

CITY OF RIVERSIDE

STREET IMPROVEMENT PLAN

FOR 3595 BUCHANAN STREET

GENERAL NOTES:

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-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.
- 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 REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED, OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- 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.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE AS SHOWN AND STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- 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.
- 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.
- CONTRACTOR IS TO DETERMINE ELEVATION PRIOR TO CONSTRUCTION TO CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 6" ABOVE THE UPPER MANHOLE RIM ELEVATION OF THE SEWER LINE SEGMENT BEING CONNECTED TO, WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
- 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.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE PROJECT.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR 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.
- R-VALUE SHALL BE TAKEN BY A SOILS ENGINEER FOR FINAL PAVEMENT SECTION CALCULATION, PRIOR TO THE APPROVAL OF THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF STREET LIGHTS AND UNDERGROUND ELECTRIC FACILITIES. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION TO OBTAIN APPROVED STREET LIGHT AND ELECTRIC PLANS. CONTACT: BOBBY HARRIS AT 951-826-5160.

NOTICE TO CONTRACTORS:

CONTRACTOR SHALL POTHOLE AT THE TIE-IN STATIONS AND AT ANY OTHER POINTS OF POTENTIAL CONFLICTS WITH UNDERGROUND FACILITIES BEFORE STARTING CONSTRUCTION. EXISTING SUBSURFACE UTILITY DATA ON DRAWINGS WERE COMPILED FROM INFORMATION FURNISHED BY VARIOUS SOURCES. NEITHER THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION SHOWN IS GUARANTEED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER MAINS, GAS MAINS, SANITARY SEWERS, STORM DRAINS, ELECTRIC CONDUITS, TELEPHONE LINES AND ANY OTHER UTILITIES WHICH MAY CONFLICT WITH THE DESIGN AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE RING AND COVER SHALL BE ADJUSTED IN THE FIELD TO MATCH THE FINISHED SURFACE OF THE PAVEMENT TO FORM A SMOOTH DRIVING SURFACE. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS FOR THE REPAIR OF ANY AND ALL DAMAGE TO THE CONTRACT WORK OR TO ANY UTILITY (WHETHER PREVIOUSLY KNOWN OR DISCLOSED DURING THE WORK) AS MAY BE CAUSED BY HIS OPERATIONS. UTILITIES NOT SHOWN ON THE DRAWING TO BE RELOCATED OR ALTERED BY OTHERS SHALL BE MAINTAINED BY THE CONTRACTOR. AT THE COMPLETION OF THE CONTRACT WORK, THE CONTRACTOR SHALL LEAVE ALL UTILITIES AND APPURTENANCES IN A CONDITION SATISFACTORY TO THE OWNERS AND THE CITY.

ENGINEER'S NOTICE TO CONTRACTORS:

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS 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 LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITES, THE CITY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES.
- ALL AREAS SHALL SLOPE A MINIMUM OF 1.0% TO STREETS, DRIVE OR SWALE UNLESS OTHERWISE NOTED.
- QUANTITIES SHOWN HERE ARE FOR PLAN CHECKING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO PERFORM HIS OWN QUANTITIES TAKEOFF.
- 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 THE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY OF RIVERSIDE 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 CITY OF RIVERSIDE OR THE ENGINEER.

EMERGENCY PHONE NUMBERS:

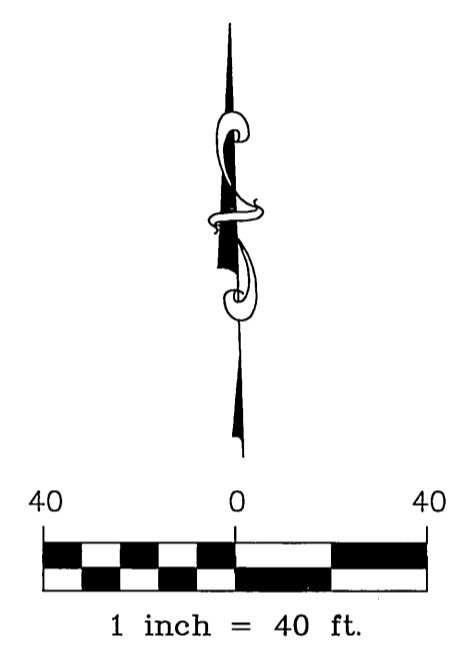
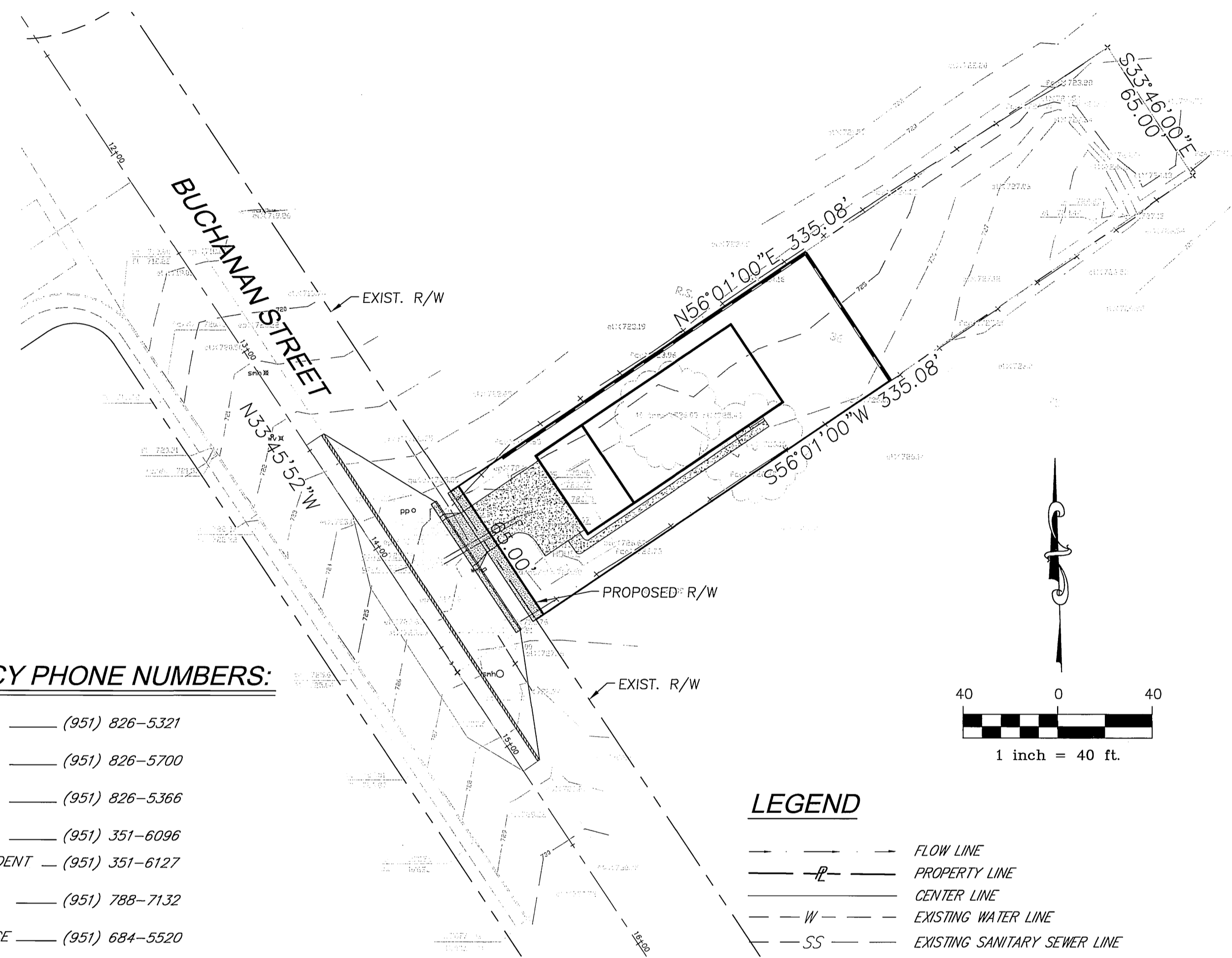
CITY OF RIVERSIDE
FIRE DEPARTMENT (951) 826-5321
CITY OF RIVERSIDE
POLICE (951) 826-5700
CITY OF RIVERSIDE
TRAFFIC DIVISION (951) 826-5366
CITY OF RIVERSIDE
TRAFFIC SIGNALS (951) 351-6096
STREET SUPERINTENDENT (951) 351-6127
RIVERSIDE SCHOOLS (951) 788-7132
GOODHEW AMBULANCE (951) 684-5520
PACIFIC BELL
TELEPHONE (800) 303-3000
CITY OF RIVERSIDE
ELECTRIC DEPT. (951) 687-0791
SOUTHERN CALIFORNIA
GAS COMPANY (800) 427-2200
UNDERGROUND SERVICE
ALERT (800) 227-2600

UTILITIES

ELECTRIC CITY OF RIVERSIDE
GAS SO. CAL. GAS CO.
WATER CITY OF RIVERSIDE
SEWER CITY OF RIVERSIDE
TELEPHONE PACIFIC TELEPHONE

WATER DEPARTMENT NOTE:

DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (951) 351-6368



LEGEND

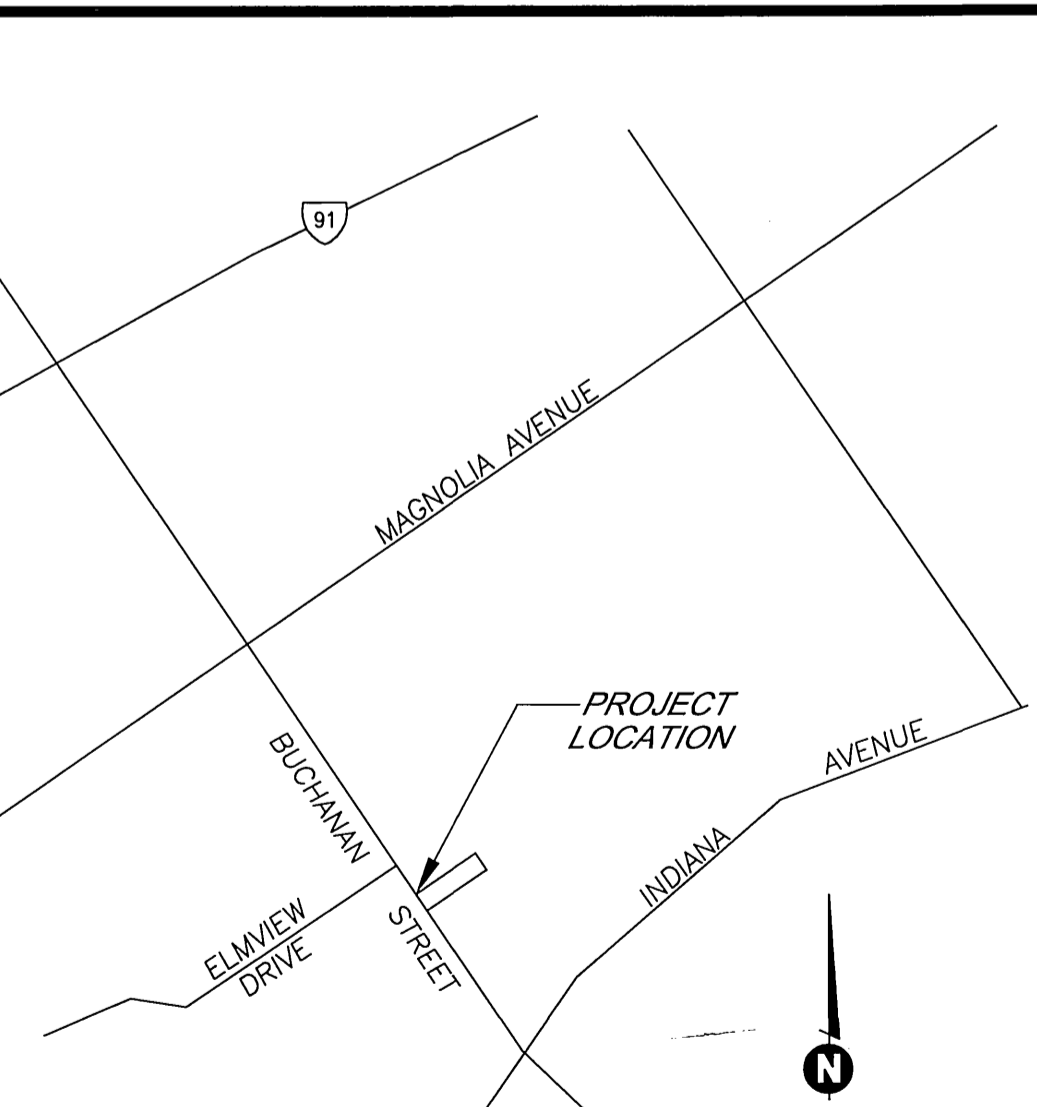
- FLOW LINE
- PROPERTY LINE
- CENTER LINE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- EXISTING SLOPE
- PROPOSED SLOPE
- EXISTING CONTOUR
- 601 — PROPOSED CONTOUR

- G.B. = GRADE BREAK
- H.P. = HIGH POINT
- E.P. = EDGE OF PAVEMENT
- D.L. = DAYLIGHT
- G.S. = GROUND SHOT
- W.V. = WATER VALVE
- W. = WATER MAIN
- W.M. = WATER METER
- FL = FLOW LINE
- F.G. = FINISHED GRADE
- BM = BENCH MARK
- LS = LANDSCAPING
- I.G. = TOP OF GRADE
- IN.V. = INVERT ELEVATION
- A.C. = ASPHALT CONCRETE
- TW = TOP OF WALL
- R = RADIUS
- TF = TOP OF FOOTING
- (600) = EXIST. ELEVATION
- 600 = PROPOSED ELEVATION
- FG = FINISHED GRADE
- FS = FINISHED SURFACE
- CJ = CONTROL JOINT
- TOE = TOE OF SLOPE
- TOP = TOP OF SLOPE
- TOP/D.L. = TOP OF SLOPE/DAYLIGHT
- TOC = TOP OF CURB
- FF = FINISHED FLOOR

CONSTRUCTION NOTES:

- CONST. 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 (TYPE I) 65 L.F.
- CONST. 4" A.C. OVER 4" A.B. (PER S.R.1642 R=48) 3,950 S.F.
- CONST. A.C. OVERLAY (0.15' MIN.) 2,100 S.F.
- SAWCUT & REMOVE 1' OF EXIST. EDGE OF PAVEMENT 280 L.F.
- CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD.302, (TYPE PL-I) A= 20' B= 27' 1 EA.
- OVERHEAD POWER POLE FACILITIES TO BE RELOCATED BY CITY FORCES AT DEVELOPERS EXPENSE. CONTACT CITY OF RIVERSIDE 90 DAYS IN ADVANCE OF CONSTRUCTION. BOBBY HARRIS AT 951-826-5160 1 EA.
- REMOVE EXIST. CONCRETE DITCH 1 L.S.
- RELOCATE EXISTING 3/4" SERVICE-5/8" METER, BY CITY FORCES & UTILIZE 1 EA.
- ADJUST TO GRADE EXIST. SEWER MANHOLE 2 EA.
- REMOVE INTERFERING PORTION OF EXIST. FENCE 1 L.S.
- CONSTRUCT CONC. P.L. SIDEWALK PER CITY OF RIVERSIDE STD.325 325 S.F.
- INSTALL SEWER LATERAL PER CITY OF RIVERSIDE STD. 562 30 F.F.

QUANTITIES:



VICINITY MAP
NTS

CITY OF RIVERSIDE, ELECTRIC DIVISION
APPROVED BY Val B. Q. O. DATE 12/20/05
VOID 1 YEAR AFTER DATE APPROVED

CITY OF RIVERSIDE, WATER DIVISION
APPROVED BY Mw McLeod DATE 12/20/05
VOID 1 YEAR AFTER DATE APPROVED

CITY OF RIVERSIDE BUSINESS TAX ACCOUNT #17055 EXP. 3/02/06
DANIEL C. GOMEZ dba LANDMARK SURVEY
9342 RAMONA DR.
RIVERSIDE, CA 92503
(951) 358-1305

CITY OF RIVERSIDE BUSINESS TAX ACCOUNT #14172 EXP. 4/01/06
SAKE ENGINEERS, INC.
400 S. RAMONA AVE. STE 202
CORONA, CA 92879
(951) 279-4041

BENCHMARK:
(E-2-E)
P.K. NAIL & TAG IN CULVERT HEADWALL AT THE
WESTERN CORNER OF MAGNOLIA AND BUCHANAN PER
F.B. 739/50
ELEV. = 686.28

BASIS OF BEARING:
BEARING IS BASED ON THE CENTERLINE OF
BUCHANAN ST. AS PER S.R. 36/75

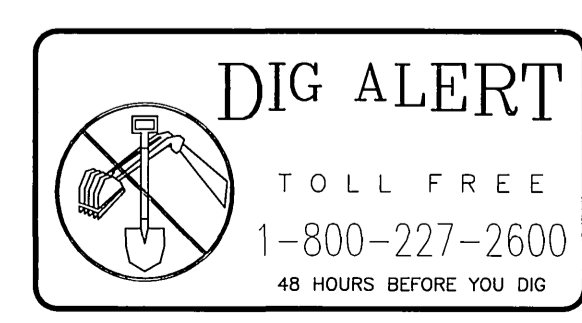
MARK _____ APPR. DATE _____
DESIGNED BY SA DRAWN BY RL CHECKED BY SA

SAKE ENGINEERS, INC.
www.sakeengineers.com
ENGINEERING • SURVEYING • LAND DEVELOPMENT
400 S. RAMONA AVE., STE. 202
CORONA, CALIFORNIA 92879
(951) 279-4041 FAX: (951) 279-2830

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY Paul B. G. O. DATE 12/20/05
PRINCIPAL ENGINEER
TRAFFIC DIVISION 12/20/05
STREET SERVICES DATE 1/3/06

STREET IMPROVEMENT PLANS PW05-0799
3595 BUCHANAN STREET (9+00 TO 11+80)
APN 135-230-002 R-3902
COVER SHEET SHEET 1 SHEET 2
HORIZ. SCALE: NONE VERT. SCALE: NONE FILE NO.

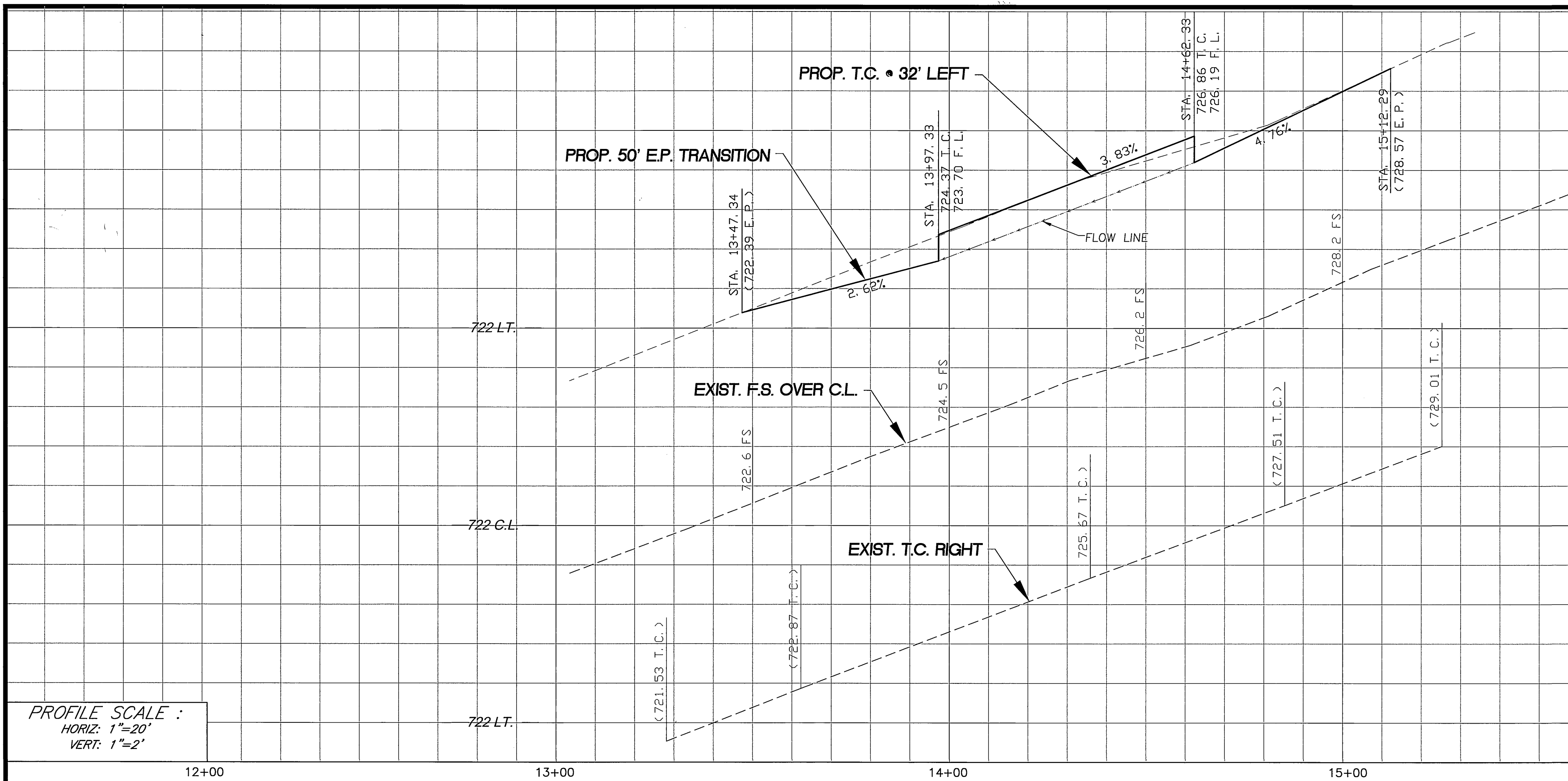


Daniel C. Gomez 12-15-05
R.E. No. _____ DATE _____

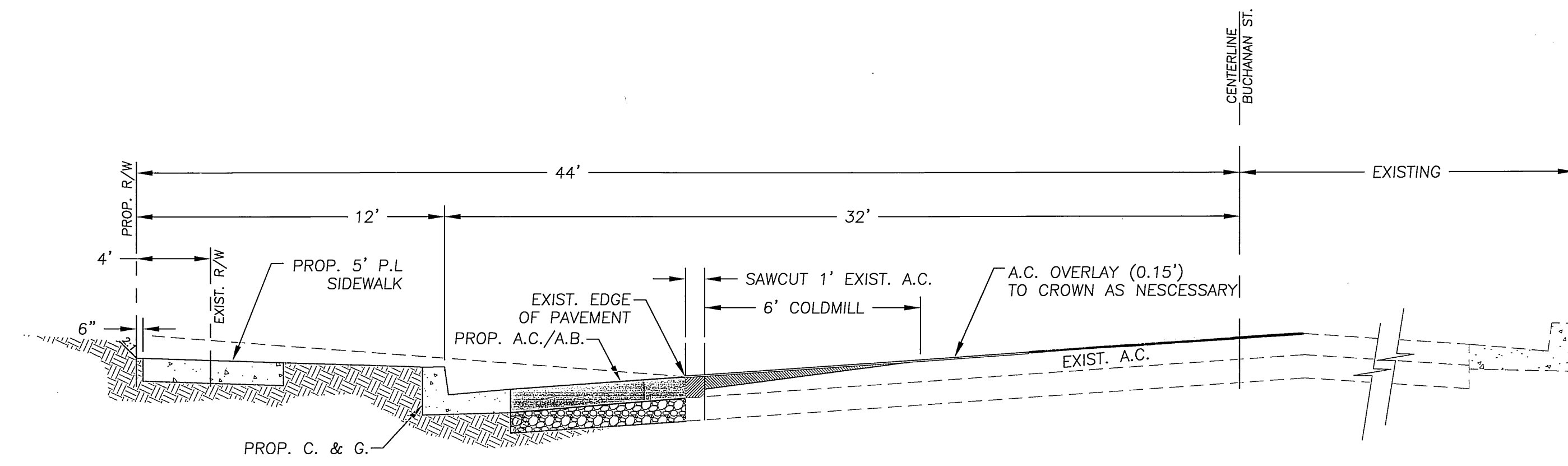
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INDEXED 1-05-06 LHH

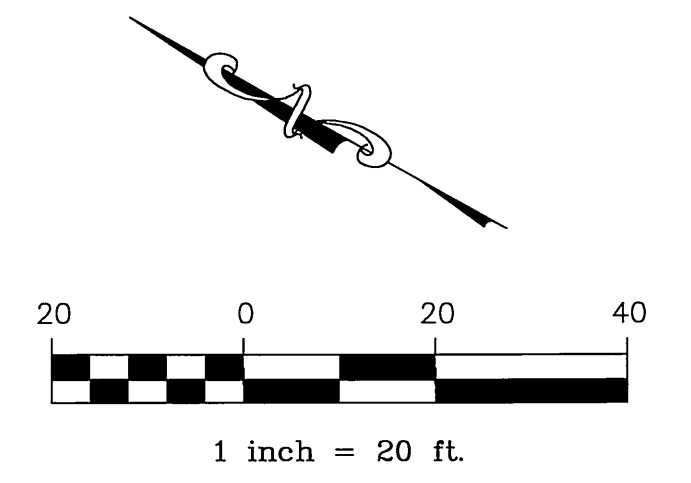
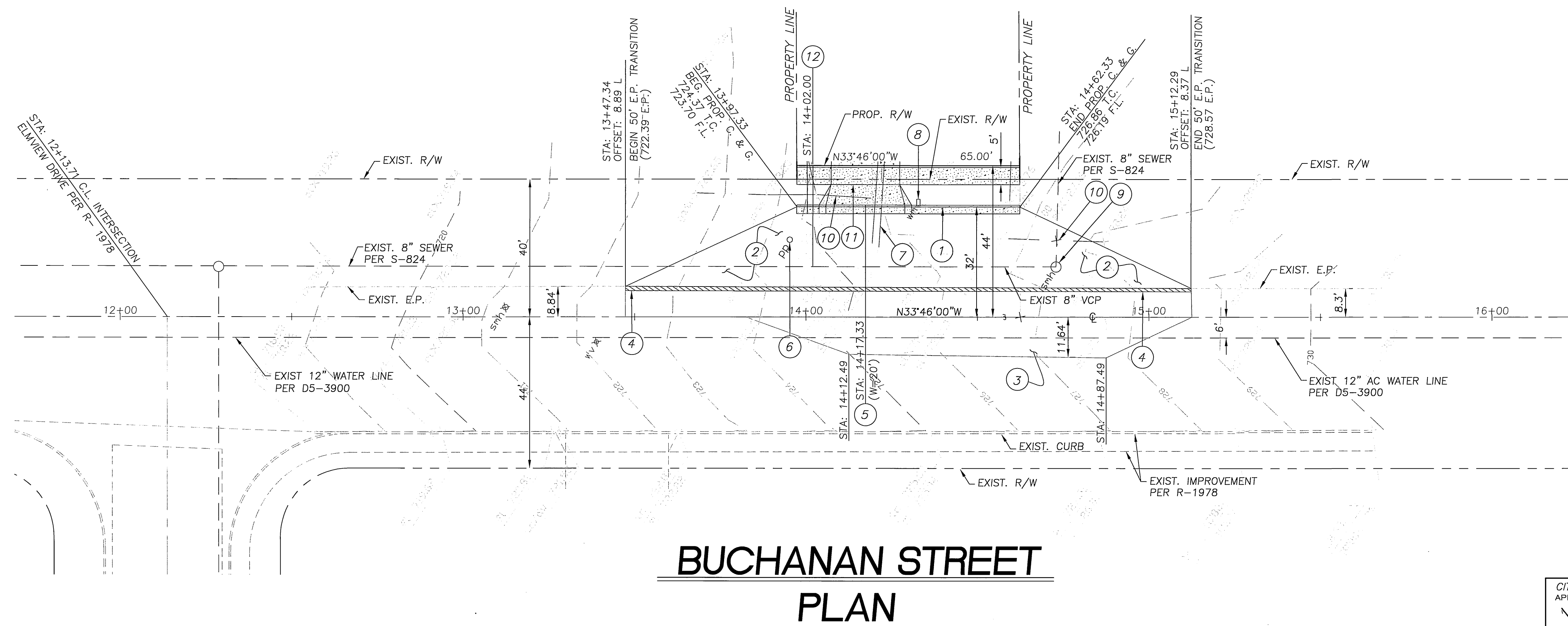
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PROFILE SCALE :
HORIZ: 1"=20'
VERT: 1"=2'



TYPICAL BUCHANAN STREET SECTION
T.I. = 7
NTS



BUCHANAN STREET PLAN

- CONSTRUCTION NOTES:**
- 1 CONST. 8" CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 (TYPE 1)
 - 2 CONST. 4" A.C. OVER 4" A.B. (PER S.R.1642 R=49)
 - 3 CONST. A.C. OVERLAY (0.15" MIN.)
 - 4 SAWCUT & REMOVE 1' OF EXIST. EDGE OF PAVEMENT
 - 5 CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD.302, (TYPE PL-1)
A= 20' B= 27'
 - 6 RELOCATE EXIST. POWER POLE
 - 7 REMOVE EXIST. CONCRETE DITCH
 - 8 RELOCATE EXISTING 3/4" SERVICE-5/8" METER, BY CITY FORCES & UTILIZE
 - 9 ADJUST TO GRADE EXIST. SEWER MANHOLE
 - 10 REMOVE INTERFERING PORTION OF EXIST. FENCE
 - 11 CONSTRUCT CONC. P.L. SIDEWALK PER CITY OF RIVERSIDE STD.325
 - 12 INSTALL SEWER LATERAL PER CITY OF RIVERSIDE STD. 562

CITY OF RIVERSIDE, ELECTRIC DIVISION
APPROVED BY
Valderrama DATE 12/20/05
VOID 1 YEAR AFTER DATE APPROVED

CITY OF RIVERSIDE, WATER DIVISION
APPROVED BY
MW McLeod DATE 12/20/05
VOID 1 YEAR AFTER DATE APPROVED

CITY OF RIVERSIDE BUSINESS TAX ACCOUNT #11855 EXP. 3/02/06
DANIEL C. GOMEZ dba LANDMARK SURVEY
9342 RAMONA DR.
RIVERSIDE, CA 92503
(951) 358-1305

CITY OF RIVERSIDE BUSINESS TAX ACCOUNT #14172 EXP. 4/07/06
SAKE ENGINEERS, INC.
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CORONA, CA 92639
(951) 279-4041

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F.B. 739/50
ELEV.= 686.28

**CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS**

APPROVED BY: *[Signature]* DATE: 12/20/05
PRINCIPAL ENGINEER
TRAFFIC DIVISION: *[Signature]*
CITY ENGINEER
DATE: 1/3/06

STREET IMPROVEMENT PLANS
3595 BUCHANAN STREET (9+00 TO 11+80)
APN 135-230-002
STREET PLAN & PROFILE

PW05-0799
R-3902
SHEET 2 SHEET 2
FILE NO.



[Signature] 12-15-05
RCE No. DATE

MARK DESIGNED BY SA DRAWN BY RL CHECKED BY SA

HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=2'

INDEXED 1-05-06 left