

City of Riverside, California

Department of Public Works

STREET IMPROVEMENT

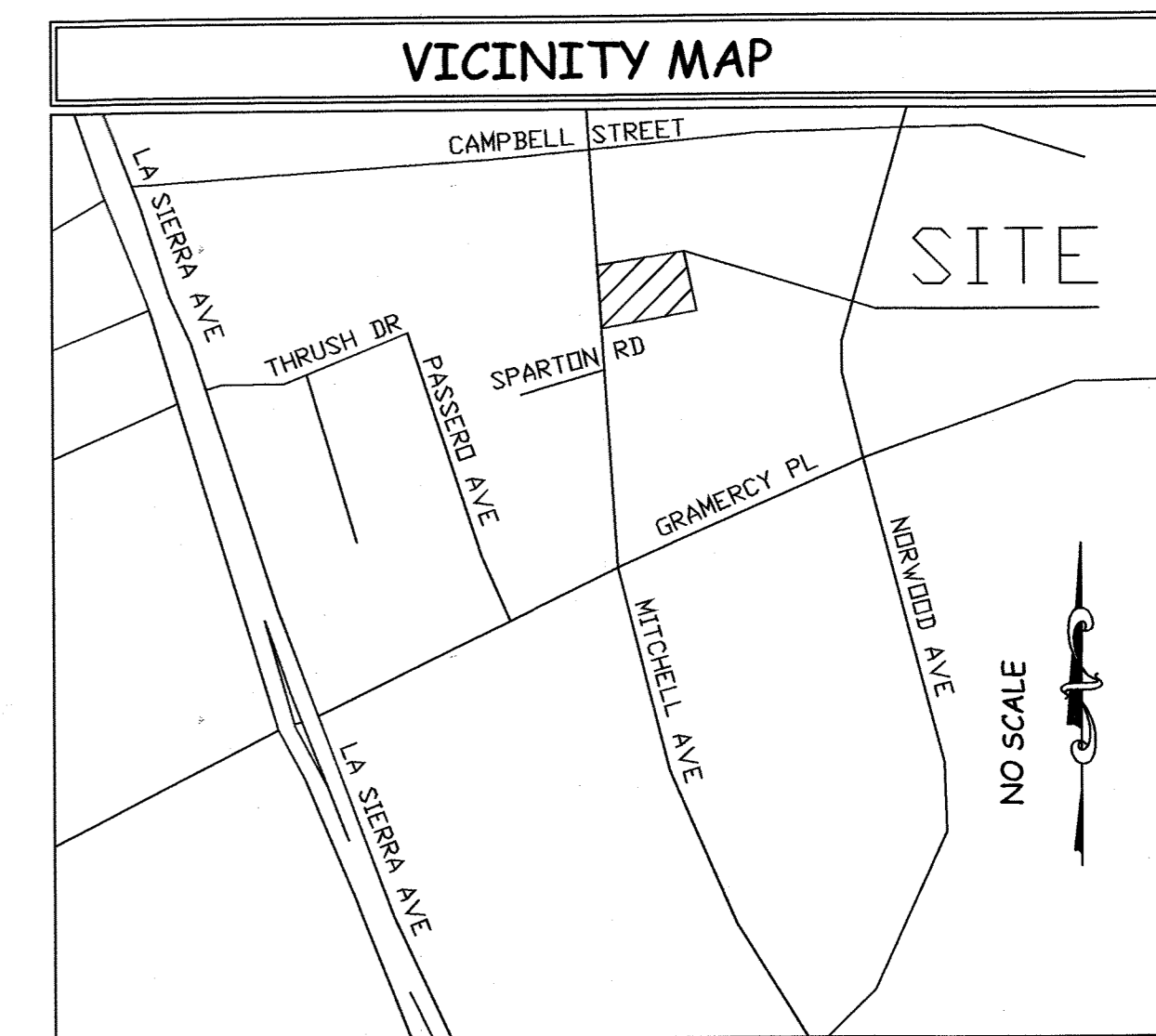
AT

MITCHELL AVENUE

RIVERSIDE, CALIFORNIA

STATION 8+50.00 to STATION 10+73.92

PM 35041



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 PREPARE AND COMPACT THE SUBGRADE TO ELEVATIONS WITHIN $\pm 0.1'$ OF THE DESIGN ELEVATIONS AND SHALL BE RESPONSIBLE FOR THE CONDITION OF THE SUBGRADE UNTIL ACCEPTED BY THE CITY. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR ANY BARRICADES DURING THIS TIME.
- 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.
- NOT USED
- 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 STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- 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.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
- 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/CITY SHEETS.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- 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, 140 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.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET, NOTES & QUANTITIES
2	STREET PLAN & PROFILE

CONSTRUCTION NOTES			
TAG NUMBER	DESCRIPTION	TYPE	QUANTITY
1	SAWCUT AT EXT'G ASPHALT PAVING AND JOIN NEW ASPHALT AS SHOWN ON PLANS.	L.F.	226.4
200 1-6	CONSTRUCT C&G PER CITY STANDARD DRAWING 200, TYPE CURB-I.	L.F.	115
302 C1	CONSTRUCT P.C.C. RESIDENTIAL DRIVEWAY APPROACH PER CITY OF RIVERSIDE STANDARD DRAWING NO. 302, TYPE "CURB-I", "A" & "B" DIMENSIONS PER PLAN	EACH	2
325	CONSTRUCT P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325, CURB SIDEWALK	SQFT.	820
5	CONSTRUCT A.C. PAVEMENT OVER CRUSHED AGG. BASE PER S.R.# 15073-01 R-VALUE= 50 (SEE GENERAL NOTE # 12)	SQFT.	1021
6	CONSTRUCT UNDER SIDEWALK DRAIN W=3.5' PER STD. 410	EACH	1
7	COLD PLANE EXISTING A.C. PAVEMENT MIN. 0.10" & OVERLAY	SQFT.	3802
8	CONTRACTOR TO DESIGN AND RECONSTRUCT PARKWAY IRRIGATION SYSTEM TO PROVIDE COMPLETE AND UNIFORM COVERAGE AFTER THE INSTALLATION OF THE NEW SIDEWALK.	LS	1
9	F-1 FLEXIBLE DELINEATORS, 20' ON CENTERS ALONG OUT GOING TAPER	EACH	4
R 1	REMOVE EXISTING TREE - CLASS I (BY CONTRACTOR), REPLACE WITH 24" BOXED PINK TRUMPET "TABEJUI IPE" BEHIND NEW SIDEWALK (BY CITY FORCES).	EACH	1
10	CROSS GUTTER AND APRON	SQFT.	154

NOTICE TO THE CONTRACTOR:

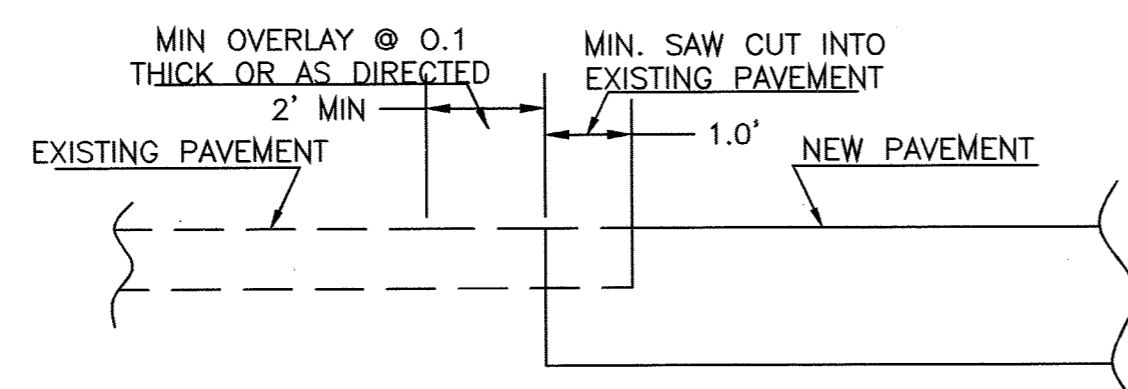
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROJECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- CALL UNDERGROUND SERVICE ALERT (U.S.A) 1-800-227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION.

PRIVATE ENGINEER'S NOTE:

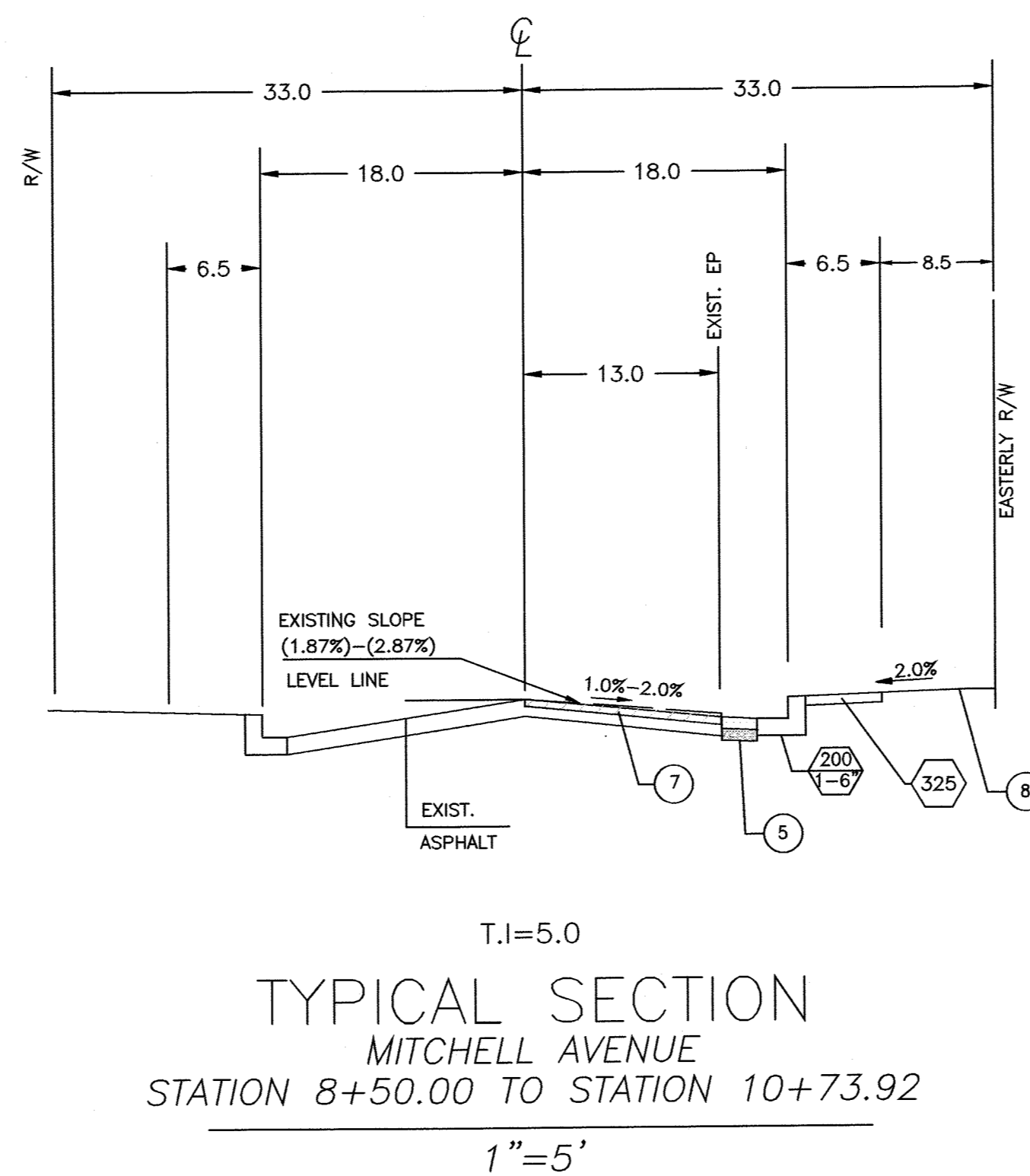
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; 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.
- CITY ACCEPTANCE OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ERROR AND OMISSION DISCOVERED DURING CONSTRUCTION. UPON REQUEST FROM THE CITY INSPECTOR, THE REQUIRED PLANS REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR REVIEW.

PUBLIC UTILITIES DEPARTMENT NOTE

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



JOINT DETAIL



T.I.=5.0
TYPICAL SECTION
MITCHELL AVENUE
STATION 8+50.00 TO STATION 10+73.92
1"=5'

LEGEND

- (99.99) INDICATES EXISTING GRADE ELEVATION
- — — — INDICATES CENTER LINE
- - - - - INDICATES PROPERTY LINE
- W.V. INDICATES WATER VALVE
- E.P. INDICATES EDGE OF PAVEMENT
- T.C. INDICATES TOP OF CURB
- F.S. INDICATES FINISH SURFACE
- F.L. INDICATES FLOW LINE
- SSMH INDICATES EXT'G SANITARY SEWER MANHOLE
- S.S. INDICATES SEWER LINE
- [Pattern] INDICATES NEW PAVEMENT
- [Pattern] INDICATES AGGREGATE BASE
- [Pattern] INDICATES C & G AND SIDEWALK
- [Pattern] COLD PLANE AND PAVE

EXISTING UNDERGROUND UTILITIES

- W — W — WATER LINE
- GAS — GAS — GAS LINE
- S — S — SEWER LINE

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING FOR THE CENTERLINE OF MITCHELL STREET, BEING N 03°56'08" W, AS SHOWN ON P.M.B. 137/92, RECORDS OF RIVERSIDE COUNTY.

BENCHMARK

CITY OF RIVERSIDE BENCHMARK G1-K3
ELEVATION: 736.645 (NAVD 29)
FOUND P.K. NAIL AND CITY ENGINEER TAG IN THE TOP OF CURB OF THE NORTHERLY WING OF A CATCH BASIN, ALONG THE WESTERLY CURB OF MITCHELL AVENUE, 290 FEET NORTHERLY OF GRAMERCY PLACE.

TOPO SOURCE

PAYAN SURVEYING
P. O. BOX 1957
CORONA, CA 92678
FAX: 951-808-6812
CELL: 951-858-6912

LEGAL DESCRIPTION:

PARCEL NO. 35041
BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 92 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTIONS 2 AND 3, T. 3 S., R. 6 W., RANCHO LA SIERRA

OWNER AND APPLICANT:

TIOGS PASS PROPERTIES
928 W. TIOGA PASS ROAD
ORANGE, CA. 92865
EMERGENCY TEL. (714) 553-5210

CIVIL ENGINEER

IMAD ABUGHARBIH, P.E.
MAZE ENGINEERING SERVICES
2261 CORIANDER CIRCLE,
CORONA CA 92679
TEL: 951.258.5900
EMAIL: MAZCOON6@GMAIL.COM

BUSINESS TAX CERTIFICATE 120855. EXP. 06/30/2016



CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
APPROVED BY: [Signature] DATE: [Date]

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
OVERHEAD & UNDERGROUND
APPROVED BY: [Signature] DATE: [Date]



MAZE ENGINEERING SERVICES
2261 CORIANDER CIRCLE
CORONA, CA 92679
TEL: 951.258.5900
EMAIL: MAZCOON6@GMAIL.COM
PREPARED UNDER THE SUPERVISION OF
IMAD ABU-GHARBIH DATE: 5-12-2016
R.C.E. No. C-062001 12-31-16

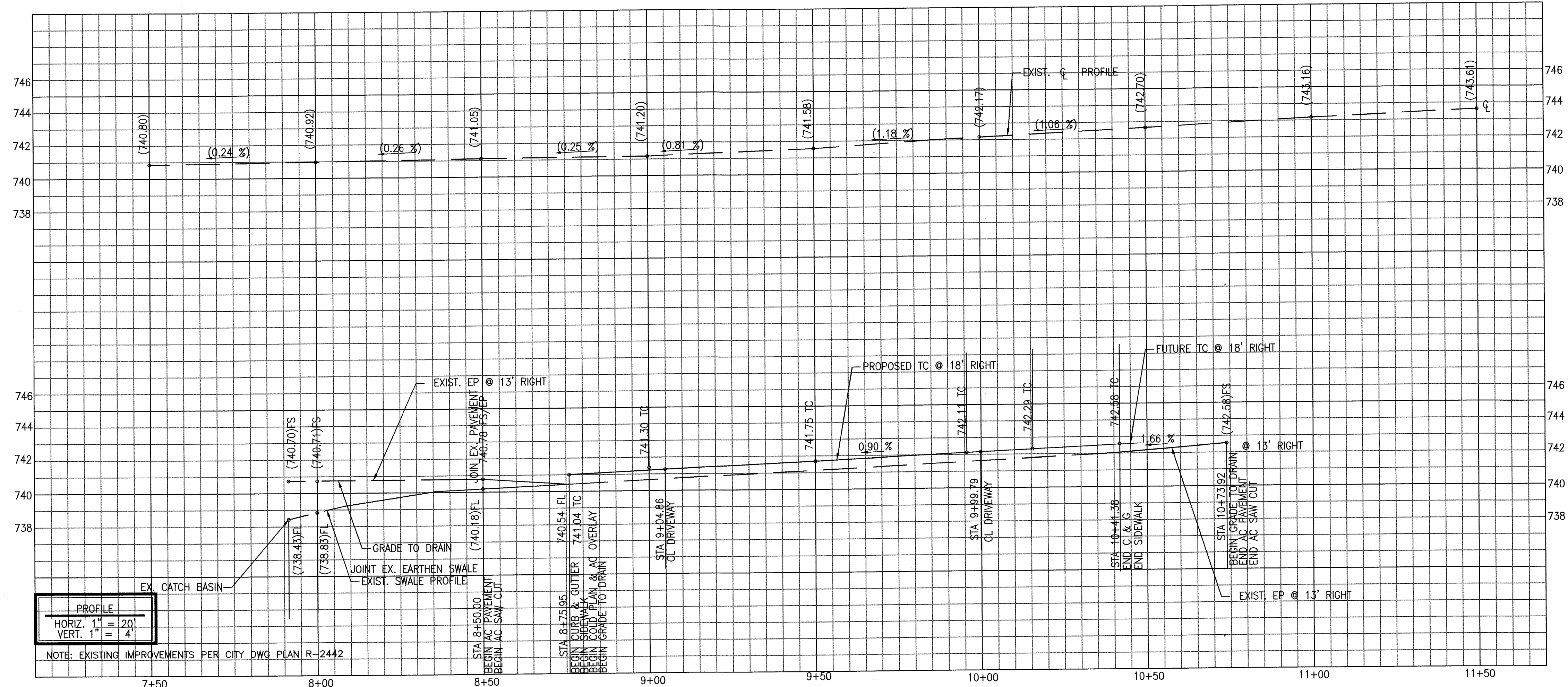
MARK REVISIONS APPR. DATE
DESIGNED BY: [Signature] DRAWN BY: [Signature] CHECKED BY: [Signature]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature] DATE: 5/12/16
PRINCIPAL ENGINEER
CONST. CONTRACT ADMIN.
STREET SERVICES
SURVEYOR
TRAFFIC DIVISION
PARKS DEPARTMENT
ENGINEERING MANAGER [Signature] DATE: 5/12/16

STREET IMPROVEMENT PLAN
MITCHELL AVE.
STA. 8+50.00 TO STA. 10+73.92
PM 35041
SCALE: AS SHOWN

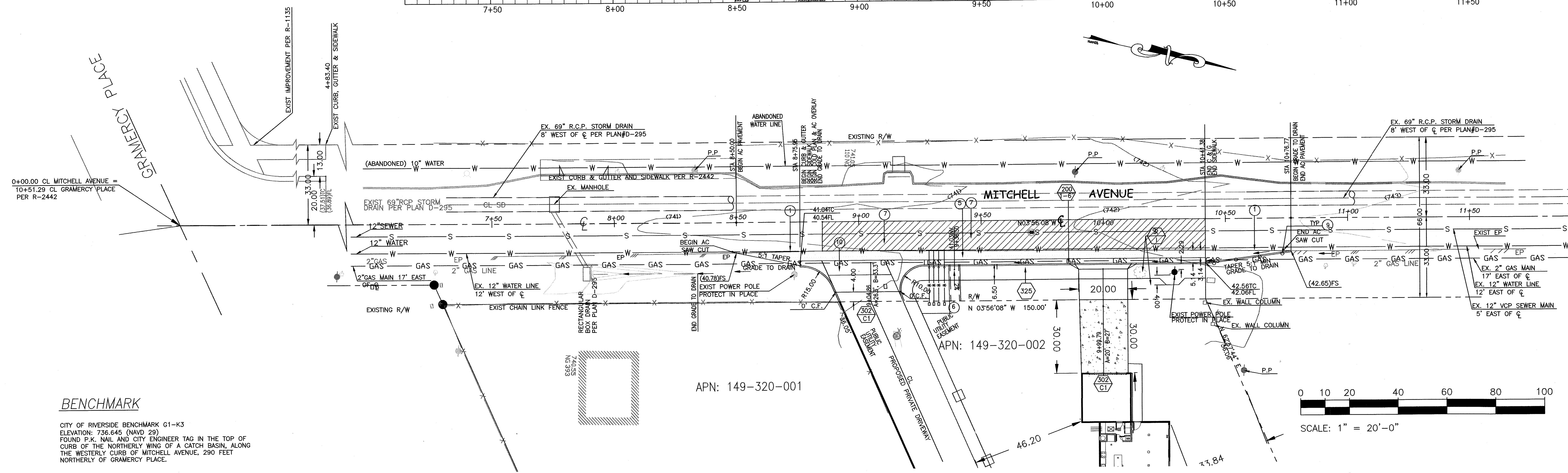
PW07-0333
R-4052
SHEET 1 OF 2

CONSTRUCTION NOTES			
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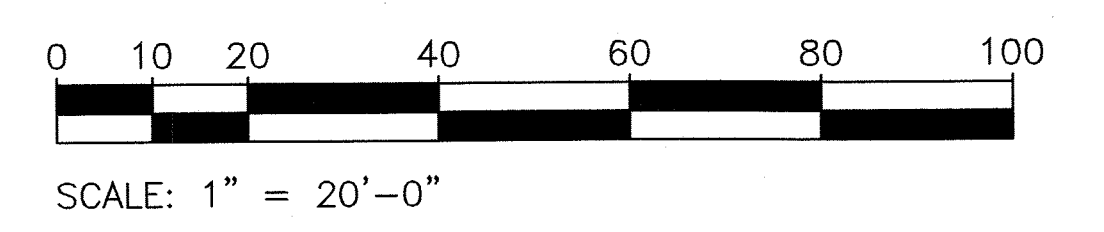


PROFILE
 HORIZ. 1" = 20'
 VERT. 1" = 4'

NOTE: EXISTING IMPROVEMENTS PER CITY DWG PLAN R-2442



BENCHMARK
 CITY OF RIVERSIDE BENCHMARK G1-K3
 ELEVATION: 736.845 (NAVD 29)
 FOUND P.K. NAIL AND CITY ENGINEER TAG IN THE TOP OF CURB OF THE NORTHERLY WING OF A CATCH BASIN, ALONG THE WESTERLY CURB OF MITCHELL AVENUE, 290 FEET NORTHERLY OF GRAMERCY PLACE.



BUSINESS TAX CERTIFICATE 120855. EXP. 06/30/2016

IMPORTANT NOTICE
 Section 4212/4217 of the Government Code requires a Dig Alert Identification Number to be issued before a permit to excavate will be valid. For your Dig Alert ID, Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT
 APPROVED BY: [Signature] DATE: 5/14/16

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT
 OVERHEAD & UNDERGROUND
 APPROVED BY: [Signature] DATE: 5/14/16

REGISTERED PROFESSIONAL ENGINEER
 IMAD ABU-GHARBIH
 No. RCE 52001
 EXP. 12-31-16
 CIVIL
 STATE OF CALIFORNIA

MAZE ENGINEERING SERVICES
 2261 CORIANDER CIRCLE
 CORONA, CA 92879
 TEL: 951-258-5900
 EMAIL: MAZEOEN@GMAIL.COM
 PREPARED UNDER THE SUPERVISION OF
 IMAD ABU-GHARBIH DATE: 5-12-2016
 R.C.E. NO. C-052001 12-31-16

MARK REVISIONS APPR. DATE
 DESIGNED BY: [Signature] DRAWN BY: [Signature] CHECKED BY: [Signature]

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] BY: [Signature] DATE: 5/11/16
 PRINCIPAL ENGINEER
 CONST. CONTRACT ADMIN.
 STREET SERVICES
 SURVEYOR
 TRAFFIC DIVISION
 PARKS DEPARTMENT
 ENGINEER: J. M. MURPHY DATE: 5/12/16

STREET IMPROVEMENT PLAN
 MITCHELL AVE.
 STA. 8+50.00 TO STA. 10+73.92
 PM 35041
 SCALE: AS SHOWN

PW07-0333
 R-4052
 SHEET 2 OF 2