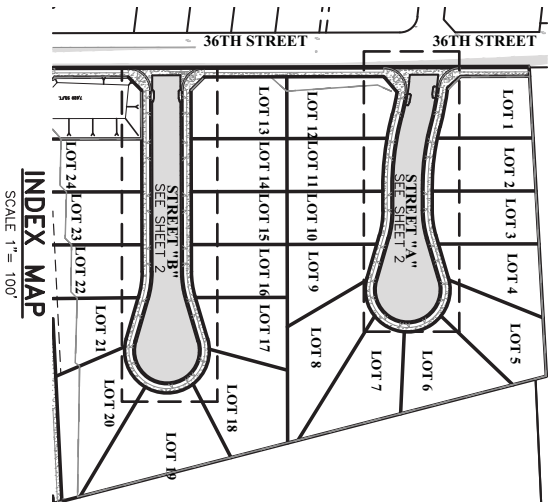
STREET LIGHT CONSTRUCTION NOTES

- | | QTY. |
|---|----------|
| ① INSTALL STREET LIGHT PER RIVERSIDE COUNTY STD. 1000 | 6 EA. |
| ② INSTALL ELECTRICAL PULL BOX | 6 EA. |
| ③ INSTALL 2" SCH 80 PVC CONDUIT WITH #6 WIRE AT ALL STREET AND DRIVEWAY CROSSING. AND 2" SCH 80 PVC CONDUIT WITH #6 WIRE AT ALL STREET AND DRIVEWAY CROSSING. | 1285 LF. |
| ④ CONNECT TO POINT OF SERVICE WITH DUAL METERS ON SINGLE SERVICE PEDestal FOR STREET LIGHTS AND LANDSCAPING. (TO BE DETERMINED BY SCE) | 2 EA. |



VICINITY MAP

NTS
LYING WITHIN SECTION 16, TOWNSHIP 2 SOUTH,
RANGE 5 WEST S.B.M., IN THE CITY OF
JURUPA VALLEY, COUNTY OF RIVERSIDE, CA.



INDEX MAP

SCALE 1"= 100'

CITY OF JURUPA VALLEY

TRACT MAP NO. 36649

TITLE SHEET

ACCT. NO.

SHEET 1 OF 2
CITY I.D. NO.

IP17-006

CITY OF JURUPA VALLEY APPROVALS

RECOMMENDED:

DATE

APPROVED:

STREET LIGHTS P.E.
CITY ENGINEER
R.C.E. 04/01

DATE

MARK

DATE

INITIAL

E.O.R.

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 RECORD MAY BE REQUIRED TO SUBMIT AND PROCESS PLANS THAT COMPLY WITH THE MOST CURRENT CITY STANDARDS, PRACTICES, AND POLICES.



8800 LAMONT AVE
SUITE 100
TEL: (951) 332-4444
FAX: (951) 332-4444
E-MAIL: ENGINEER@CITYOFJURUPAVALLEY.ORG

Call: 811



NO WORK SHALL BE DONE ON THIS PROJECT WITHOUT A CALL TO 811 OR A SIGNIFICANT RISK OF ACCIDENT OR INJURY TO PERSONS OR PROPERTY. NO WORKING DAYS BEFORE YOU DIG