

CITY OF RIVERSIDE STREET IMPROVEMENT PLAN TRACT NO. 32713

OWNER/DEVELOPER

NICK TAVAGLIONE CONSTRUCTION
3937 MERRILL AVE.
RIVERSIDE, CA. 92506
NICK TAVAGLIONE PH (951) 682-1401

ENGINEER

IW CONSULTING ENGINEERS, INC.
3544 UNIVERSITY AVENUE
RIVERSIDE, CA 92501
PH: (951) 687-2929
FAX: (951) 687-2999

GENERAL NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- WHERE NEW PAVEMENT IS TO JOIN EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH 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.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK. 12. ON ALL AREAS WITHIN THE 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 SUB-GRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- 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.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- 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 USA.
- 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAY WITH A.C. PAVING.

CONSTRUCTION NOTES/QUANTITY ESTIMATE

- CONSTRUCT 12" A.C. OVER 12" C.A.B. PER S.R. # _____ 9920 S.F.
R-VALUE = _____ T.I. = 5.0.
- CONSTRUCT 6" P.C.C. CURB AND GUTTER TYPE I PER _____ 472 L.F.
CITY OF RIVERSIDE STANDARD DRAWING NO. 200
- CONSTRUCT CROSS GUTTER (W=6', D=1') PER CITY OF _____ 730 S.F.
RIVERSIDE STANDARD DRAWING NO. 220
- CONSTRUCT WHEELCHAIR RAMP TYPE II PER CITY OF RIVERSIDE _____ 1 EA.
STANDARD DRAWING NO. 304
- CONSTRUCT WHEELCHAIR RAMP TYPE I PER CITY OF _____ 2 EA.
RIVERSIDE STANDARD DRAWING NO. 304
- CONSTRUCT 6.5' WIDE P.C.C. SIDEWALK PER CITY OF _____ 3635 S.F.
RIVERSIDE STANDARD DRAWING NO. 325
- CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. _____ 1 EA.
DWG. NO 405, W=4.0', V=2.0'

GENERAL NOTES:

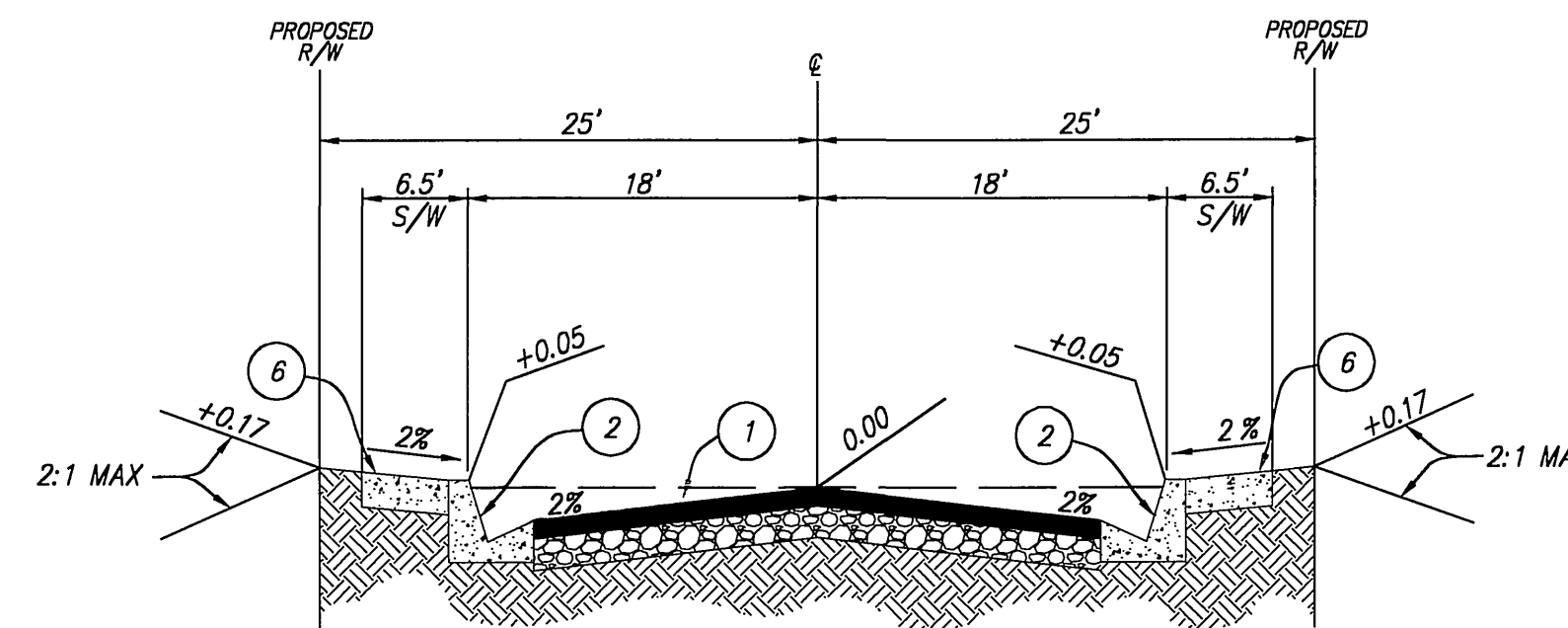
- NO WORK WHATSOEVER SHALL BE STARTED WITHOUT NOTIFYING THE CITY OF RIVERSIDE 48 HOURS PRIOR TO BEGINNING WORK.
- THE DESIGN ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING AND CONSTRUCTION TO ENSURE COMPLIANCE WITH THE APPROVED PLANS WITHIN HIS AREA OF TECHNICAL SPECIALTY.
- ALL DIRT, SAND, MUD, OR DEBRIS DEPOSITED OR SPILLED UPON PUBLIC STREETS DURING ANY GRADING, HAULING, OR EXPORT OPERATIONS SHALL IMMEDIATELY BE CLEANED UP BY DEVELOPER, HIS CONTRACTOR OR SUBCONTRACTOR.
- GRADING OPERATIONS SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 A.M. AND 7:00 P.M. ON WEEKDAYS AND BETWEEN 8:00 AM AND 5:00 PM ON SATURDAYS.
- CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANS PRIOR TO START OF GRADING OPERATIONS. ANY DISCREPANCIES BETWEEN THE QUANTITIES SHOWN ON PLANS AND THE CONTRACTOR'S QUANTITIES SHALL BE REPORTED TO THE ENGINEER.
- PLANTED SLOPES SHALL BE WATERED AND MAINTAINED.
- APPROVED EROSION PROTECTION DEVICES SHALL BE PROVIDED AND MAINTAINED DURING THE RAINY SEASON AND SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK AND BEFORE FORECASTED RAINY WEATHER.
- THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITEE.

TELEPHONE NUMBERS

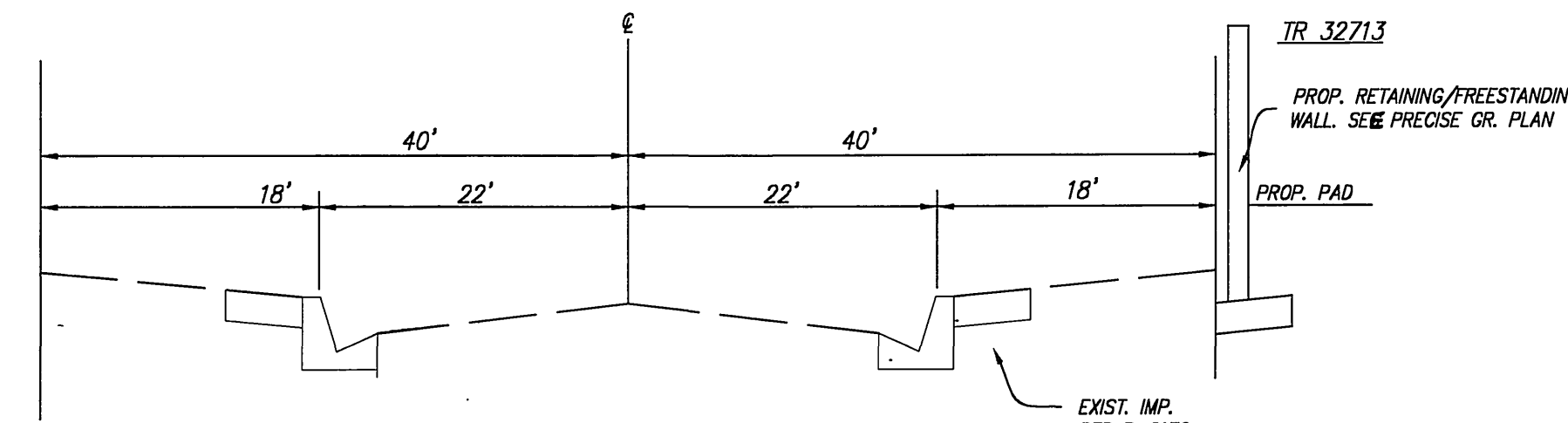
EMERGENCY
RIVERSIDE POLICE DEPARTMENT (951) 787-7911
RIVERSIDE FIRE DEPARTMENT (951) 826-5321
GOODHEW AMBULANCE..... (951) 684-5520
RIVERSIDE COMMUNITY HOSPITAL..... (951) 788-3000
RIVERSIDE GENERAL HOSPITAL..... (951) 351-0925

UTILITIES
UNDERGROUND SERVICE ALERT..... (800) 227-2600
CITY OF RIV. ELEC. OPERATIONS CONTROL CTR. ... (951) 687-0791
SOUTHERN CALIFORNIA GAS (DISTRIBUTION)..... (800) 422-4133
CITY OF RIV. PUBLIC UTIL. CUSTOMER SERVICES... (800) 782-0330
PACIFIC BELL..... (800) 422-4133
AMERICAN TELEPHONE & TELEGRAPH..... (951) 381-7380
CHARTER COMMUNICATION CABLE..... (951) 688-9012
CITY OF RIV. WATER OPERATIONS EMERGENCIES... (951) 688-9012

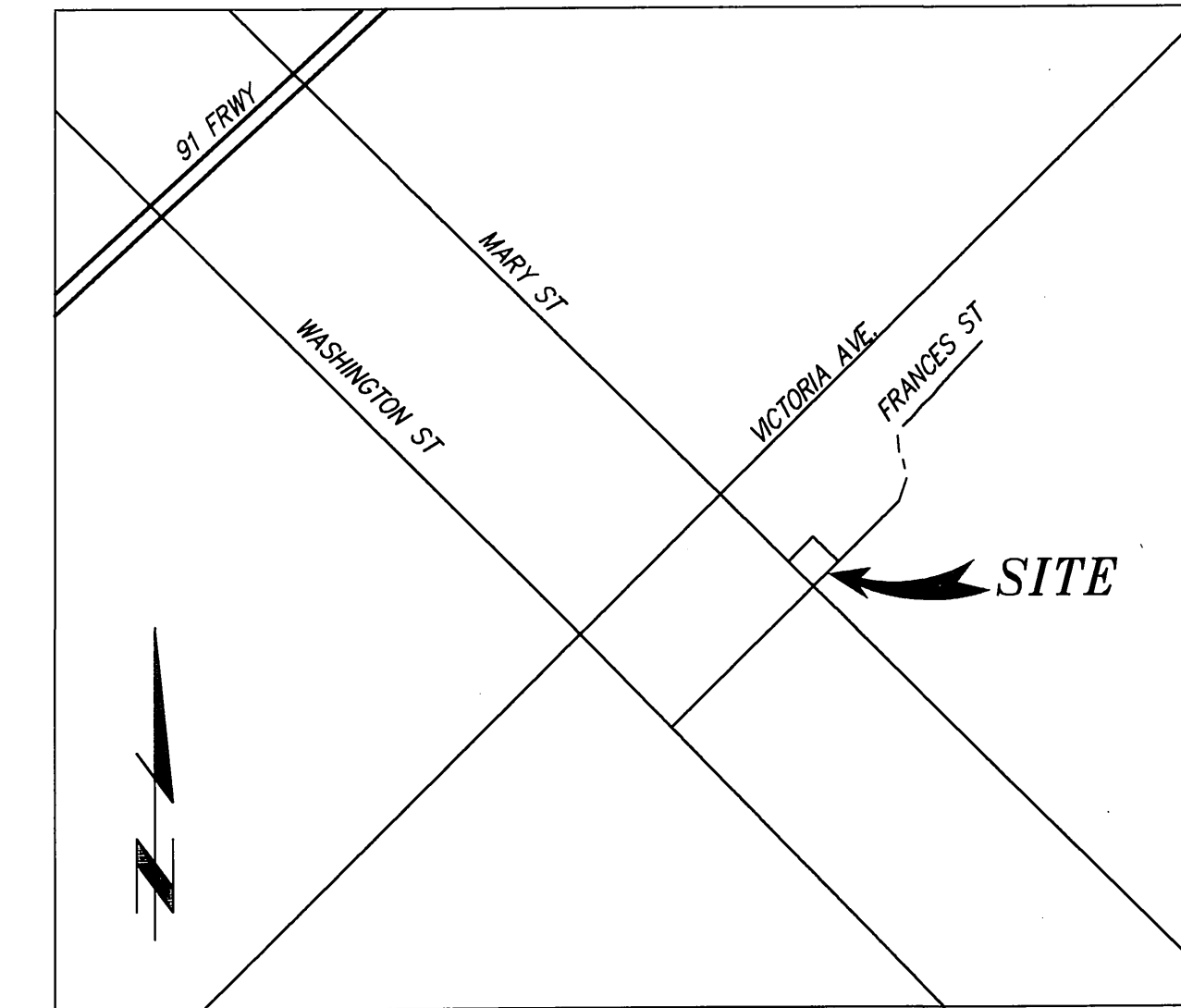
OTHERS
RIVERSIDE PUBLIC WORKS DEPARTMENT..... (951) 826-5341
R.F. DICKSON STREET SWEEPING..... (800) 841-7994
WESTERN WASTE..... (951) 737-0343
RIVERSIDE DIAL-A-RIDE (SUPERVISOR)..... (951) 275-9620
US POSTAL SERVICE..... (951) 737-0451
RIVERSIDE UNIFIED SCHOOL DISTRICT..... (951) 788-7134
RIVERSIDE TRANSIT AGENCY..... (951) 684-0850



TYPICAL SECTION - TARA LANE
NOT TO SCALE
T.I. = 5.0



TYPICAL SECTION - MARY STREET
NOT TO SCALE



VICINITY MAP
N.T.S.

STREET SIGN SCHEDULE

STOP SIGN		
A	TARA LANE	2500
B	FRANCES ST.	6800

INSTALL SIGNS PER CITY OF RIV. STD. 662 & 666.

ATTENTION CONTRACTORS:

GRADES ARE GIVEN FROM TOP OF STAKES AND NAILS UNLESS OTHERWISE NOTED HEREIN. IN THE CASE OF A PIPE OR FLUME, GRADES GIVEN REFER TO THE HEIGHT OF THE BOTTOM OF THE INVERT OR INSIDE BOTTOM. CONTRACTORS ARE CAUTIONED TO OBSERVE THE FOLLOWING RULE IN USING THE GRADE STAKES GIVEN BY THIS OFFICE FOR PUTTING IN CURBS, WALKS, SEWER, FLUMES, AND ALL OTHER WORK.

THREE CONSECUTIVE POINTS THAT ARE SHOWN TO BE ON THE SAME RATE OF SLOPE MUST BE USED IN COMMON IN ORDER THAT ANY VARIATION OUT OF A PERFECT STRAIGHT GRADE MAY BE DETECTED, AND IN CASE ANY SUCH DISCREPANCY IS FOUND, THE SAME MUST BE REPORTED. OTHERWISE THIS OFFICE WILL NOT BE RESPONSIBLE FOR ANY ERROR IN THE GRADE OF THE FINISHED WORK. IN ANY CASE, ALL STAKES, NAILS, ETC., VOID IN THREE (3) DAYS.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENTS CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PREVENT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

ACTUAL THICKNESS OF BASE MATERIAL TO BE DETERMINED BY THE SOILS TEST AND RECOMMENDED BY THE SOILS ENGINEER. R-VALUES, SAND EQUIVALENTS AND STRUCTURAL SECTION OF STREETS SHALL BE SUBMITTED TO THE CITY OF RIVERSIDE FOR APPROVAL UPON COMPLETION OF ROUGH GRADE.

CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITE, THE CITY ENGINEER MAY REQUIRE TEMPORARY QUINTE SWALES, ENTERING OR LEAVING IMPROVEMENTS.

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.

CONTRACTORS RESPONSIBILITY:

CONTRACTOR 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 AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.



RIVERSIDE TAX ID # 106198 EXP: 01/01/06

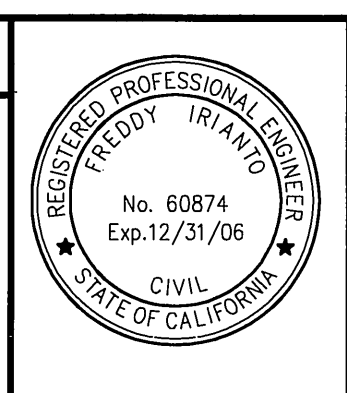
PRIVATE ENGINEERING NOTE
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BENCHMARK:
CITY OF RIVERSIDE

BENCHMARK:
POINT I.D. G6-B2 ELEV. 944.502
BRASS DISK IN MONUMENT WELL AT THE INTERSECTION OF VICTORIA AVENUE AND MARY STREET

ELECTRIC
APPROVED BY: [Signature]
ELECTRIC ENGINEERING

WATER
APPROVED BY: [Signature]
WATER ENGINEERING



IW Consulting Engineers, Inc.
Civil Engineering
Surveying
Land Planning
3544 University Avenue Tel: 951.687.2929
Riverside, CA 92501 Fax: 951.687.2999
PREPARED BY: [Signature] R.C.E. NO. 60874
DATE: 5/26/05

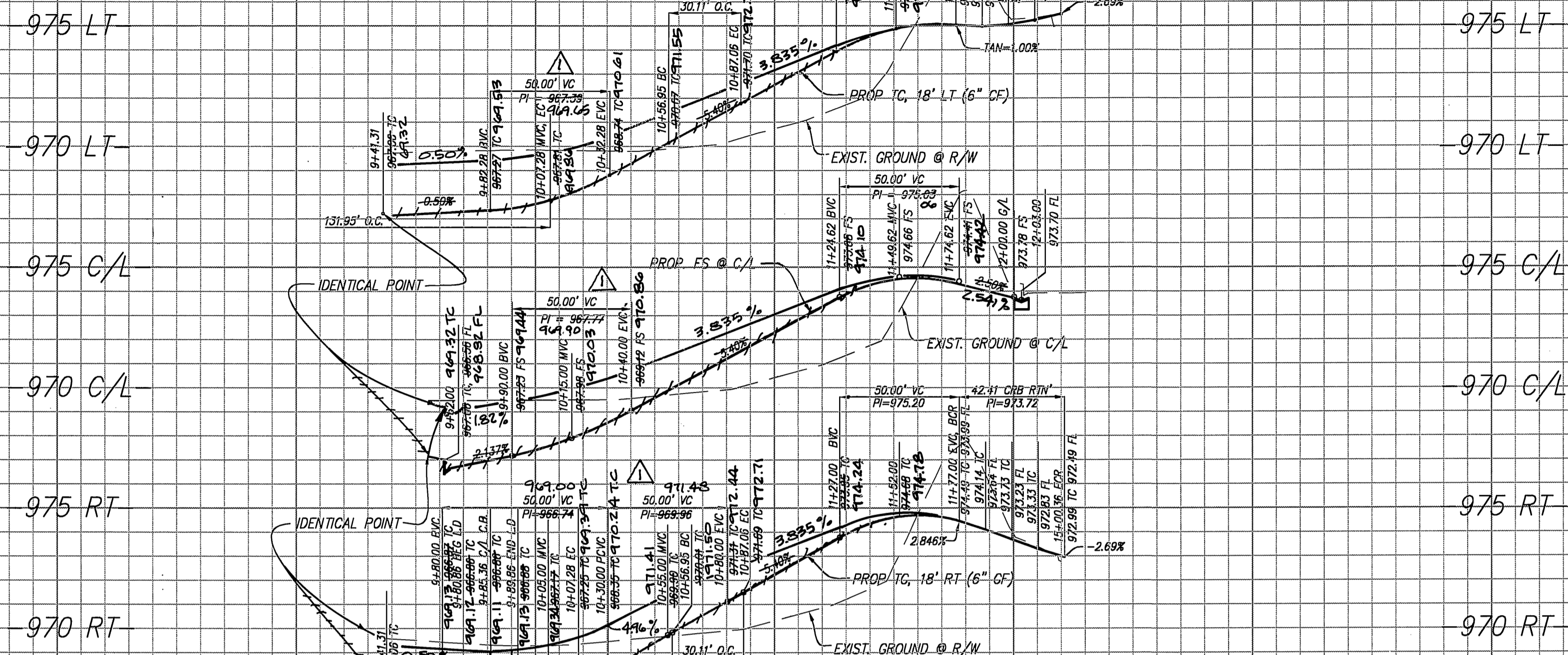
MARK	REVISIONS	APPR.	DATE

**CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT**
APPROVED BY: [Signature] DATE: 6/2/05
PRINCIPAL ENGINEER: [Signature]
S.D. SERVICES: [Signature]
PLANNING DEPARTMENT: [Signature]
TRAFFIC DIVISION: [Signature]
PARKS DEPARTMENT: [Signature]

STREET IMPROVEMENTS PLANS
TRACT NO. 32713
HORIZ. SCALE: N/A VERT. SCALE: N/A

PW 04-0982
R-3836
SHEET 1 OF 2
JOB NO: 235.003

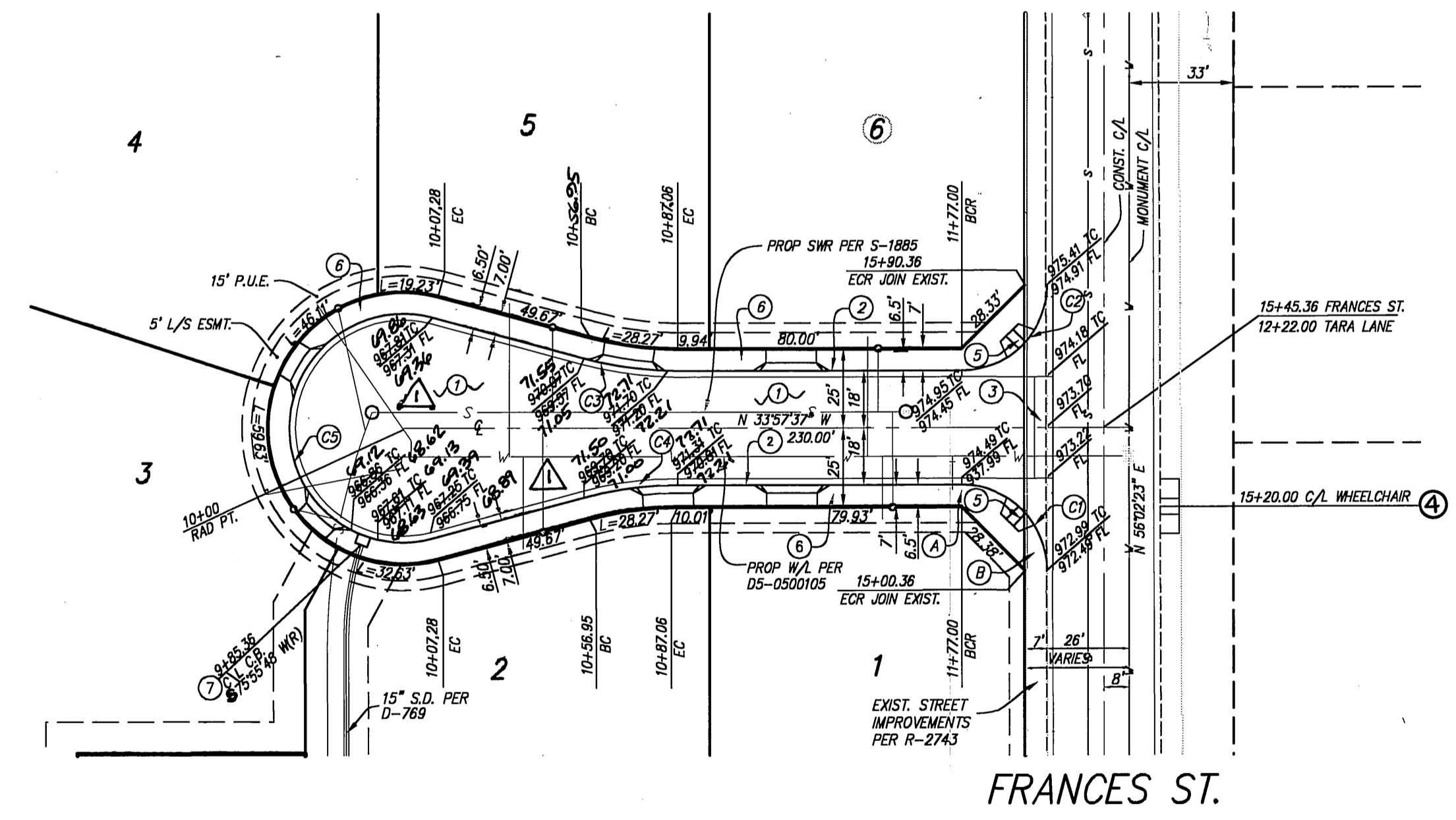
INDEXED 8-01-05 LH



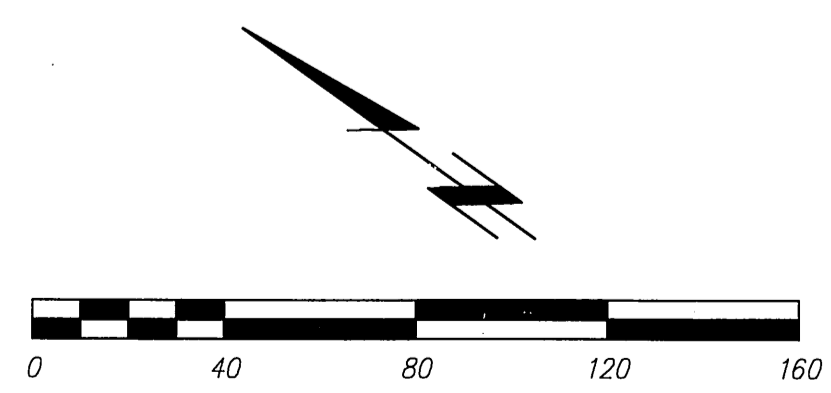
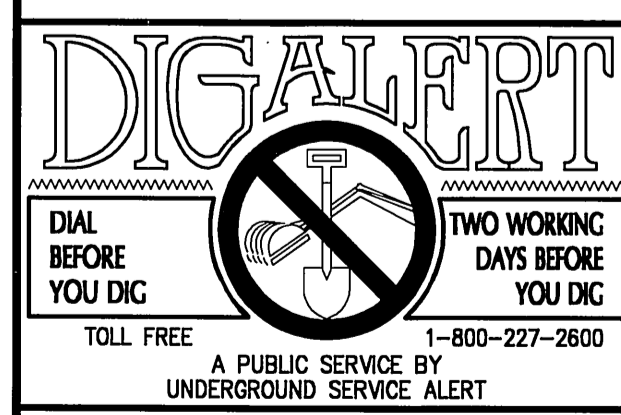
PROFILE SCALE
 HORZ: 1" = 40'
 VERT: 1" = 4'

CONSTRUCTION NOTES

- 1 CONSTRUCT " " A.C. OVER " " C.A.B. PER S.R. # _____
 R-VALUE = _____, T.I. = 5.0.
- 2 CONSTRUCT 6" P.C.C. CURB AND GUTTER TYPE I PER
 CITY OF RIVERSIDE STANDARD DRAWING NO. 200
- 3 CONSTRUCT CROSS GUTTER (W=6", D=1") PER CITY OF
 RIVERSIDE STANDARD DRAWING NO. 220
- 4 CONSTRUCT WHEELCHAIR RAMP TYPE II PER CITY OF RIVERSIDE
 STANDARD DRAWING NO. 304
- 5 CONSTRUCT WHEELCHAIR RAMP TYPE I PER CITY OF
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- 6 CONSTRUCT 6.5' WIDE P.C.C. SIDEWALK PER CITY OF
 RIVERSIDE STANDARD DRAWING NO. 325
- 7 CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD.
 DWG. NO 405, W=4.0', V=2.01'



CURVE TABLE (C)			
NO.	DELTA	RADIUS	TANGENT
C1	90°00'00"	27.00'	42.41'
C2	90°00'00"	27.00'	42.41'
C3	187°50'01"	107.00'	34.08'
C4	187°50'01"	107.00'	34.08'
C5	209°59'58"	36.00'	131.93'

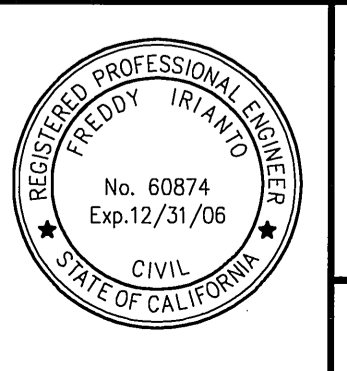


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 CITY OF RIVERSIDE
 BENCHMARK:
 POINT I.D. G6-B2 ELEV. 944.502
 BRASS DISK IN MONUMENT WELL AT THE INTERSECTION OF VICTORIA AVENUE AND MARY STREET

ELECTRIC
 APPROVED BY
 ELECTRIC ENGINEERING

WATER
 APPROVED BY
 WATER ENGINEERING



IW Consulting Engineers, Inc.
 • Civil Engineering
 • Surveying
 • Land Planning
 3544 University Avenue Tel: 951.687.2929
 Riverside, CA 92501 Fax: 951.687.2999
 PREPARED BY: DATE: 5/20/05 R.C.E. NO. 60874

REYO CURB DESIGN
 DESIGNED BY: FB DRAWN BY: NH CHECKED BY: FI

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
 APPROVED BY: DATE: 6/2/05
 PRINCIPAL ENGINEER: [Signature]
 S.D. SERVICES: [Signature]
 PLANNING DEPARTMENT: [Signature]
 TRAFFIC DIVISION: [Signature]
 PARKS DEPARTMENT: [Signature]

STREET IMPROVEMENTS PLANS
 TRACT NO. 3271:3
 TARA LANE
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PW 04-0982
 R-3836
 SHEET 2 OF 2
 JOB NO: 235.003

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