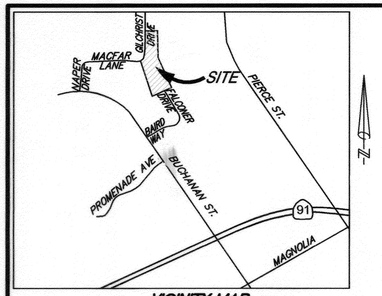
TRACT 32741

STREET AND STORM DRAIN IMPROVEMENT PLAN



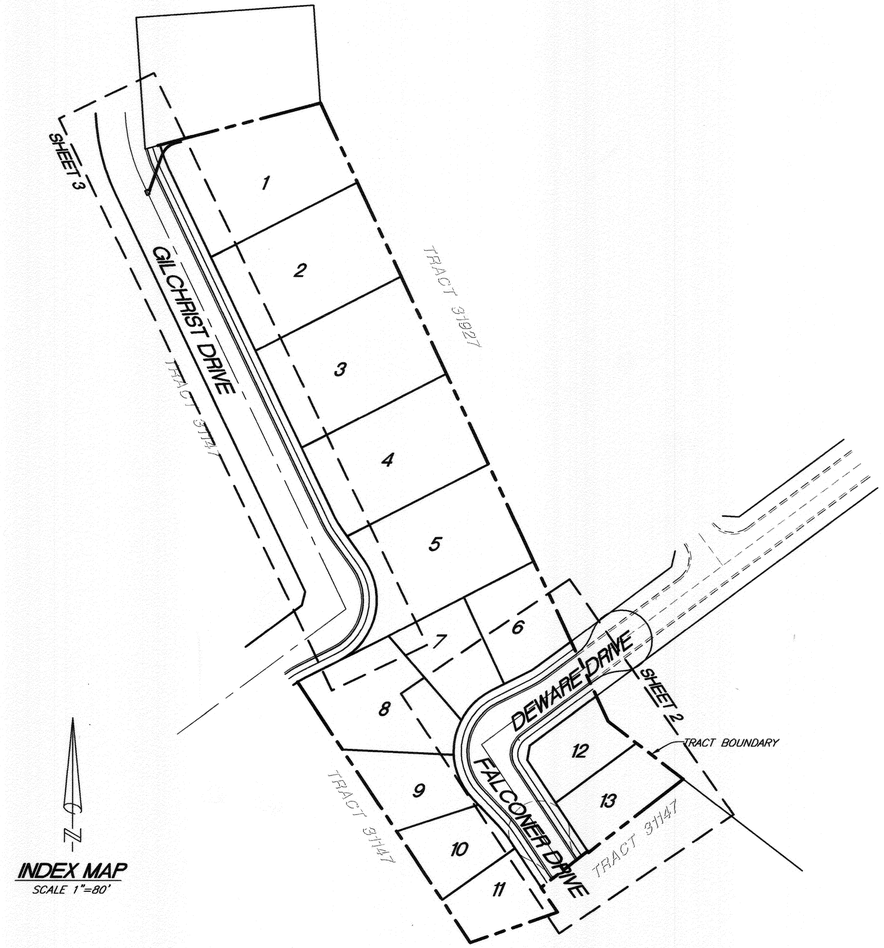
VICINITY MAP
NOT TO SCALE

GENERAL NOTES

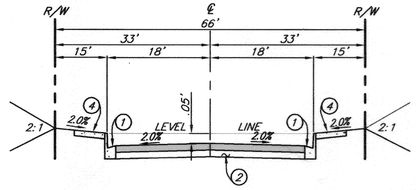
1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
2. IT SHALL BE THE RESPONSIBILITY 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.
3. 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.
4. 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.
6. 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.
7. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8. WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE 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.
9. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
10. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
13. SEE STREET LIGHTING PLANS FOR LOCATION AND QUANTITY OF REQUIRED STREET LIGHTS.
14. 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 U.S.A.
15. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
16. 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.
17. 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.
18. 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.
19. 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.
20. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR OPENING THE STREETS TO TRAFFIC.

NOTICE TO CONTRACTOR:

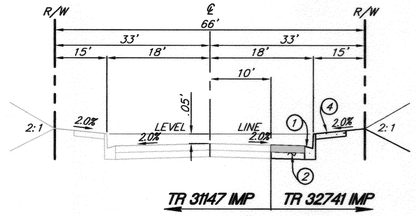
1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS.
2. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY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



INDEX MAP
SCALE 1"=80'



FALCONER DRIVE / DEWAR DRIVE
T.I.=5.0
NOT TO SCALE



GILCHRIST DRIVE
T.I.=5.0
NOT TO SCALE

SHEET INDEX

SHEET 1.- TITLE SHEET
SHEET 2.- FALCONER DRIVE / DEWAR DRIVE
SHEET 3.- GILCHRIST DRIVE

CONSTRUCTION NOTES & QUANTITY ESTIMATES

(1)	CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD #200 (TYPE I)	1,301 L.F.
⚠ (2)	CONSTRUCT 3 " A.C. OVER 4 " A.B. PER S.R. 1678 R= 38	11,131 S.F.
(3)	INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. #662A	1 EA.
(4)	CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD #325	8,306 S.F.
(5)	CONSTRUCT 18" R.C.P. D=2000 (BEDDING PER STD. 452-CASE II)	69 L.F.
(6)	CONSTRUCT 24"X24" CATCH BASIN BROOKS MODEL 2424CB OR APPROVED EQUAL	1 EA.
(7)	CONSTRUCT JUNCTION STRUCTURE PER CITY OF RIVERSIDE STD. 423	1 EA.
(8)	CONSTRUCT TYPE F-1 FLEXIBLE TRAFFIC DELINEATORS @ 20' O.C.	3 EA.

STREET SIGN & BLOCK LEGEND

	STREET NAME	BLOCK NUMBER	QUANTITY
(A)	FALCONER DRIVE	4300	1 EA.
	DEWARE DRIVE	12200	

DEVELOPER

INFINITY HOMES
10945 SOUTH ST., STE. 301
CERRITOS, CA 90703
VOICE (562) 924-4491
FAX (562) 809-6393

ENGINEER

SDH & ASSOCIATES INC.
5225 CANYON CREST DRIVE
BLDG. 300 SUITE 357
RIVERSIDE, CA. 92507
PHONE (951) 788-2344
FAX (951) 788-2314

LEGEND

T.B.	-	TOP OF BERM
F.G.	-	FINISHED GRADE
F.L.	-	FLOW LINE
H.P.	-	HIGH POINT
EXIST.	-	EXISTING
P.E.	-	PAD ELEVATION
G.B.	-	GRADE BREAK
T.C.	-	TOP OF CURB
B.V.C.	-	BEGIN VERTICAL CURVE
E.V.C.	-	END VERTICAL CURVE
B.C.	-	BEGIN CURVE
E.C.	-	END CURVE
I.P.	-	IDENTICAL POINT
G.B.	-	GRADE BREAK

TRACT BOUNDARY
CENTERLINE
CURB AND GUTTER
EXISTING CONTOUR LINE
LOT LINE
SLOPE

CITY OF RIVERSIDE
PUBLIC UTILITIES WATER DIVISION
MW McLeod 11/14/05
APPROVED BY DATE

BUSINESS TAX CERTIFICATE NO. 107994 EXP. DATE 6-13-06

Underground Service Alert
CALL BEFORE YOU DIG
CALL TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING 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 THE 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.

REGISTERED PROFESSIONAL ENGINEER
BRIAN G. ESGATE
No. 21884
Exp. 9-30-07
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED UNDER SUPERVISION OF
BRIAN G. ESGATE DATE 11/2/2005
R.C.E. 21884
EXP. 9/30/07

BENCH MARK :
ELEV. 737.632
P.K. NAIL IN THE SWISS DAIRY CONCRETE LOADING DOCK ON THE NORTHEASTERLY SIDE OF BUCHANAN STREET, NORTHWESTERLY SIDE OF FREEWAY, 12 FEET SOUTHEASTERLY OF THE NORTHWESTERLY CORNER OF THE LOADING DOCK.

SDH & Associates Inc.
Civil Engineering - Land Planning
5225 Canyon Crest Drive Bldg. 300 Suite 357
Riverside, California 92507
TEL: (951) 788-2344 FAX (951) 788-2314

MARK	REVISIONS	APPR.	DATE
⚠	ADD ST. STR. SECTION SHTS. 1-3	RJR	3.8.06

DESIGNED BY S.S DRAWN BY T.S CHECKED BY B.G.E.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
TRAFFIC DIVISION		
PARKS DEPARTMENT	---	---

APPROVED BY
CITY ENGINEER
DATE 7/31/06

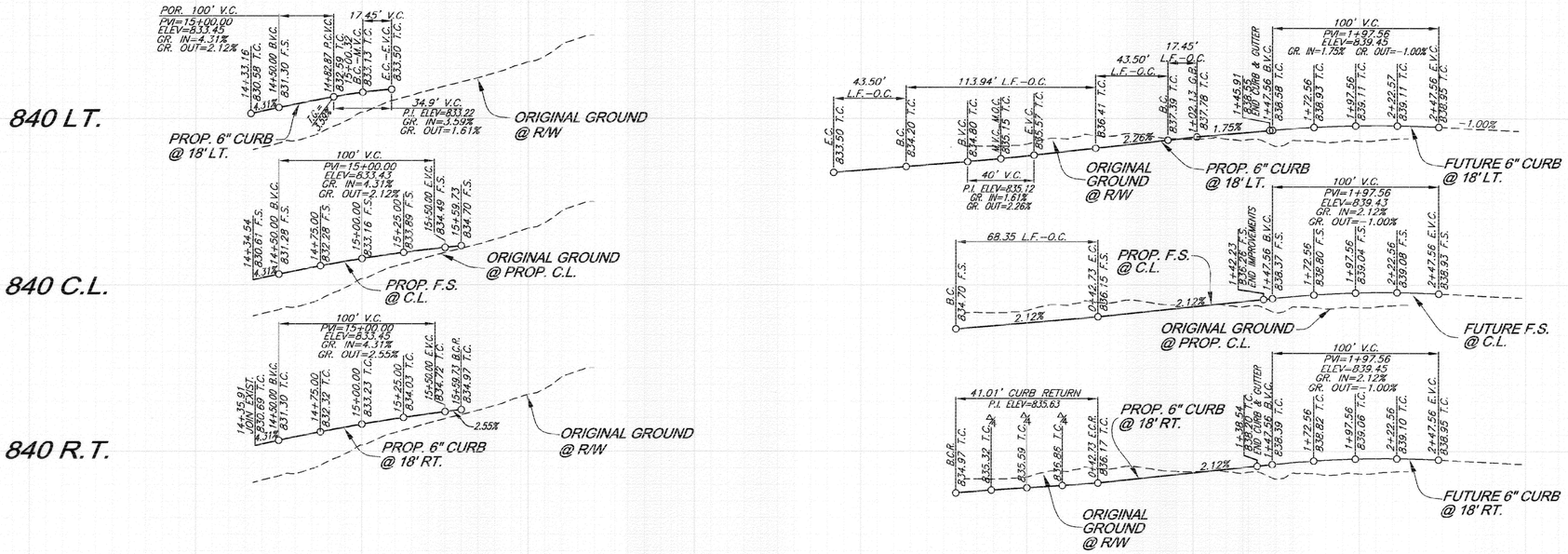
RJR

TRACT 32741
STREET AND STORM DRAIN IMPROVEMENT PLAN
TITLE SHEET

JOB NO. 0408
R-3851
SHEET 1 OF 3
PW05-0183

INDEXED 8-03-06 GH

PROFILE SCALE
HORIZ. 1" = 40 FT.
VERT. 1" = 8 FT.

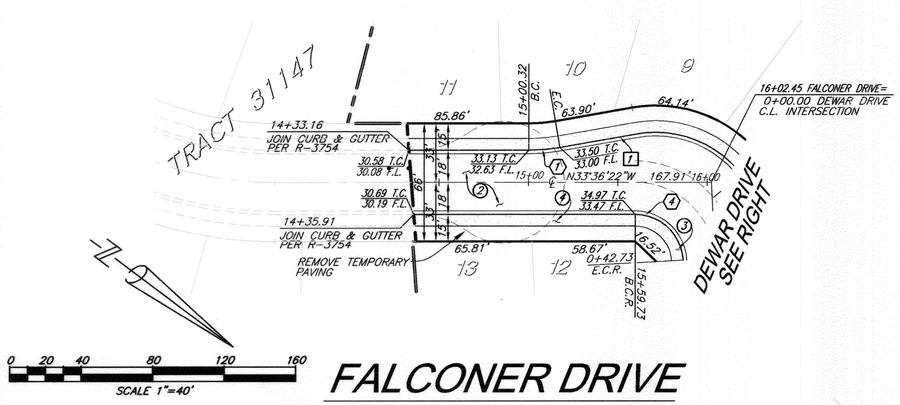


CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
1	10°00'00"	100.00'	17.45'	8.75'
2	107°01'28"	61.00'	113.94'	81.47'
3	87°01'28"	45.00'	68.35'	42.72'
4	87°01'28"	27.00'	41.01'	25.63'

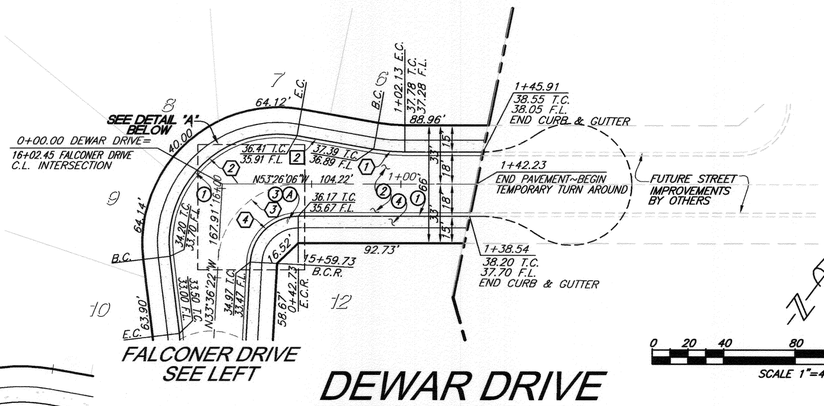
LINE DATA

	BEARING	DISTANCE
1	N43°36'22"W	43.50'
2	N63°25'06"E	43.50'



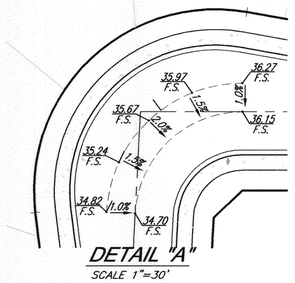
FALCONER DRIVE

STA. 14+34.54 TO STA. 16+02.45



DEWAR DRIVE

STA. 0+00.00 TO STA. 1+42.23



CONSTRUCTION NOTES

1. CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD #200 (TYPE I)
2. CONSTRUCT 3 " A.C. OVER 4 " A.B. PER S.R. 1678 R= 30
3. INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. #662A
4. CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD #325

Underground Service Alert
CALL BEFORE YOU DIG
CALL TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING 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 THE 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.

REGISTERED PROFESSIONAL ENGINEER
BRIAN G. ESCATE
No. 21884
Exp. 9-30-07
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED UNDER SUPERVISION OF
Brian G. Escate 11/2/2005
BRIAN G. ESCATE DATE
R.C.E. 21884
EXP. 9/30/07

BENCH MARK :
ELEV. 737.632
P.K. NAIL IN THE SWISS DAIRY CONCRETE LOADING DOCK ON THE NORTHEASTERLY SIDE OF BUCHANAN STREET, NORTHWESTERLY SIDE OF FREEWAY, 12 FEET SOUTHEASTERLY OF THE NORTHWESTERLY CORNER OF THE LOADING DOCK.

SDH & Associates, Inc
Civil Engineering - Land Planning
5225 Canyon Crest Drive Bldg. 300 Suite 357
Riverside, California 92507
TEL: (951) 788-2344 FAX (951) 788-2314

MARK	REVISIONS	APPR.	DATE
1	ADD ST. STR. SECTION SHTS. 1-3	RJL	8-8-06

DESIGNED BY S.S DRAWN BY T.S./O.C. CHECKED BY B.G.E.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
TRAFFIC DIVISION		
PARKS DEPARTMENT	—	—

APPROVED BY
CITY ENGINEER
DATE 7/31/06

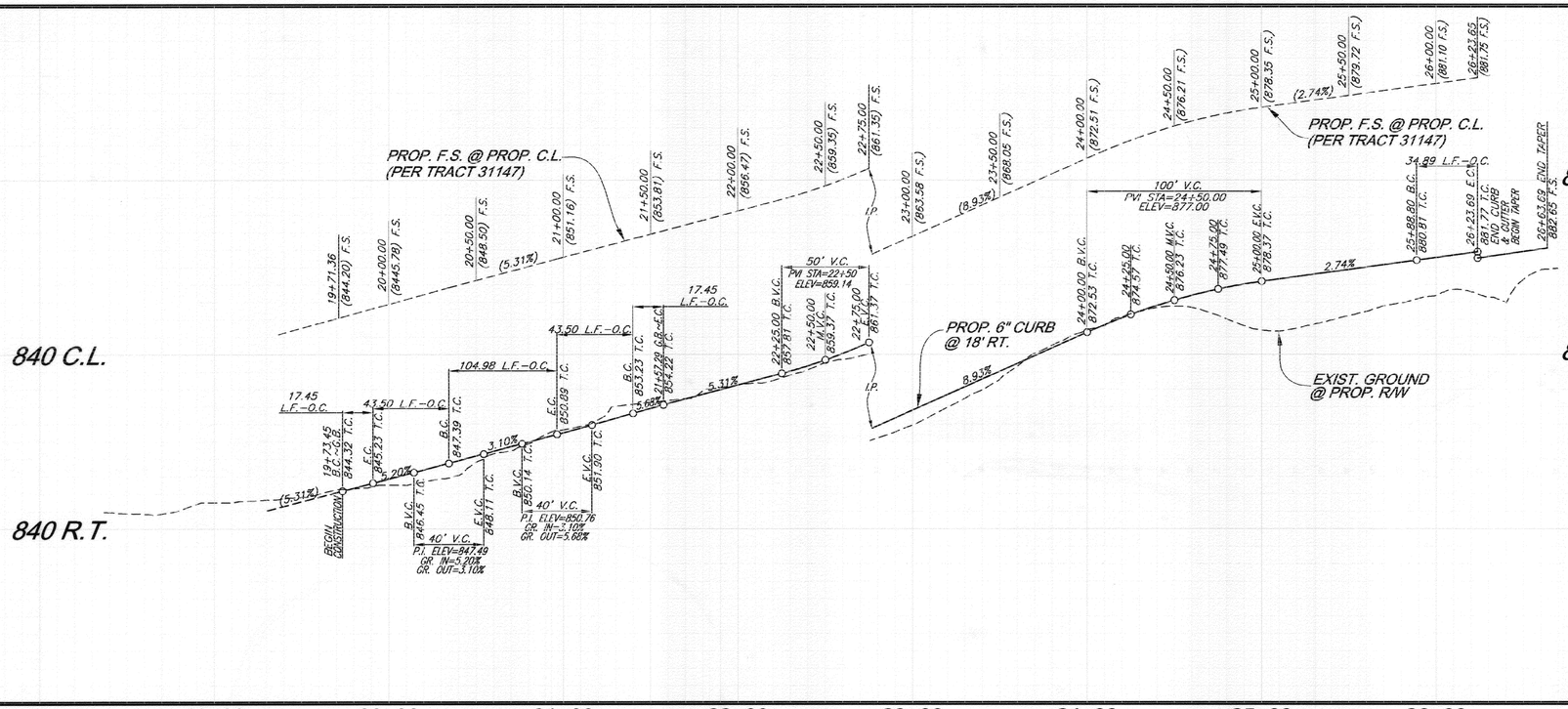
TRACT 32741
STREET IMPROVEMENT PLAN
FALCONER DRIVE
STA. 14+34.54 TO STA. 16+02.45
DEWAR DRIVE
STA. 0+00.00 TO STA. 1+42.23

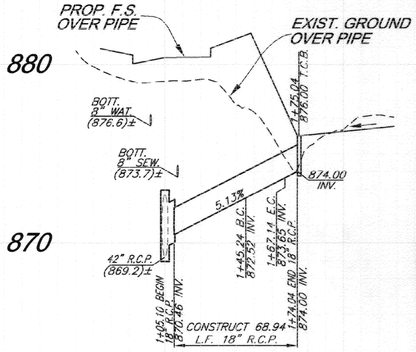
JOB NO. 0408
R-3851
SHEET 2 OF 3
PW05-0183

RJL

INDEXED 8-03-06 GH

PROFILE SCALE
HORIZ. 1" = 40 FT.
VERT. 1" = 8 FT.





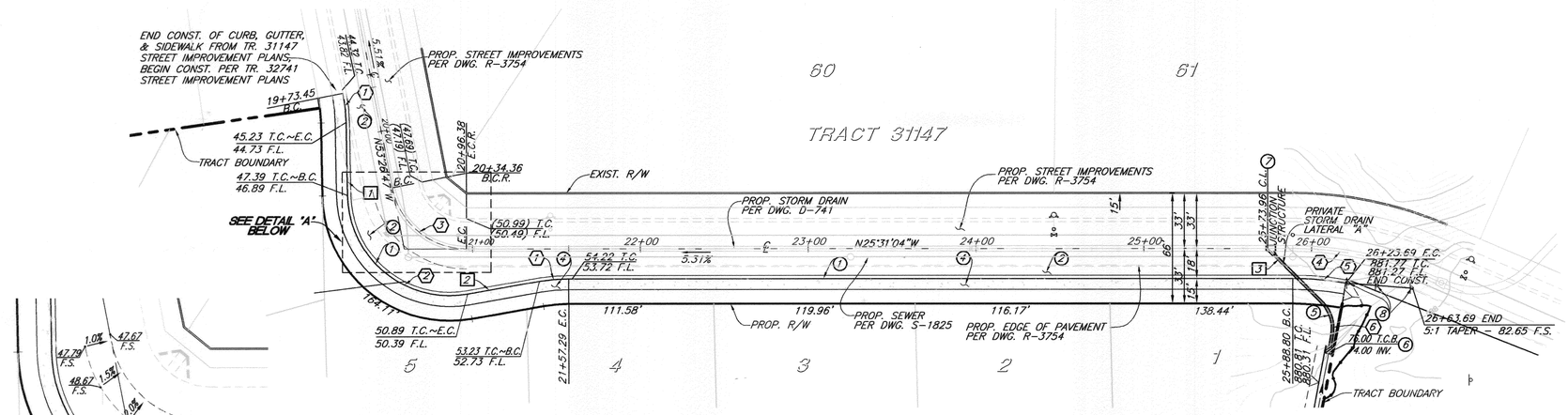
PRIVATE STORM DRAIN LATERAL "A"

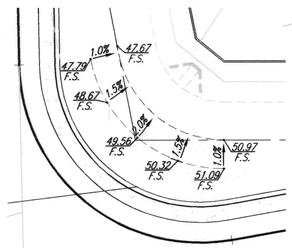
CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
1	10°00'00"	100.00'	17.45'	8.75'
2	98°57'51"	61.00'	105.36'	71.38'
3	78°57'51"	45.00'	62.02'	37.07'
4	23°10'25"	200.00'	80.89'	40.01'
5	9°59'46"	182.00'	31.75'	15.92'
6	55°46'34"	22.50'	21.90'	11.91'

LINE DATA

	BEARING	DISTANCE
1	N63°26'47"W	43.50'
2	N35°31'04"W	43.50'
3	N19°28'56"E	40.14'
4	N75°15'30"E	6.90'





DETAIL "A"
SCALE 1"=30'

GILCHRIST DRIVE
STA. 19+71.36 TO STA. 26+23.69

CONSTRUCTION NOTES

1. CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD #200 (TYPE I)
2. CONSTRUCT 3 " A.C. OVER 4 " A.B. PER S.R. 1670 R= 30
3. CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD #325
4. CONSTRUCT 18" R.C.P. D=2000 (BEDDING PER STD 452-CASE II)
5. CONSTRUCT 24"X24" CATCH BASIN BROOKS MODEL 2424CB OR APPROVED EQUAL
6. CONSTRUCT JUNCTION STRUCTURE PER CITY OF RIVERSIDE STD. 423
7. CONSTRUCT TYPE F-1 FLEXIBLE TRAFFIC DELINEATORS @ 20' O.C.

0 20 40 80 120 160
SCALE 1"=40'

Underground Service Alert
CALL BEFORE YOU DIG
CALL TOLL FREE
1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING 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 THE 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.

REGISTERED PROFESSIONAL ENGINEER BRIAN G. ESCAGE No. 21884 Exp. 9-30-07 CIVIL STATE OF CALIFORNIA

PLANS PREPARED UNDER SUPERVISION OF
BRIAN G. ESCAGE DATE 11/2/2005
R.C.E. 21884
EXP. 9/30/07

BENCH MARK :
ELEV. 737.632
P.K. NAIL IN THE SWISS DAIRY CONCRETE LOADING DOCK ON THE NORTHEASTERLY SIDE OF BUCHANAN STREET, NORTHWESTERLY SIDE OF FREEWAY, 12 FEET SOUTHEASTERLY OF THE NORTHWESTERLY CORNER OF THE LOADING DOCK.

SDH & Associates, Inc
Civil Engineering - Land Planning
5225 Canyon Crest Drive Bldg. 300 Suite 357
Riverside, California 92507
TEL: (951) 788-2344 FAX (951) 788-2314

MARK	REVISIONS	APPR.	DATE
4	ADD ST. STR. SECTION SHTS 1-3	BZ	8-8-06

DESIGNED BY S.S DRAWN BY L.S./O.C. CHECKED BY B.G.E.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
TRAFFIC DIVISION		
PARKS DEPARTMENT		

APPROVED BY
CITY ENGINEER
DATE 7/31/06

TRACT 32741
STREET IMPROVEMENT PLAN
GILCHRIST DRIVE
STA. 19+71.36 TO STA. 26+23.69

JOB NO. 0408
R-3851
SHEET 3 OF 3
PW05-0183

BZ

INDEXED 8-03-06 LH