

STREET IMPROVEMENT PLAN

PROPOSED DRIVE THRU TACO BELL RESTAURANT

APN 191-040-040

5225 VAN BUREN BOULEVARD

CITY OF RIVERSIDE

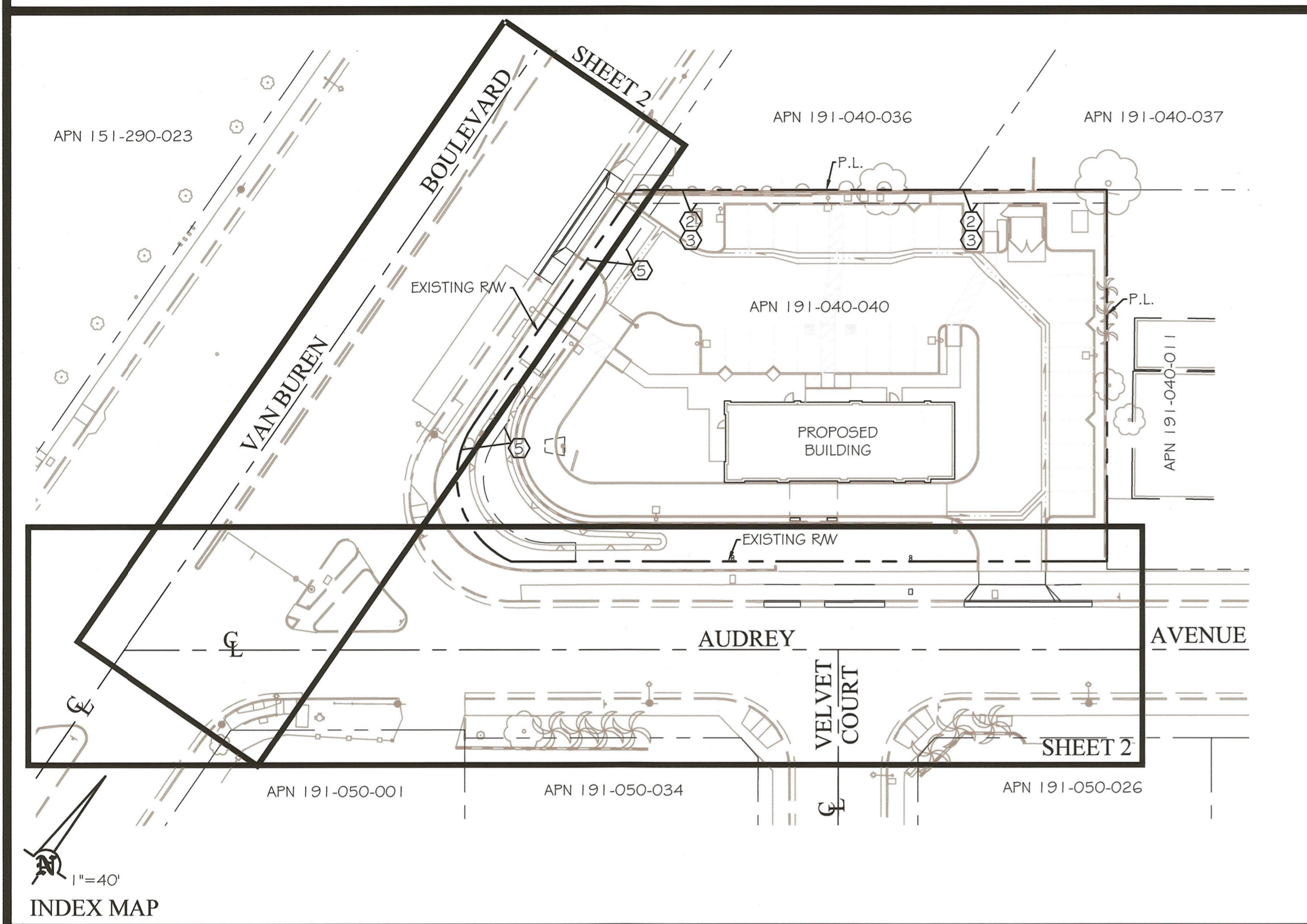
SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	VAN BUREN BOULEVARD & AUDREY AVENUE

CONSTRUCTION NOTES / ESTIMATE OF QUANTITIES*

1	INSTALL 6" CURB # GUTTER PER CITY OF RIVERSIDE STD. 200, TYPE 1	60 LF
2	INSTALL DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302, TYPE CURB-I	1 EA
3	INSTALL DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302, TYPE PL-1	1 EA
4	INSTALL CURB SIDEWALK PER CITY OF RIVERSIDE STD. 325	55 SF
5	REMOVE EXISTING BLOCK WALL WITH TUBULAR FENCE	275 LF
6	REMOVE EXISTING PCC PAVEMENT	705 LF
7	SAWCUT EXISTING PAVEMENT	80 LF
8	REMOVE EXISTING TREE	5 EA
9	REMOVE EXISTING CURB # GUTTER	35 LF
10	REMOVE EXISTING CHAIN LINK FENCE	125 LF
11	INSTALL 18" RCP	9 LF
12	INSTALL ONE WAY SIGN, R6-1(R) PER CA MUTCD	1 EA
13	INSTALL RIGHT TURN ONLY SIGN, R3-5(R) PER CA MUTCD	1 EA

* ESTIMATE IS FOR FEE PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR OWN QUANTITIES.



STREET IMPROVEMENT GENERAL NOTES

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECT 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 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.
- 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 & LOCATION TO BE STAKED BY THE SURVEYOR OF RECORD PRIOR TO CONSTRUCTION OF THE CURB # GUTTER.
- ALL OVERHANG TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- 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.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), DIAL 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 USA.
- CONTRACTOR 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.
- THE DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR PERFORMING A VIDEO INSPECTION OF ALL NEW SEWER & STORM DRAIN FACILITIES TO BE PUBLICLY OWNED & MAINTAINED PRIOR TO FINAL ACCEPTANCE OF THE WORK. THE VIDEO INSPECTION MUST BE PERFORMED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. A RECORDING VIDEO INSPECTION MUST BE SUBMITTED TO THE CITY FOR REVIEW & ACCEPTANCE.
- IN THE PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED & REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH AC PAVING.

LEGAL DESCRIPTION

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 4 TOGETHER WITH PARCEL 3, AS AMENDED BY AFFIDAVIT RECORDED OCTOBER 30, 1962, AS INSTRUMENT NO. 100630, OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, BOTH OF RECORD OF SURVEY ON FILE IN BOOK 37, PAGE 38 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 4 DESCRIBED IN GRANT OF EASEMENT TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED NOVEMBER 5, 2012, AS DOCUMENT NO. 2012-0530567 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

ALSO EXCEPTING THEREFROM THE SOUTHEASTERLY 3.00 FEET OF SAID PARCELS 3 AND 4.

EASEMENTS

- AN EASEMENT FOR RIGHT-OF-WAY FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY, AS RECORDED APRIL 26, 1882 IN BOOK 28, PAGE 635 OF DEEDS, AND RECORDED AUGUST 14, 1885, IN BOOK 42, PAGE 294 OF DEEDS, AND RECORDED AUGUST 14, 1885, IN BOOK 42, PAGE 296 OF DEEDS

THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

- AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, AS RECORDED JULY 9, 1962 IN BOOK 37, PAGE 38 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, AS RECORDED JULY 20, 1962 AS INSTRUMENT NO. 68415 OF OFFICIAL RECORDS.

- AN EASEMENT FOR THE PURPOSES OF RIGHT OF ENTRY UPON AND RIGHT OF WAY OVER SAID LAND FOR ALL WATER PIPES, DITCHES AND OTHER CONDUITS THAT MAY BE REQUIRED BY THE RIVERSIDE WATER COMPANY, IN FAVOR OF RIVERSIDE WATER COMPANY, A CORPORATION.

THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

- AN EASEMENT FOR A TEMPORARY CONSTRUCTION EASEMENT AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, AS RECORDED NOVEMBER 05, 2012 AS INSTRUMENT NO. 2012-0530566

SOURCE OF SURVEY

TOPOGRAPHIC SURVEY
DATED JANUARY, 2017
AS CONDUCTED BY
ON POINT LAND SURVEYING INC.
1910 ORANGE TREE LANE, SUITE 344
REDLANDS, CALIFORNIA 92374
PHONE: (909) 792-2221
FAX: (909) 784-1836

SOIL ENGINEER

TERRACON CONSULTANTS, INC.
1421 EDINGER AVENUE, SUITE C
TUSTIN, CA 92780
PHONE: (949) 864-2048
FAX: (949) 261-6110
REPORT DATE: MARCH 23, 2017
PROJECT NUMBER: 60175031

CIVIL ENGINEER

THATCHER ENGINEERING & ASSOCIATES, INC.
1461 FORD STREET, SUITE 105
REDLANDS, CA 92373
PHONE: (909) 748-7777
FAX: (909) 748-7776

UTILITIES:

ELECTRIC:
CITY OF RIVERSIDE
3750 UNIVERSITY AVENUE
RIVERSIDE, CA 92522
(951) 826-5636

TELEPHONE:
ATTN:
3939 E. COLORADO STREET
2ND FLOOR
ANAHEIM, CA 92807 (714)
507-3526

WATER:
CITY OF RIVERSIDE
3750 UNIVERSITY AVENUE
RIVERSIDE, CA 92522
(951) 826-2126

SEWER:
CITY OF RIVERSIDE
3900 MAIN STREET
RIVERSIDE, CA 92522
(951) 826-5641

GAS:
SOUTHERN CALIFORNIA
GAS COMPANY
1981 WEST LUGONIA AVENUE
REDLANDS, CA 92373
(909) 335-7836

CABLE:
CHARTER CABLE
4781 IRWINDALE AVENUE
IRWINDALE, CA 91706
(626) 430-3440

PRIVATE ENGINEER'S NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS 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 AS SHOWN ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

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 CITY, 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.

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

PROPERTY OWNER:

NASER W. AZAR AND ZAKA S. AZAR,
TRUSTEES OF THE AZAR TRUST,
DATED NOVEMBER 28, 2006

C/O: HC&D ARCHITECTS
ATTN: DAN HINSON
1801 LAMPTON LANE
NORCO, CA 92860
(951) 371-2057

PREPARED FOR:

J AND R HOCK
ENTERPRISES, INC.

C/O: HC&D ARCHITECTS
ATTN: DAN HINSON
1801 LAMPTON LANE
NORCO, CA 92860
(951) 371-2057

BENCHMARK

CITY OF RIVERSIDE G4-13
FK NAIL & CITY ENG TAG IN THE SOUTHERLY CURB OF COLORADO AVENUE AT THE BCR OF THE SOUTHERLY CURB RETURN OF JACKSON STREET & COLORADO AVENUE.
ELEVATION = 752.035 (NAV88)

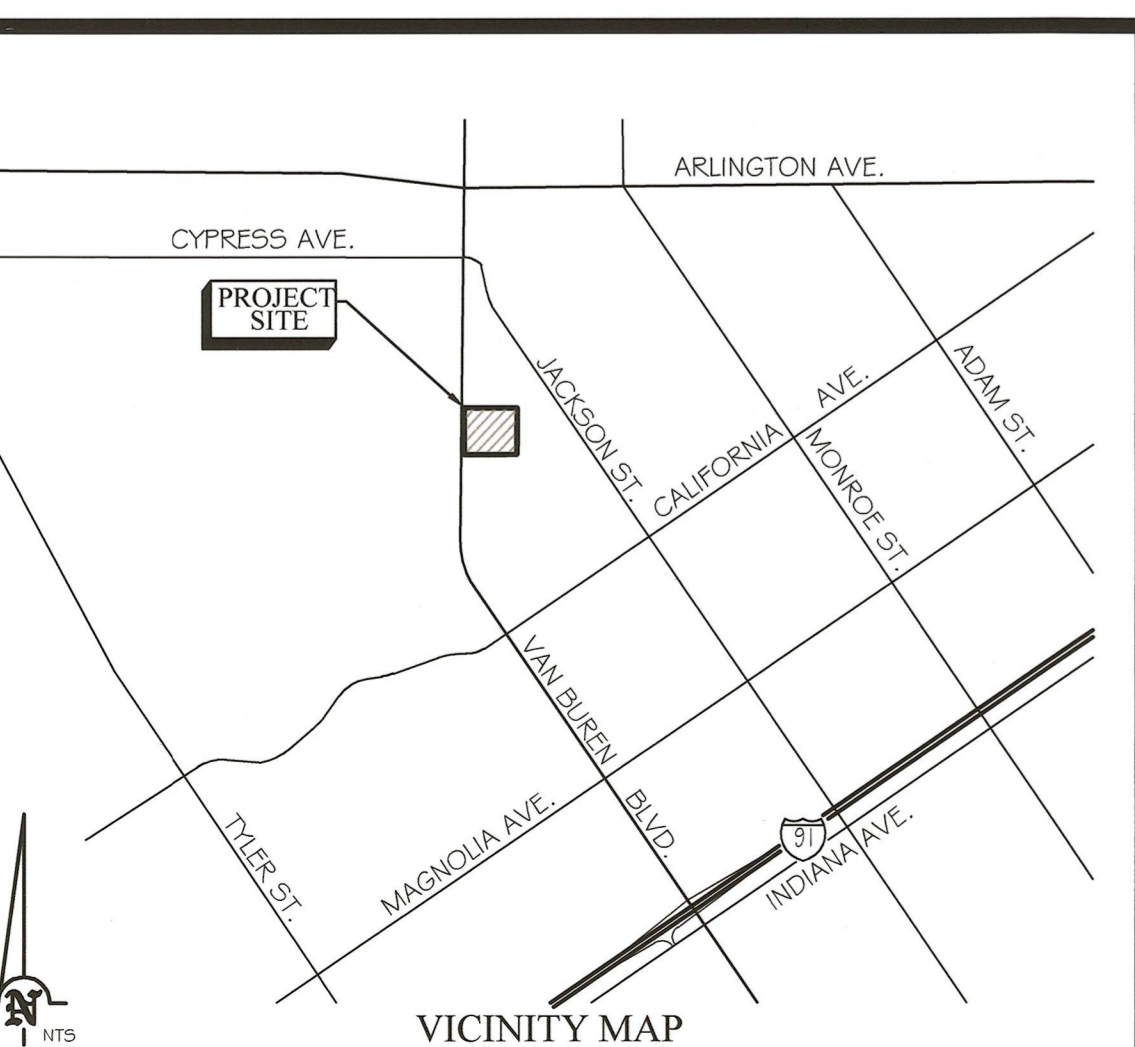
BASIS OF BEARING

BASIS OF BEARINGS FOR THE SURVEY IS THE CENTERLINE OF AUDREY AVENUE BEING N55°44'45"E PER MB 295/40-42.

LEGEND

AC	ASPHALT CONCRETE
FL	FLOWLINE
FS	FINISHED SURFACE
PCC	PORTLAND CEMENT CONCRETE
RAW	RIGHT-OF-WAY
SMH	SEWER MANHOLE
STA	STATION
TC	TOP OF CURB
(Tree Symbol)	EXISTING TREE
(Wall Symbol)	EXISTING WALL
(Curb/Gutter Symbol)	EXISTING CURB/GUTTER
(1200 Symbol)	EXISTING CONTOURS
(Dashed Line)	FLOWLINES
(Dotted Line)	CENTERLINE
(Dash-dot Line)	EXISTING RW
(Dashed Line)	PROPERTY LINES
(2" Gas Symbol)	EXISTING UTILITY LINE
(Solid Line)	PROPOSED CURB # GUTTER

NOTE: NOTHING SHOWN OR NOT SHOWN ON THESE PLANS SHALL RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROVIDE ADA ACCESSIBILITY THROUGHOUT THE SITE.



ALL GRADING SHALL BE PERFORMED IN ACCORDANCE TO THE RECOMMENDATIONS OF THE SOILS ENGINEER, TERRACON CONSULTANTS, INC., AND THEIR REPORT DATED MARCH 23, 2017, REFERENCE PROJECT NO. 60175031.

UNDERGROUND SERVICE ALERT
Call: Toll FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

CITY OF RIVERSIDE PUBLIC UTILITIES DEPT.
ELECTRIC OVERHEAD & UNDERGROUND
APPROVED BY: *[Signature]* DATE: 7/26/18

CITY OF RIVERSIDE PUBLIC UTILITIES DEPT.
WATER ENGINEERING
APPROVED BY: *[Signature]* DATE: 7/26/18

CITY BUSINESS LICENSE #1250107
EXP. DATE 03/31/2019
• land planning
• civil engineering
• landscape architecture
phone 909.748.7777
fax 909.748.7776
1461 ford street, suite 105, redlands, ca 92373
thatcher engineering & associates, inc.
Patrick C. Flanagan, Jr. R.C.E. 86046 Exp. Sep 30, 2018

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* BY: DC DATE: 7/26/18

PRINCIPAL ENGINEER
CONST. CONTRACT ADMIN.
SURVEYOR
TRAFFIC DIVISION
PARKS DEPARTMENT

APPR. DATE: 7/26/18

MARK REVISIONS

DESIGNED BY: PCF DRAWN BY: PCF CHECKED BY: LWT

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* BY: DATE: 8/3/18

CITY ENGINEER

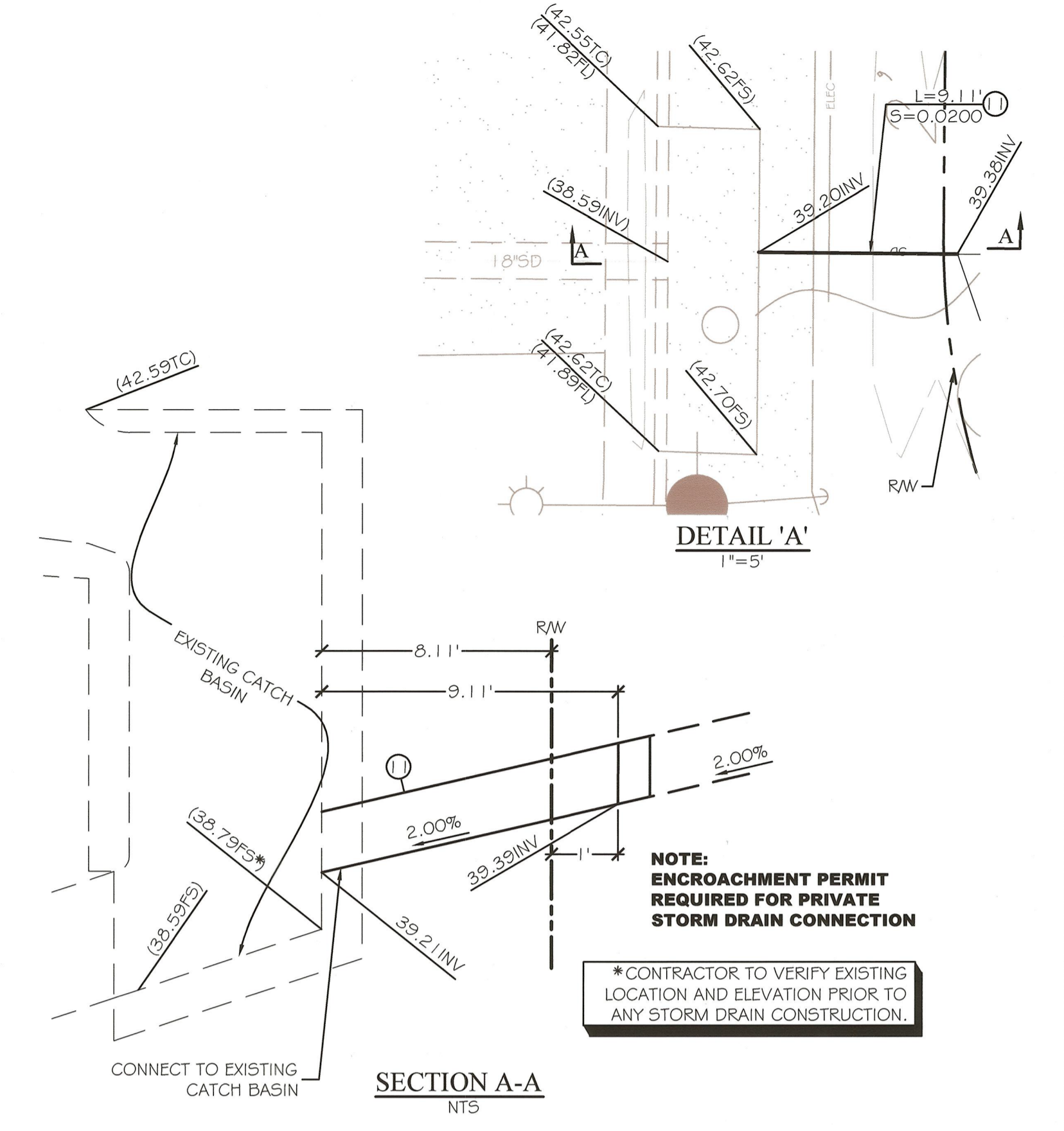
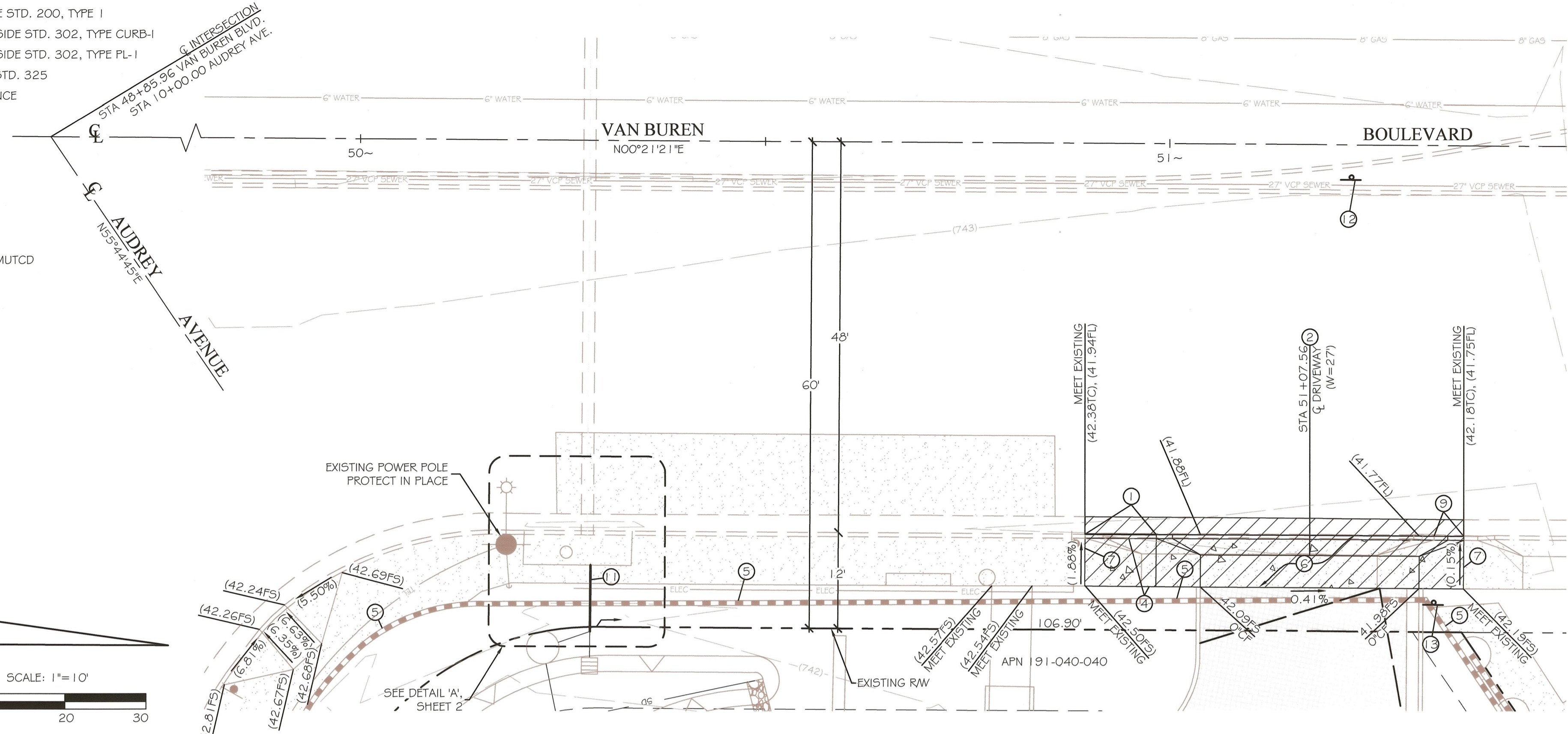
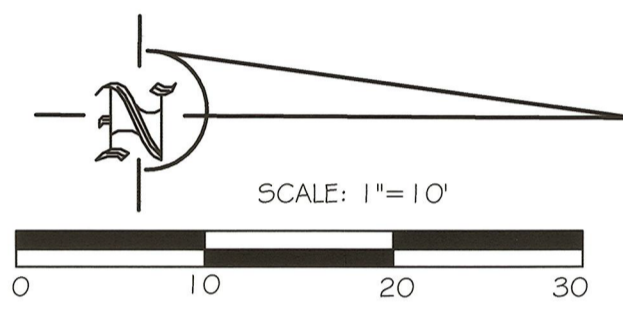
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PROPOSED DRIVE THRU TACO BELL RESTAURANT
APN 191-040-040
5225 VAN BUREN BOULEVARD
CITY OF RIVERSIDE

SCALE: 1" = 40'

ACCT. NO. PW18-0267
R-4456
SHEET 1 OF 2

CONSTRUCTION NOTES

- 1 INSTALL 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. 200, TYPE I
- 2 INSTALL DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302, TYPE CURB-I
- 3 INSTALL DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302, TYPE PL-1
- 4 INSTALL CURB SIDEWALK PER CITY OF RIVERSIDE STD. 325
- 5 REMOVE EXISTING BLOCK WALL WITH TUBULAR FENCE
- 6 REMOVE EXISTING PCC PAVEMENT
- 7 SAWCUT EXISTING PAVEMENT
- 8 REMOVE EXISTING TREE
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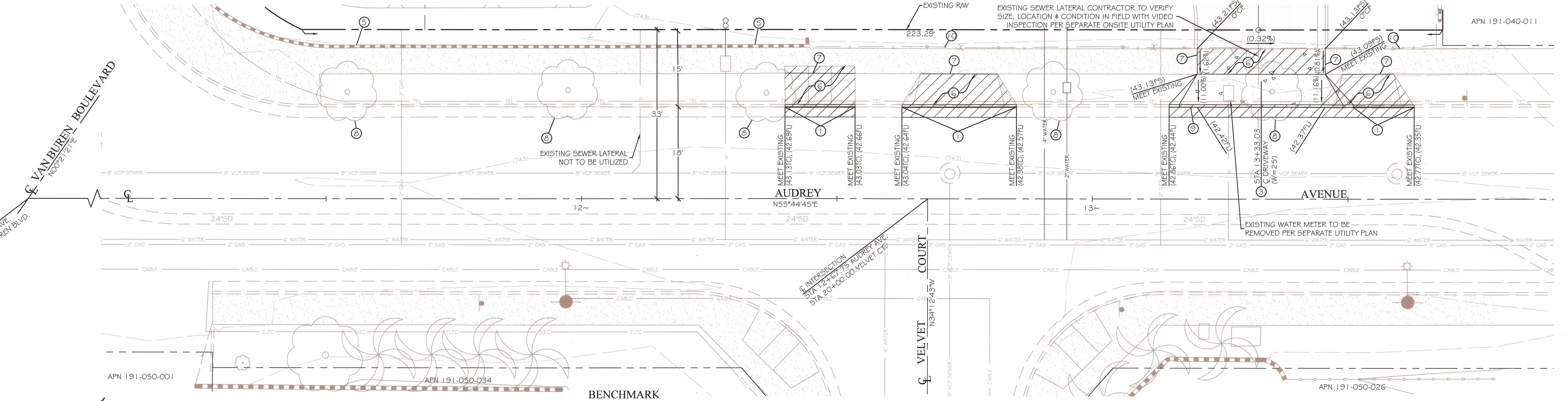


LEGEND

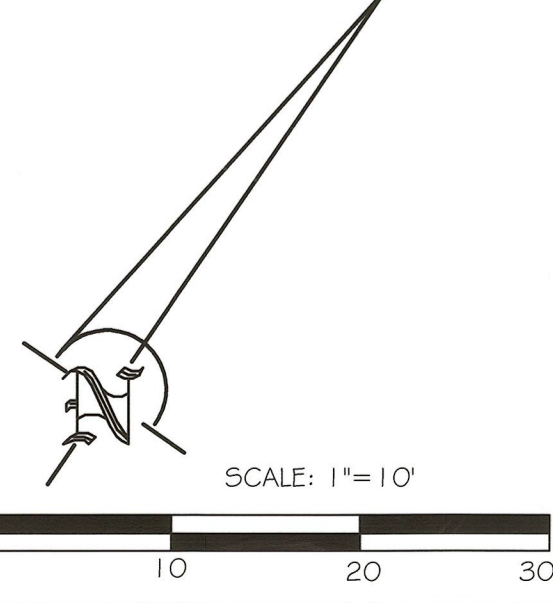
- AC ASPHALT CONCRETE
- FL FLOWLINE
- FS FINISHED SURFACE
- PCC PORTLAND CEMENT CONCRETE
- RW RIGHT-OF-WAY
- SMH SEWER MANHOLE
- STA STATION
- TC TOP OF CURB
- EXISTING TREE
- EXISTING WALL
- EXISTING CURB/GUTTER
- EXISTING CONTOURS
- FLOWLINES
- CENTERLINE
- EXISTING RW
- PROPERTY LINES
- EXISTING UTILITY LINE
- PROPOSED CURB & GUTTER

HATCHING LEGEND

- PROPOSED PCC PAVING
- PROPOSED PCC PER SEPARATE PLAN
- EXISTING PCC PAVING
- REMOVAL



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 ELECTRIC OVERHEAD & UNDERGROUND
 APPROVED BY: [Signature] DATE: 7/26/18
 CITY OF RIVERSIDE PUBLIC UTILITIES DEPT.
 WATER ENGINEERING
 APPROVED BY: [Signature] DATE: 7/26/18

thatcher engineering & associates, inc.
 1461 Ford Street, Suite 105, Redlands, CA 92373
 PATRICK C. FLANAGAN, JR. R.C.E. 86046 Exp. Sep 30, 2018

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 8/3/18
 PRINCIPAL ENGINEER
 CONST. CONTRACT ADMIN.
 SURVEYOR: [Signature]
 TRAFFIC DIVISION
 PARKS DEPARTMENT

STREET IMPROVEMENT PLAN
 PROPOSED DRIVE THRU TACO BELL RESTAURANT
 APN 191-040-040
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 CITY OF RIVERSIDE
 ACCT. NO. PW18-0267
R-4456
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 SCALE: 1" = 10'