

IMPROVEMENT PLANS

VAN BUREN BLVD.
FROM STA. 28+74 TO STA. 35+83

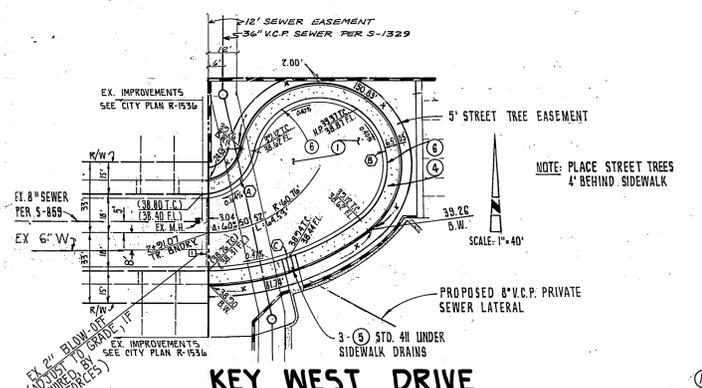
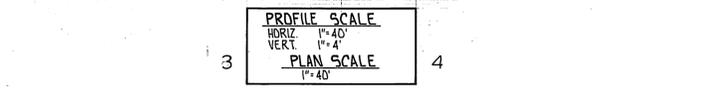
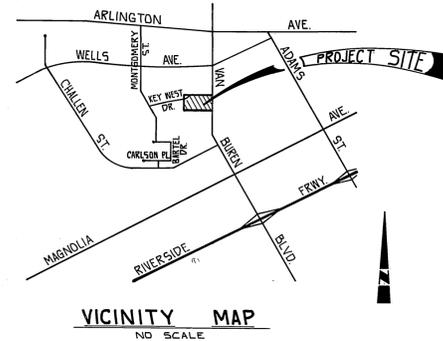
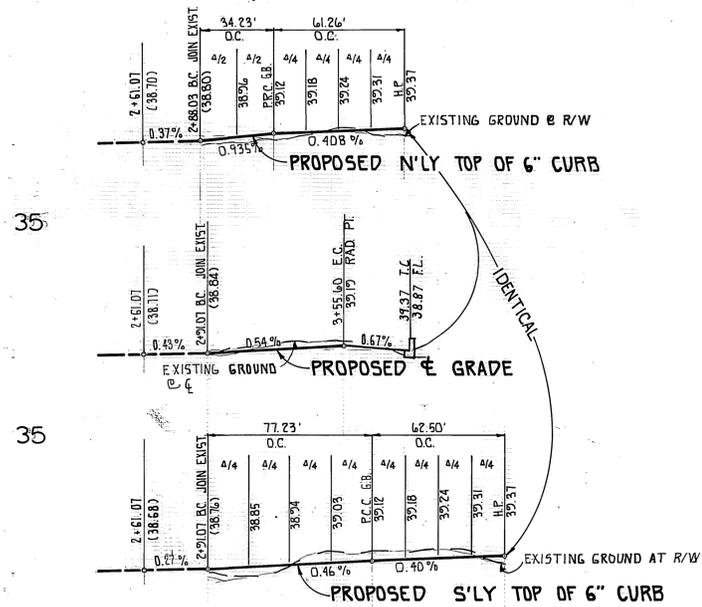
KEY WEST DR.
FROM STA. 2+91 TO STA. 3+55

24. DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY (10) WORKING DAYS FOR COMPLETION OF WORK (787-7611).

NOTE:
ANY C.O.R. WATER APPURTENANCES THAT ARE SHOWN, OR NOT SHOWN, ON THE PLANS THAT REQUIRE RELOCATION AND/OR ADJUSTMENT WILL BE AT DEVELOPER'S EXPENSE.

- 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, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985 EDITION.
- TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION. PRIVATE ENGINEER ESTIMATES OVERLAY TO BE 2.2 TONS.
- CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
- NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 4' ABOVE THE SEWER FLOW LINES AT POINT OF CONNECTION WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- 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.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- 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.
- 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.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, 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.
- THE PRIVATE ENGINEER PREPARING THESE PLANS SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- 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.
- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
- CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 787-7223 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED:
 - WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS,
 - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES,
 - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE, AND
 - AT END OF MAINTENANCE/FINAL ACCEPTANCE (CONTRACTOR/DEVELOPER WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES).
- THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/Common Name	MIN SIZE	APPROX SPACING	NO. REQ.
A. KEY WEST DRIVE	CUPANIOPSIS ANACARDIODES/CARROT WOOD	15 GAL	45'	6
B. VAN BUREN BLVD.	BRETHEA EDULIS/GUADALUPE PALM	4' OF BROWN TRUNK	45'	8



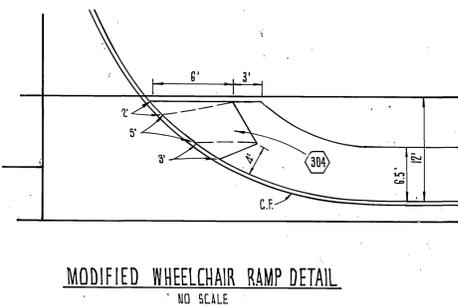
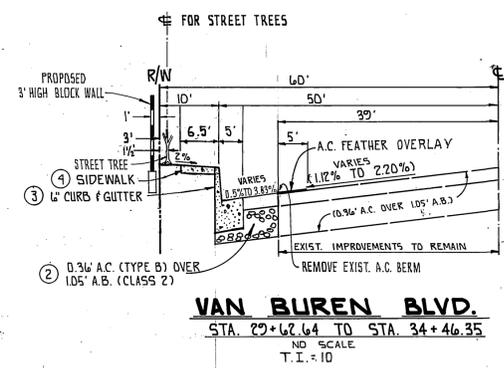
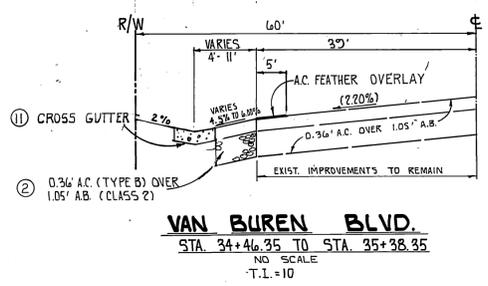
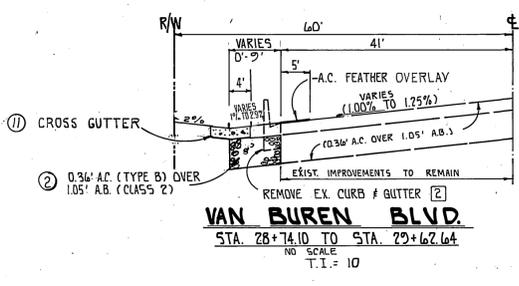
NO.	Δ	R	L	T
(A)	18° 28' 03"	25.00'	34.23'	20.41'
(B)	22° 35' 34"	32.00'	123.76'	84.26'
(C)	36° 52' 29"	120.00'	71.73'	40.00'

- CONSTRUCTION NOTES**
- CONST. 0.46' A.C. DN SUBGRADE PER PLAN R-1536
 - CONST. CURB & GUTTER PER CITY STD. 200 (6" C.E.)
 - CONST. SIDEWALK PER CITY STD. 325
 - CONST. UNDER SIDEWALK DRAIN PER CITY STD. 411

- DISPOSITION NOTES**
- REMOVE 2" x 4" HEADER & BARRICADE

- CONSTRUCTION NOTES & QUANTITIES**
- | | | | |
|----|---|-------|------|
| 1 | CONST. 0.46' A.C. OVER SUBGRADE PER DWG. NO. R-1536 | 4,176 | S.F. |
| 2 | CONST. 0.36' A.C. OVER 105' A.B. PER DWG. NO. R-1835 | 5,058 | S.F. |
| 3 | CONST. 6" CURB & 5" GUTTER (TYPE I) PER CITY STD. 200 | 899 | L.F. |
| 4 | CONST. SIDEWALK PER CITY STD. 325 W AS SHOWN | 6,712 | S.F. |
| 5 | CONST. UNDER SIDEWALK DRAIN PER CITY STD. 411 | 3 | EA. |
| 6 | CONST. CURB & GUTTER TYPE I PER CITY STD. 200 | 235 | L.F. |
| 7 | CONST. DRIVEWAY APPROACH PER DETAIL SHEET 2 | 1,460 | S.F. |
| 8 | CONST. A.C. BERM (TYPE I) PER CITY STD. 250 | 45 | L.F. |
| 9 | CONST. A.C. FEATHER | 3,426 | S.F. |
| 10 | CONST. MODIFIED HANDICAPPED RAMP PER STD. 304 & DETAIL HEREON | 4 | EA. |
| 11 | CONST. STD. CROSS GUTTER PER CITY STD. 220 | 110 | L.F. |

- DISPOSITION NOTES & QUANTITIES**
- | | | | |
|---|-----------------------------------|-----|------|
| 1 | REMOVE 2" x 4" HEADER & BARRICADE | 25 | L.F. |
| 2 | REMOVE EXISTING CURB & GUTTER | 613 | L.F. |
| 3 | REMOVE EXISTING A.C. BERM | 427 | S.F. |
| 4 | REMOVE EXISTING DRIVEWAY APPROACH | | |
| 5 | TO BE REMOVED BY OTHERS | | |



BOYER ENGINEERING CO.
2950 AIRWAY AVE. SUITE B-2
COSTA MESA, CA. 92626
(714) 966-0808

DATE: 8/1/85
DRAWN BY: J.B.
CHECKED BY: P.N.

CITY OF RIVERSIDE WATER SYSTEM

APPROVED: *William D. Gardner* 11-8-85
DATE: 4/8/86

NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR, FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS, AND STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR, AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS."

THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS' AND SUBCONTRACTORS' COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS."

CONTRACTOR FURTHER 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 OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

- A PUBLIC WORKS DEPARTMENT PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.
- ALL STREET TREES TO BE AUTOMATICALLY IRRIGATED.
- ALL STREET TREES TO BE PLANTED IN 4'x4' TREE WELLS WITH MINIMUM 4' OF SIDEWALK WIDTH REMAINING (IF CURBSIDE SIDEWALK INSTALLED).

TITLE SHEET
PRD-23-834

R-2736
1 2

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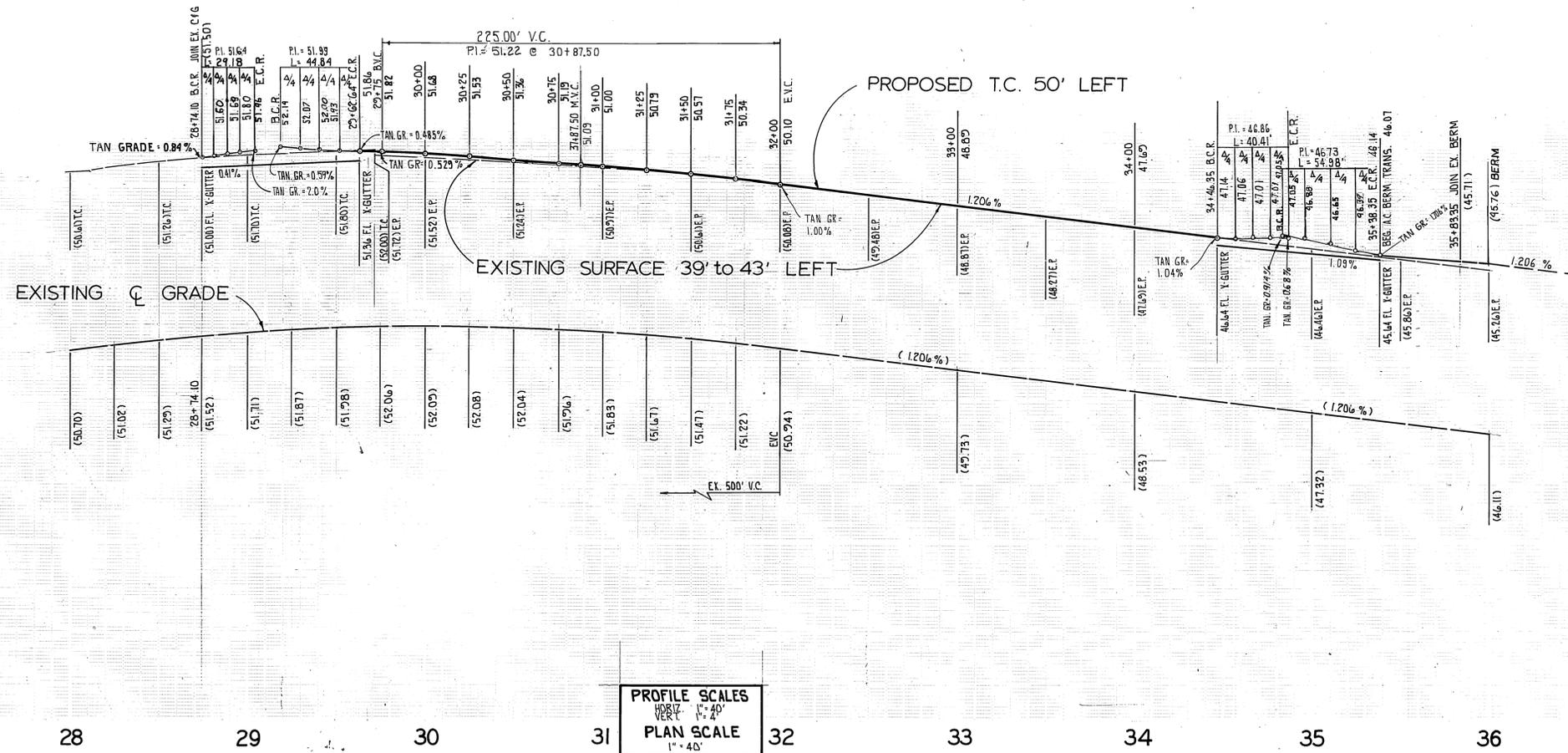
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PROFILE SCALES
VERT. 1" = 40'
PLAN SCALE
1" = 40'

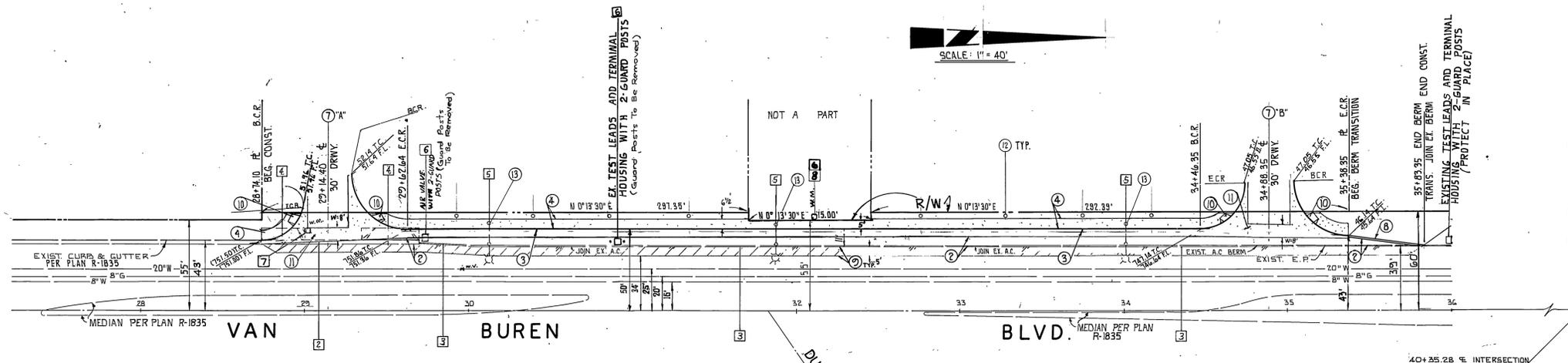
BENCH MARK - G3-A
BRASS DISK IN MONUMENT VAULT
AT E. P.I. OF VAN BUREN & WELLS
ELEV. = 742.23

CONSTRUCTION NOTES

- 1. CONST. 0.30' A.C. OVER 1.05" A.B.
- 2. CONST. 6" CURB & 5' GUTTER PER CITY STD. 200
- 3. CONST. SIDEWALK PER CITY STD. 325
- 4. CONST. DRIVE APPROACH PER DETAIL THIS SHEET
- 5. CONST. A.C. BERM TYPE I PER CITY STD. 250
- 6. CONST. A.C. FEATHER OVERLAY
- 7. CONST. MODIFIED HANDICAPPED RAMP PER STD. 304 & DETAIL SHT. 1
- 8. CONST. STD. CROSS GUTTER PER STD. 220
- 9. STREET TREE WELLS
- 10. INSTALL R-81 (BIKE LANE) AND R-26 (NO PARKING ANY TIME) ON RELOCATED STREET LIGHTS.

DISPOSITION NOTES

- 1. REMOVE EXISTING CURB & GUTTER
- 2. REMOVE EXISTING A.C. BERM
- 3. REMOVE EXISTING DRIVEWAY APPROACH
- 4. TO BE RELOCATED BY OTHERS
- 5. TO BE RELOCATED BY CITY WATER DEPT.
- 6. EXIST. WATER METER TO BE SALVAGED AND EXIST. WATER SERVICE TO BE CUT & PLUGGED AT WATER MAIN (BY CITY FORCES)
- 7. TO BE ADJUSTED TO GRADE (BY CITY FORCES)



SCALE - 1" = 40'

PAVING LEGEND
 A.C. OVERLAY
 FULL A.C. PAVING

CITY OF RIVERSIDE
 WATER SYSTEM
 APPROVED
 DATE 11-8-85

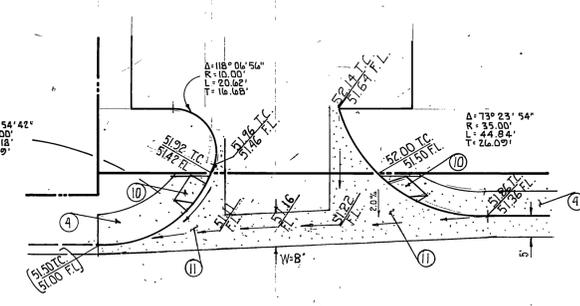
BOYER ENGINEERING CO.
 2950 AIRWAY AVE. SUITE B-2
 COSTA MESA, CA 92626
 (714) 966-0808

CITY OF RIVERSIDE
 ELECTRIC DEPARTMENT
 for John Johnson
 CHIEF UTILITIES ENGINEER
 DATE 9/6/85

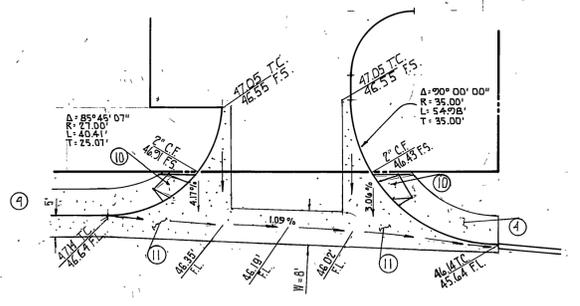
DELBERT D. BOYER R.C.E. 13542
 DATE 8/9/85

WILLIAM D. SANDER
 DATE 4-7-86

STREET PLAN & PROFILE FOR
 VAN BUREN BLVD R-2736
 FROM STA. 28+74.10 TO STA. 35+83.35
 PRO-23-834
 4'



DRIVE APPROACH DETAIL
 NO SCALE



DRIVE APPROACH DETAIL
 NO SCALE