

STREET IMPROVEMENT PLANS

FRESH & EASY NEIGHBORHOOD MARKET

CITY OF RIVERSIDE

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.
- WHEN A PORTION OF THE WORK IS TO BE DONE BY THE CITY, THE DEVELOPER AND/OR CONTRACTOR SHALL GIVE THE CITY 60-DAYS NOTICE SO THAT THE DEVELOPER'S WORK AND THE CITY'S WORK CAN BE PROPERLY COORDINATED. THE DEVELOPER SHALL PREPARE AND COMPACT THE SUBGRADE TO ELEVATIONS WITHIN ± .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 BARRICADING DURING THIS TIME.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT 30 DAYS PRIOR TO BEGINNING CONSTRUCTION TO NEGOTIATE THE COST OF THE CITY'S PORTION OF THE WORK.
- 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 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.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- THE DEVELOPER IS RESPONSIBLE FOR DEVELOPING ACCESS PAVING. SHOULD THE DEVELOPER AND/OR CONTRACTOR DECIDE TO INSTALL THE ACCESS PAVING PRIOR TO THE CITY COMMENCING ITS PAVING WORK, THE DEVELOPER SHALL COORDINATE HIS INSTALLATION OF ACCESS PAVING WITH THE CITY INSPECTOR. FINAL COURSE OF PAVING IN ACCESS AREA TO BE PAID FOR BY DEVELOPER PRIOR TO THE CITY COMMENCING ITS PAVING OPERATION. DEVELOPER SHALL INSTALL TYPE F-1 FLEXIBLE DELINEATORS AT 20' INTERVALS ON OUTGOING TAPERS.
- 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/CUT SHEETS.
- STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- SEE TRAFFIC SIGNAL PLAN X-430A FOR TRAFFIC SIGNAL FACILITIES AND STRIPING.
- 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.
- STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP(S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS ARE MADE TO MAINTAIN SIGNAL OPERATION.
- 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 # "811", 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 U.S.A.
- CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
- 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 8" ABOVE THE UPPER MANHOLE RIM ELEVATION OF THE SEWER LINE SEGMENT BEING CONNECTED TO, WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
- A PLUG SHALL BE INSTALLED AND WILL REMAIN IN PLACE WHERE THE NEW SEWER CONNECTS WITH THE EXISTING SEWER UNTIL THE NEW SEWER IS ACCEPTED BY THE CITY.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- DEVELOPER AND/OR CONTRACTOR TO GIVE ROCF 5-DAYS WRITTEN NOTICE PRIOR TO STARTING WORK ON STORM DRAIN (OR DOING ANY WORK WITHIN ROCF EASEMENTS), ROCF ENCROACHMENT PERMIT NO.
- BEFORE THE RIP-RAP AT THE OUTLET OF ANY DRAINAGE STRUCTURE IS ACCEPTED BY THE CITY, IT SHALL BE TESTED UNDER FLOWS AS CLOSE AS POSSIBLE TO DESIGN CONDITIONS WITH WATER OBTAINED FROM FIRE HYDRANTS IN THE IMMEDIATE AREA.
- 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 SUBDIVISION.

LEGEND/ABBREVIATIONS

BCR	BEGIN CURB RETURN		EXISTING AC PAVEMENT
ECR	END CURB RETURN		EXISTING CONCRETE TO BE REMOVED
FL	FLOWLINE		PROPOSED AC PAVEMENT
GB	GRADE BREAK		PROPOSED CONCRETE
C&G	CURB & GUTTER		
R/W	RIGHT OF WAY		
S/W	SIDEWALK		
TD	TOP OF DIKE		
TC	TOP OF CURB		
FS	FINISH SURFACE		
()	EXISTING		
---	CENTERLINE		
- - - -	PROPOSED RIGHT OF WAY		
- - - -	SAWCUT LINE		
	EXISTING STREET LIGHT		
	EXISTING FIRE HYDRANT		

STREET IMPROVEMENT PLAN NOTES

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF STREET LIGHTS AND UNDERGROUND ELECTRIC UTILITY FACILITIES. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION TO OBTAIN APPROVED STREET LIGHT AND ELECTRIC PLANS.

CONTACT: STEVE JOHAL
PH. NO. 951.826.5830
3901 ORANGE STREET
RIVERSIDE, CA 92501

UNDERGROUND FACILITY RELOCATIONS
UNDERGROUND POWER FACILITIES SHALL BE RELOCATED BY THE DEVELOPER AND CITY OF RIVERSIDE AT DEVELOPER'S EXPENSE. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION FOR APPROVED PLANS FOR RELOCATION OF UNDERGROUND POWER AND STREET LIGHT FACILITIES.

CONTACT: STEVE JOHAL
PH. NO. 951.826.5830
3901 ORANGE STREET
RIVERSIDE, CA 92501

OVERHEAD FACILITY RELOCATIONS
OVERHEAD POWER FACILITIES SHALL BE RELOCATED BY CITY OF RIVERSIDE AT DEVELOPER'S EXPENSE. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION FOR RELOCATION OF OVERHEAD POWER FACILITIES.

CONTACT: STEVE JOHAL
PH. NO. 951.826.5830
3901 ORANGE STREET
RIVERSIDE, CA 92501

PUBLIC UTILITIES DEPARTMENT NOTE

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

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTING AND APPROXIMATE LOCATION OF ANY UNDERGROUND UTILITIES 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 OR STRUCTURES EXCEPT AS SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID SUBSTRUCTURES NOR FOR UTILITIES OR IRRIGATION SUBSTRUCTURES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK ON EXCAVATION TO DETERMINE EXACT LOCATION OF ALL SUBSTRUCTURES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON, AND FOR ANY DAMAGE OR PROTECTION TO THESE SUBSTRUCTURES.

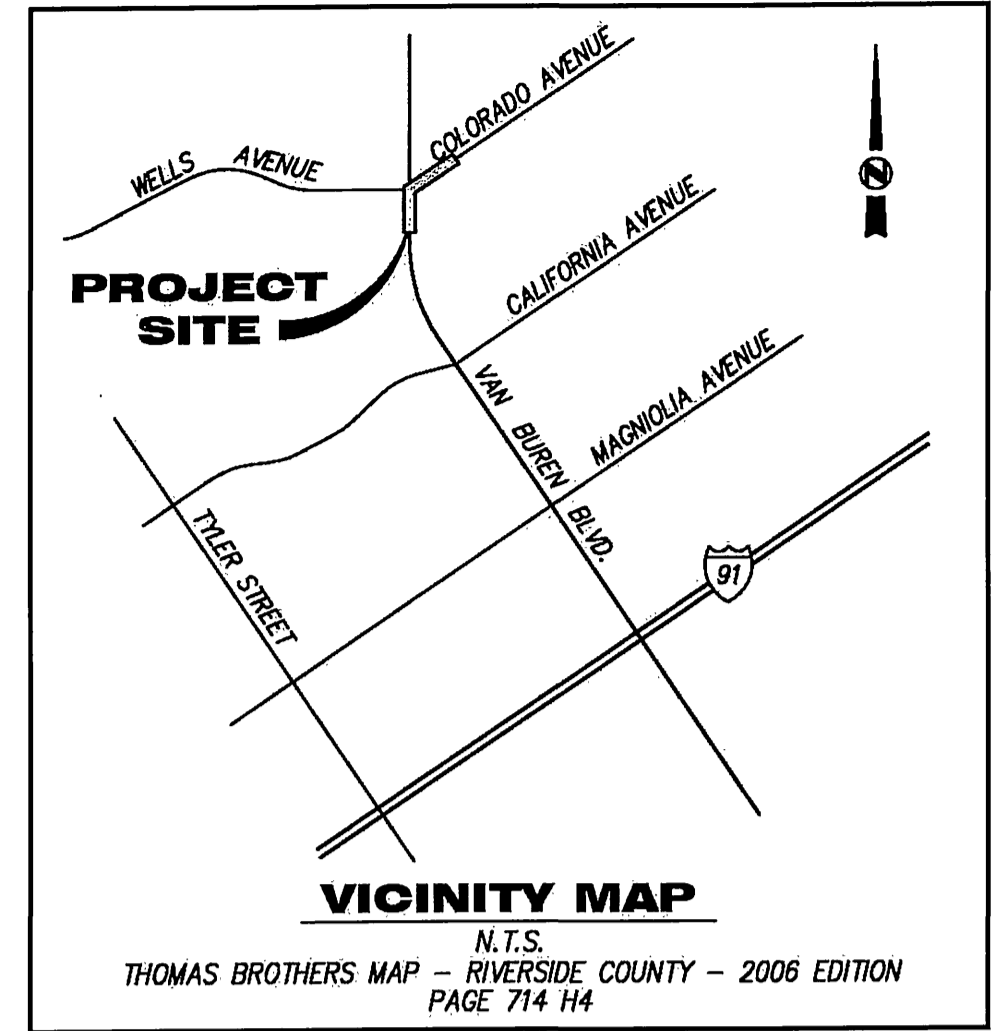
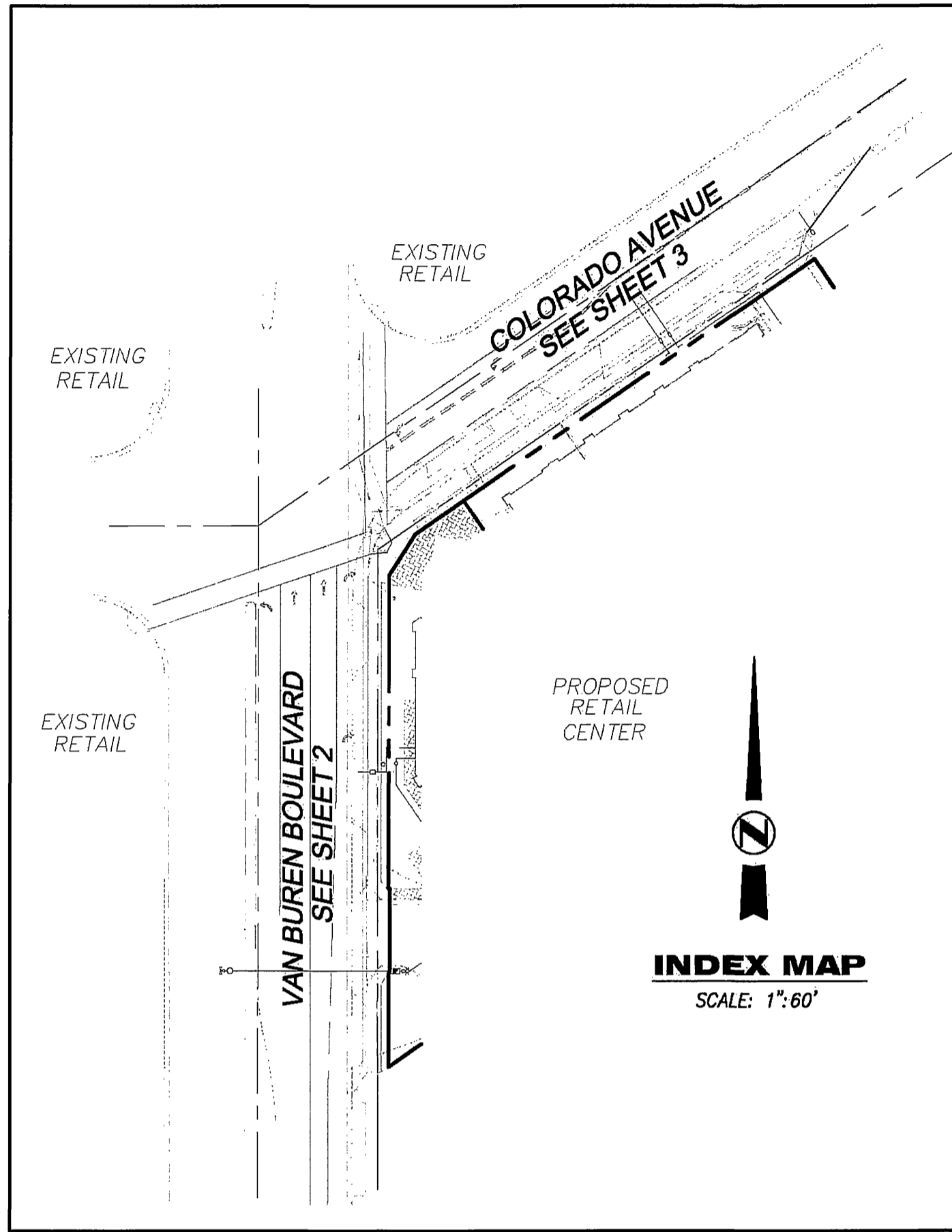
THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (U.S.A.) PHONE 1-800-227-2600 TWO (2) WORKING DAYS PRIOR TO DIGGING. NO CONSTRUCTION PERMIT ISSUED BY PUBLIC WORKS DEPARTMENT SHALL BE VALID INVOLVING UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS AN INQUIRY IDENTIFICATION NUMBER ISSUED BY U.S.A.

CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION TO COORDINATE RELOCATION OR PROTECTION OF EXISTING UTILITIES.

CITY ACCEPTANCE OF PLANS DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE CORRECTION OF ERROR AND OMISSION DISCOVERED DURING CONSTRUCTION. UPON REQUEST OF THE CITY INSPECTOR, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR REVIEW.

SOURCE OF TOPOGRAPHY/ALTA

EADSON AND ASSOCIATES, INC.
14125 TELEPHONE AVE., SUITE 11
CHINO, CA 91710
(909) 364-1681
DATED NOV. 8, 2007



CONSTRUCTION NOTES

NO.	DESCRIPTION	QUANTITIES
(1)	CONSTRUCT 6" AC OVER 14" CLASS II AB PER SOILS REPORT OR R-1835 WHICH EVER IS GREATER	2,206 SF
(2)	CONSTRUCT 6" CURB & GUTTER TYPE I PER CITY OF RIVERSIDE STD. NO. 200	410 LF
(3)	CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325	2,600 SF
(4)	CONSTRUCT WHEELCHAIR RAMP TYPE I PER CITY OF RIVERSIDE STD. NO. 304	1 EA
(5)	CONSTRUCT DRIVEWAY APPROACH TYPE CURB-II PER CITY OF RIVERSIDE STD. DWG 302, A & B DIMENSIONS PER PLAN	2 EA
(6)	CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. NO. 220, W=10'	500 SF
(7)	CONSTRUCT PARKWAY DRAIN W/ TRASH & DEBRIS SCREEN PER APWA 151-1, TYPE 2	1 EA
(8)	ADJUST RIM TO GRADE	3 EA
(9)	REMOVE EXISTING CONCRETE CURB & GUTTER	501 LF
(10)	REMOVE EXISTING CONCRETE	5,775 SF
(11)	REMOVE EXISTING AC DIKE	50 LF
(12)	CONSTRUCT 5" AC OVER 12" CLASS II AB PER SOILS REPORT OR R-1835 WHICH EVER IS GREATER	2,675 SF
(13)	REMOVE EXISTING CONCRETE CROSS GUTTER	715 SF
(14)	GRIND 0.10" AND OVERLAY EXISTING AC PAVEMENT, 2' WIDE ON CL, 5' WIDE ON EDGE	15,792 SF
(15)	ADJUST VALVE CAN & LID TO GRADE	2 EA
(16)	SAWCUT AND REMOVE EXISTING AC PAVEMENT (1' WIDE)	526 LF
(17)	CONSTRUCT (2) 3" DIAMETER CURB DRAIN OUTLET PER APWA 150-2, CASE II (MODIFIED)	3 EA

REFER TO PRECISE GRADING PLANS FOR CONTINUATION

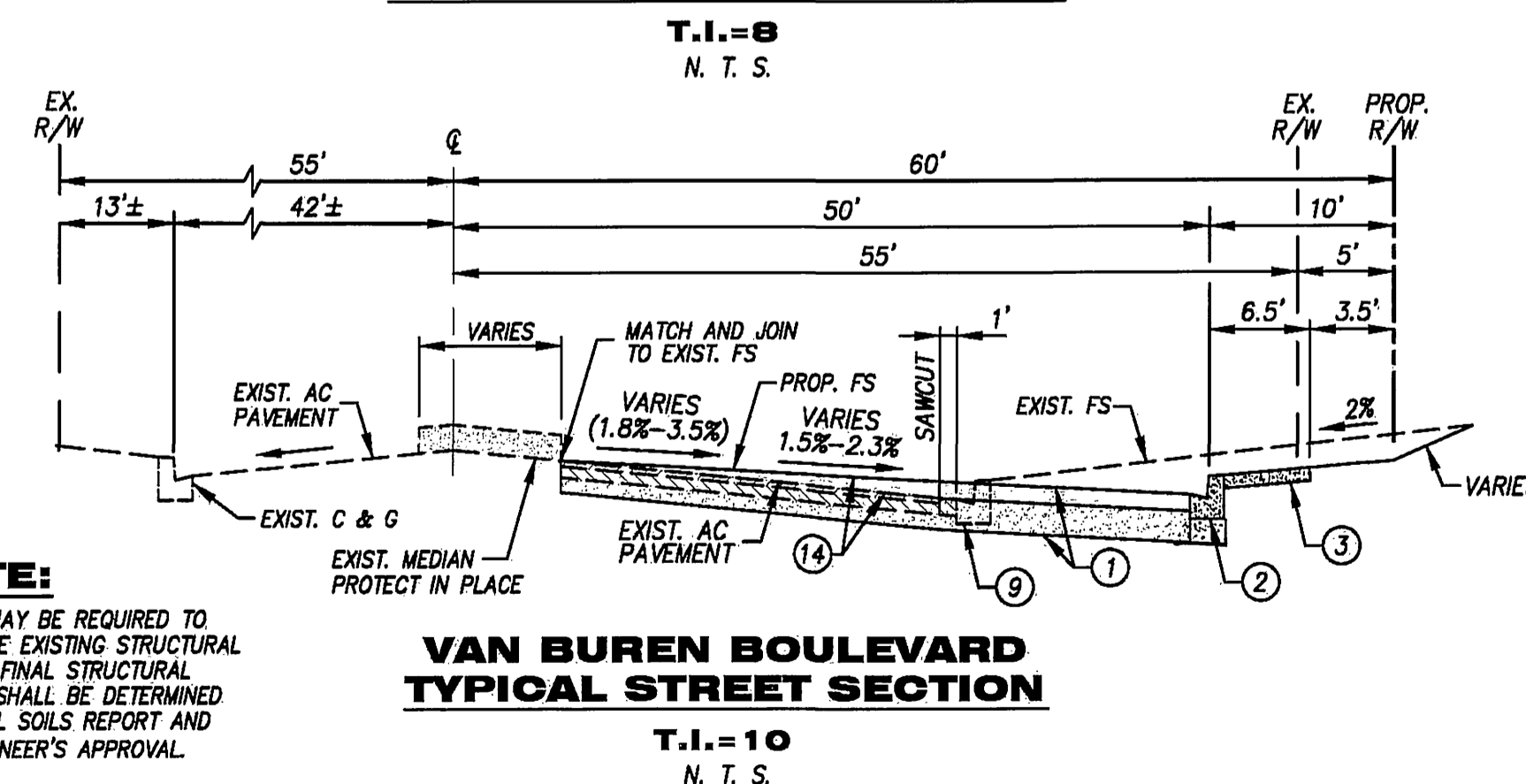
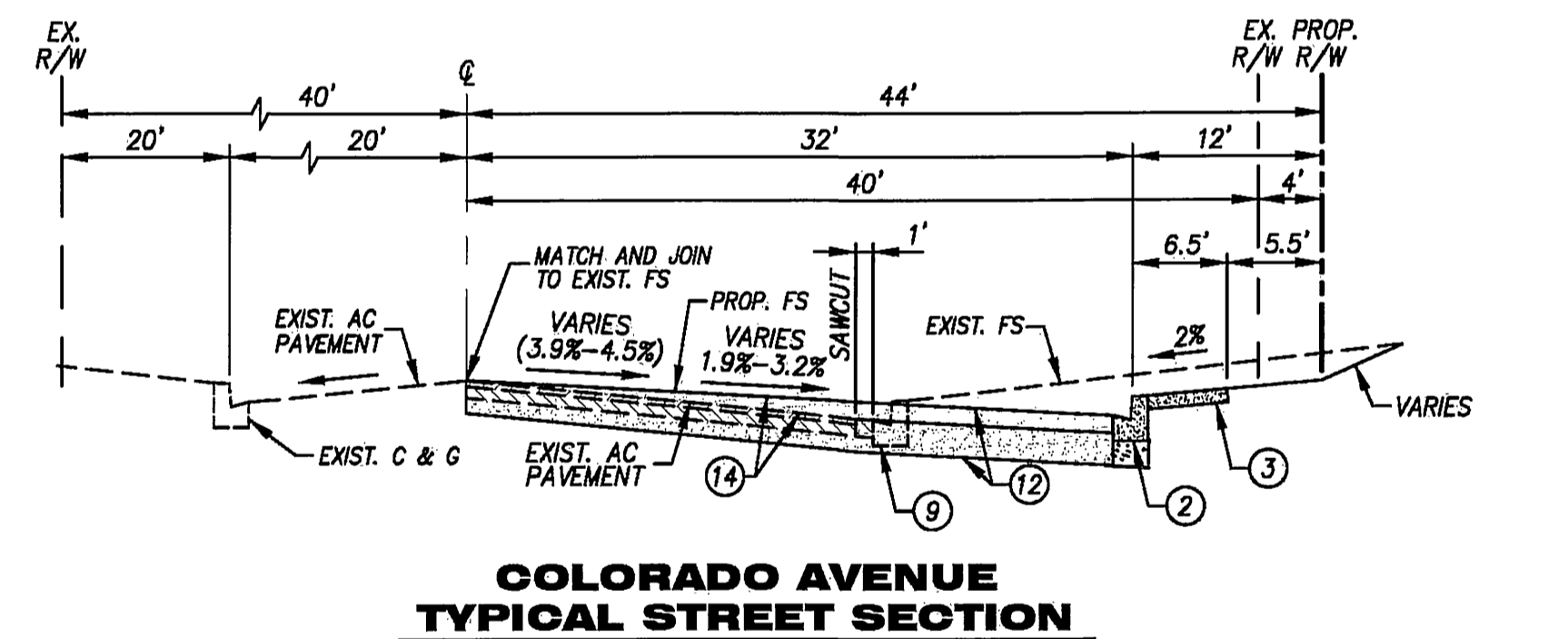
NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY & HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATION "CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTOR OR SUBCONTRACTOR'S COMPLIANCE WITH SAID REGULATIONS AND ORDERS. CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE COMPLETED RESPONSIBILITY FOR THE JOB SITE CONDITION DURING THE COURSE OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. 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 CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

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.

INDEX OF SHEETS

SHEET	DESCRIPTION
1	TITLE SHEET/TYPICAL SECTIONS
2	VAN BUREN BOULEVARD
3	COLORADO AVENUE



NOTE:
BORING MAY BE REQUIRED TO DETERMINE EXISTING STRUCTURAL SECTION. FINAL STRUCTURAL SECTION SHALL BE DETERMINED PER FINAL SOILS REPORT AND CITY ENGINEER'S APPROVAL.

Underground Service Alert	CITY OF RIVERSIDE	CITY OF RIVERSIDE
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER TO BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE ISSUED. FOR YOUR DIG ALERT I.D. NUMBER CALL: Call: TOLL FREE TWO WORKING DAYS BEFORE YOU DIG 1-800-227-2600	PUBLIC UTILITIES DEPARTMENT - WATER M.W. McLeod 8/13/08	PUBLIC UTILITIES DEPARTMENT ELECTRIC - OVERHEAD & UNDERGROUND SM 8/6/08

BENCH MARK	BASIS OF BEARING	PREPARED BY OR UNDER THE SUPERVISION OF	DRAWN BY	DESIGN BY	CHECKED BY	W.Q.
CITY OF RIVERSIDE BENCHMARK # 04-03 P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHERLY CURB OF COLORADO AVENUE AT THE B.C.R. OF THE SOUTHERLY CURB RETURN OF JACKSON STREET AND COLORADO AVENUE. ELEVATION: 749.591 (NAVD29)	THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF DUNCAN AVENUE BEING NORTH 55°43'00" EAST AS SHOWN ON "RESUBDIVISION OF A PORTION OF 'ARLINGTON SUBURBAN ESTATES' MAP ON FILE IN THE COUNTY RECORDERS OFFICE OF RIVERSIDE COUNTY; MB 13/75.	ERIC SAENZ DATE: 8-8-08	ERIC SAENZ	ERIC SAENZ	ERIC SAENZ	07-1218

SV ENGINEERING CONSULTANTS
32605 TEMECULA PARKWAY, SUITE 200, Temecula, CA 92592
TEL: (951) 694-4824 FAX: (951) 694-4713

PREPARED BY: ERIC S. SAENZ R.C.E. NO. 65970
REGISTRATION EXPIRES: 06/30/10
CITY BUSINESS TAX CERT. NO. BL00133467, EXP. 8-1-09

REGISTERED PROFESSIONAL ENGINEER
ERIC S. SAENZ
No. 65970
Exp. 06-30-10
CIVIL
STATE OF CALIFORNIA

MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR	DATE
			REVISION			

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

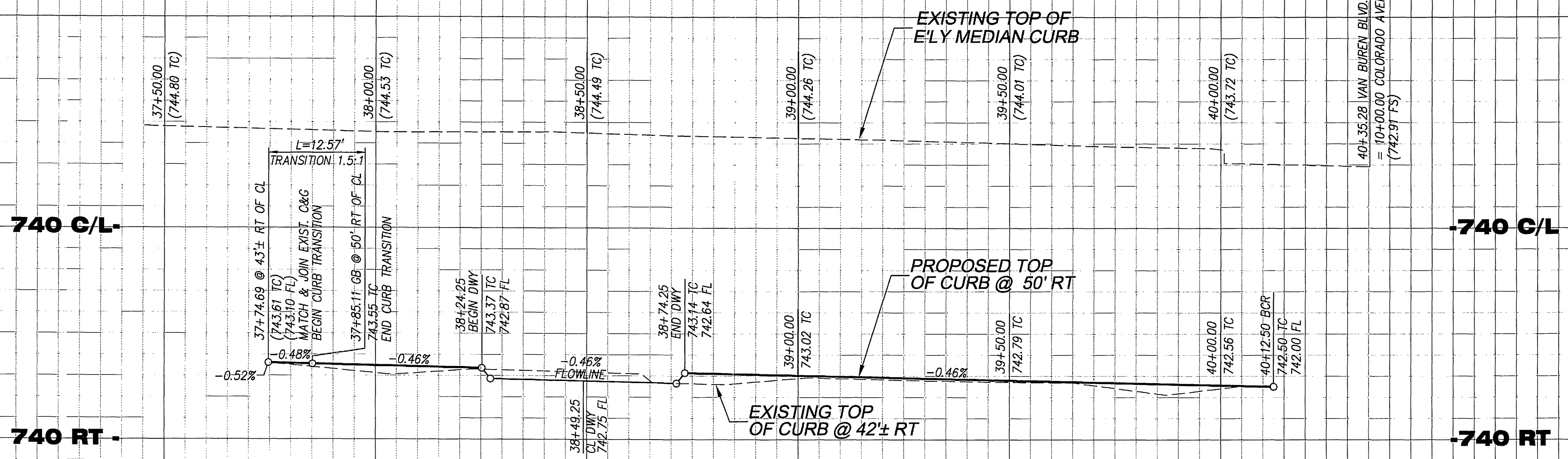
APPROVED BY: [Signature]
BY: [Signature] DATE: 8/15/08
CITY ENGINEER

CITY OF RIVERSIDE
PW07-0609

FRESH & EASY NEIGHBORHOOD MARKET
STREET IMPROVEMENT PLAN
4865 & 4875 VAN BUREN BOULEVARD

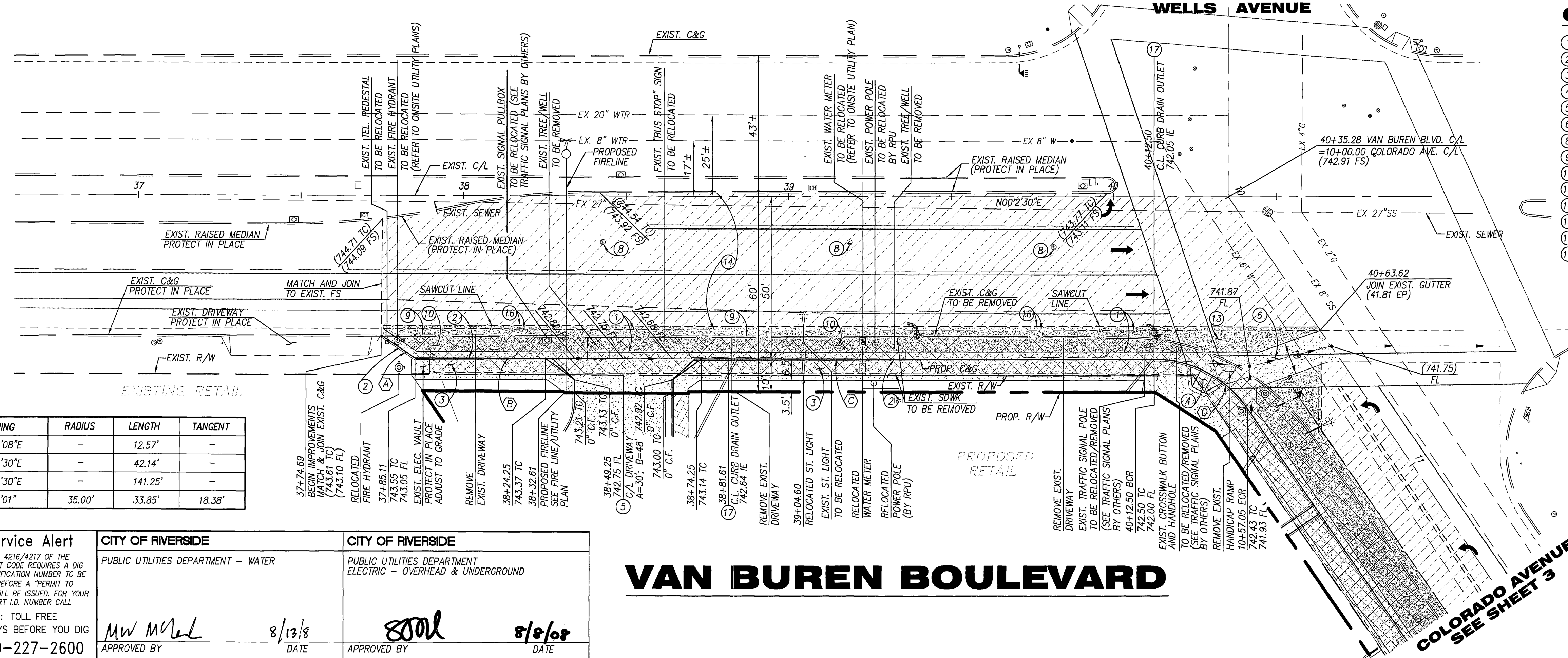
R-4105
SHEET 1 NO. 3

TITLE SHEET



PROFILE SCALE
 HORIZ: 1" = 20'
 VERT: 1" = 4'

37+50 38+00 38+50 39+00 39+50 40+00 40+50
 WELLS AVENUE



CONSTRUCTION NOTES

- 1 CONSTRUCT 6" AC OVER 14" CLASS II AB PER SOILS REPORT OR R-1835 WHICH EVER IS GREATER
 - 2 CONSTRUCT 6" CURB & GUTTER TYPE I PER CITY OF RIVERSIDE STD. NO. 200
 - 3 CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325
 - 4 CONSTRUCT WHEELCHAIR RAMP TYPE I PER CITY OF RIVERSIDE STD. NO. 304
 - 5 CONSTRUCT DRIVEWAY APPROACH TYPE CURB-II PER CITY OF RIVERSIDE STD. DWG 302, A & B
 - 6 CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. NO. 220, W=10'
 - 8 ADJUST RIM TO GRADE
 - 9 REMOVE EXISTING CONCRETE CURB & GUTTER
 - 10 REMOVE EXISTING CONCRETE
 - 13 REMOVE EXISTING CONCRETE CROSS GUTTER
 - 14 GRIND 0.10" AND OVERLAY EXISTING AC PAVEMENT, 2' WIDE ON CL, 5' WIDE ON EDGE
 - 15 ADJUST VALVE CAN & LID TO GRADE
 - 16 SAWCUT AND REMOVE EXISTING AC PAVEMENT (1' WIDE)
 - 17 CONSTRUCT (2) 3" DIAMETER CURB DRAIN OUTLET PER APWA 150-2, CASE II (MODIFIED)
- REFER TO PRECISE GRADING PLANS FOR CONTINUATION

LEGEND

- EXISTING AC PAVEMENT
GRIND 0.10" AND OVERLAY
- EXISTING CONCRETE
TO BE REMOVED
- PROPOSED AC PAVEMENT
- PROPOSED CONCRETE

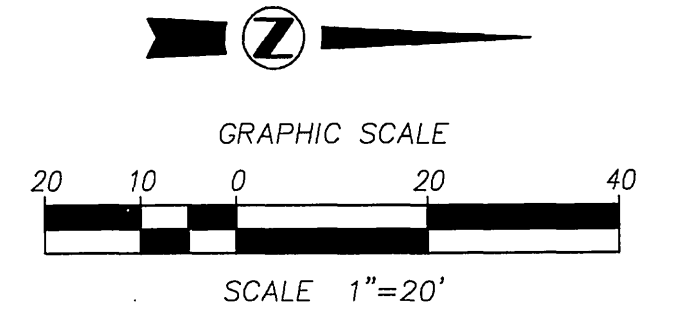
BEARING	RADIUS	LENGTH	TANGENT
(A) N33°59'08"E	-	12.57'	-
(B) N00°02'30"E	-	42.14'	-
(C) N00°02'30"E	-	141.25'	-
(D) 55°25'01"	35.00'	33.85'	18.38'

Underground Service Alert

SECTION 4216/A217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER TO BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE ISSUED. FOR YOUR DIG ALERT I.D. NUMBER CALL: Call: TOLL FREE TWO WORKING DAYS BEFORE YOU DIG 1-800-227-2600

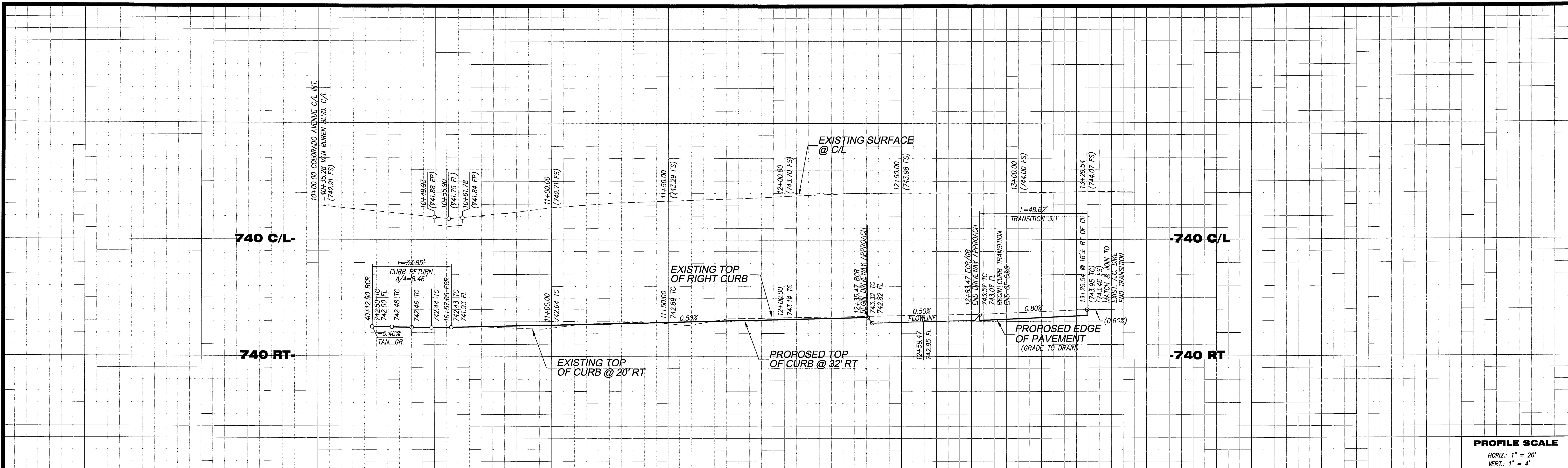
CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT - WATER APPROVED BY: <i>MW McNeil</i> DATE: 8/13/08	CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT ELECTRIC - OVERHEAD & UNDERGROUND APPROVED BY: <i>800L</i> DATE: 8/8/08
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VAN BUREN BOULEVARD

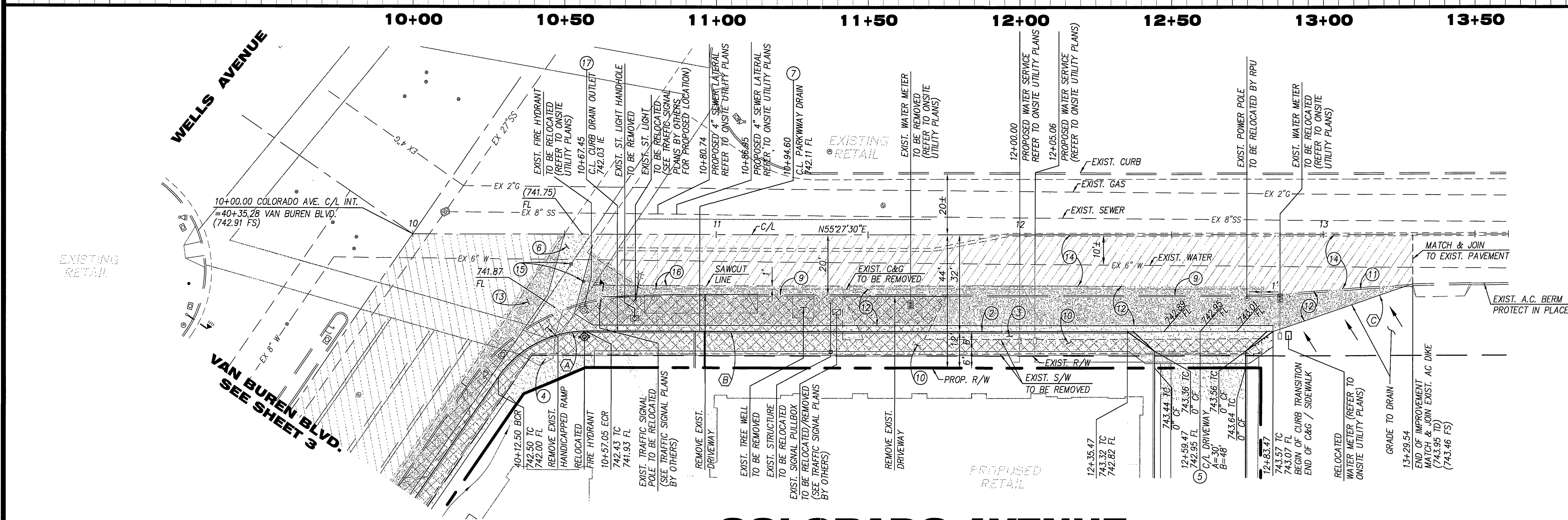


BENCH MARK CITY OF RIVERSIDE BENCHMARK# 04-13 P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHERLY CURB OF COLORADO AVENUE AT THE B.C.R. OF THE SOUTHERLY CURB RETURN OF JACKSON STREET AND COLORADO AVENUE. ELEVATION: 749.591 (NAVD29)	BASIS OF BEARING THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF DUNCAN AVENUE BEING NORTH 55°43'00" EAST AS SHOWN ON "RESUBDIVISION OF A PORTION OF ARLINGTON SUBURBAN ESTATES" MAP ON FILE IN THE COUNTY RECORDERS OFFICE OF RIVERSIDE COUNTY; MB 13/75.	PREPARED BY OR UNDER THE SUPERVISION OF ERIC SAENZ DATE: 8-8-08 APPROVED: [Signature] REC. BY: [Signature] CHECKED BY: E.S.S. W.O. 07-1218	DRAWN BY C.R.S. DESIGN BY C.R.S. DATE: 8-8-08 CHECKED BY E.S.S. W.O. 07-1218	SV ENGINEERING CONSULTANTS 32605 TEMECULA PARKWAY, SUITE 200, TEMECULA, CA 92592 TEL: (951) 694-4824 FAX: (951) 694-4713 DATE: 8-8-08 PREPARED BY: ERIC S. SAENZ R.C.E. NO. 65970 REGISTRATION EXPIRES: 06/30/10 CITY BUSINESS TAX CERT. NO. BL00133467, EXP. 8-1-09	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: [Signature] DATE: 8/13/08 PRINCIPAL ENGINEER: [Signature] STREET TREES: [Signature] TRAFFIC ENGINEER: [Signature]	CITY OF RIVERSIDE FRESH & EASY NEIGHBORHOOD MARKET STREET IMPROVEMENT PLAN 4865 & 4875 VAN BUREN BOULEVARD VAN BUREN BOULEVARD STA. 37+74.59 TO STA. 40+35.28	PW07-0609 R- 4105 SHEET 2 NO. 3
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INDEXED 9-10-08 LPH



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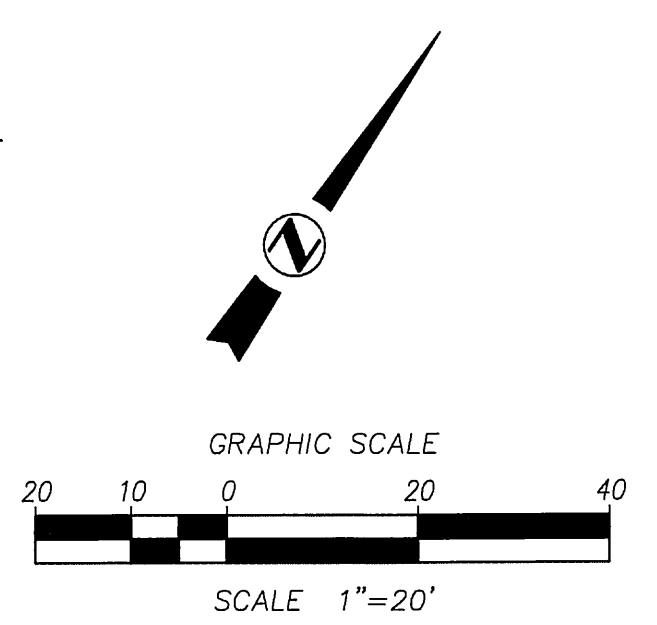


CONSTRUCTION NOTES

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- PROPOSED CONCRETE



COLORADO AVENUE

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
55°25'01"	35.00'	33.85'	18.38'
N55°27'30"E	-	180.42'	-
N36°49'00"E	-	48.62'	-

Underground Service Alert
 SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER TO BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE ISSUED. FOR YOUR DIG ALERT ID. NUMBER CALL
 Toll Free
 TWO WORKING DAYS BEFORE YOU DIG
 1-800-227-2600

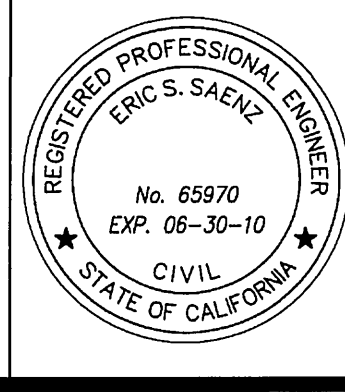
CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT - WATER APPROVED BY: <i>Mw Mcled</i> DATE: 8/13/08	CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT ELECTRIC - OVERHEAD & UNDERGROUND APPROVED BY: <i>SDM</i> DATE: 8/8/08
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BENCH MARK
 CITY OF RIVERSIDE BENCHMARK# 04-13
 P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHERLY CURB OF COLORADO AVENUE AT THE B.C.R. OF THE SOUTHERLY CURB RETURN OF JACKSON STREET AND COLORADO AVENUE.
 ELEVATION: 749.591 (NAVD29)

BASIS OF BEARING
 THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF DUNCAN AVENUE BEING NORTH 55°43'00" EAST AS SHOWN ON "RESUBDIVISION OF A PORTION OF ARLINGTON SUBURBAN ESTATES" MAP ON FILE IN THE COUNTY RECORDERS OFFICE OF RIVERSIDE COUNTY, MB 13/75.

PREPARED BY OR UNDER THE SUPERVISION OF
 DRAWN BY: *ERIC SAENZ* DATE: 8-8-08
 DESIGN BY: *ERIC SAENZ* DATE: 8-8-08
 CHECKED BY: *W.O.* DATE: 07-12-18

SV ENGINEERING CONSULTANTS
 32605 TEMECULA PARKWAY, SUITE 200, TEMECULA, CA 92592
 TEL: (951) 694-4824 FAX: (951) 694-4713
 PREPARED BY: ERIC S. SAENZ, R.C.E. NO. 65970
 REGISTRATION EXPIRES: 08/30/10
 CITY BUSINESS TAX CERT. NO. BL00133467, EXP. 8-1-09



MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR.	DATE
			REVISION			

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 8/15/08
 PRINCIPAL ENGINEER: *[Signature]*
 STREET TREES: *[Signature]*
 TRAFFIC ENGINEER: *[Signature]*

CITY OF RIVERSIDE
 FRESH & EASY NEIGHBORHOOD MARKET
STREET IMPROVEMENT PLAN
 4865 & 4875 VAN BUREN BOULEVARD
 COLORADO AVENUE
 STA. 10+00.00 TO STA. 13+29.54

PW07-0609
R-4105
SHEET 3 NO. 3