City of Riverside, California

Department of Public Works

STREET IMPROVEMENT

AT

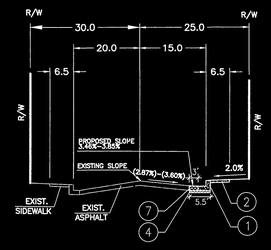
NELSON STREET

RIVERSIDE, CALIFORNIA

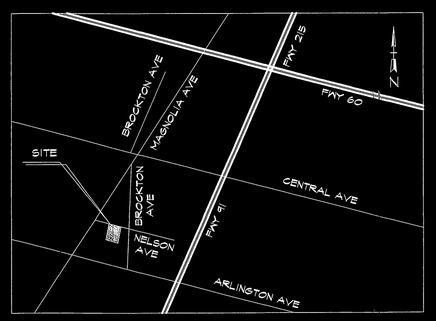
STATION 3+33.90 to STATION 3+83.90

CONSTRUCTION NOTES

		QUANTITIES
1	CONSTRUCT 6" PCC CURB & GUTTER TYPE I PER CITY STD 200	50.0 LF
2	CONSTRUCT SIDEWALK PER CITY STD 325	300.0 SF
3	CONSTRUCT DRIVEWAY (A=12; B=26') PER CITY STD 302, TYPE CURB-1	1.0 EA
4	INSTALL 4" CLASS II AGGREGATE BASE	275.0 SF
5	NOT USED	----
6	SAW CUT TO FORM SMOOTH JOINT	50.0 LF
7	PLACE " AC OVER " AGGREGATE BASE; R-VALUE = PER S.R.#	150.0 SF
8	WATER METER TO BE OFFSET BY CITY FORCES	



T.I=5.0
NELSON STREET
TYPICAL SECTION
NO SCALE



VICINITY MAP
NOT TO SCALE

LEGEND

——→——	INDICATES DRAINAGE FLOWLINE
(99.99)	INDICATES EXISTING GRADE ELEVATION
——℄——	INDICATES CENTERLINE
—— T ——	INDICATES TELEPHONE LINE
—— W ——	INDICATES WATER LINE
——GAS——	INDICATES GAS LINE
——S——	INDICATES CENTER LINE
P.L.	INDICATES PROPERTY LINE
F.L.	INDICATES FLOW LINE
E.P.	INDICATES EDGE OF PAVEMENT
T.C.	INDICATES TOP OF CURB
F.S.	INDICATES FINISH SURFACE
43.79 F.S.	INDICATES NEW GRADE ELEVATION
	INDICATES NEW PAVEMENT
	INDICATES AGGREGATE BASE
	INDICATES C & G AND SIDEWALK

PRIVATE ENGINEER'S NOTE:

ALL IDEAS, DESIGNS, PLANS, AND SPECIFICATIONS AND OTHER PROJECT DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA ARE THE PROPERTY OF AGUIERRE NAD ASSOCIATES, INC AND MAY NOT BE REPRODUCED OR USED WITHOUT THE WRITTEN PERMISSION OF THE CORPORATION. ALL RIGHTS RESERVED

REPORT ANY DISCREPANCIES TO THE ENGINEER. WORK DONE IN CONFLICT WITH ALL DRAWINGS SHALL BE CORRECTED AT CONTRACTORS OWN EXPENSE.

PRIVATE ENGINEER'S NOTE TO CONTRACTOR

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.

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 PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

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.

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. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. 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.
10. 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.
11. 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.
12. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
13. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
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.

ELECTRIC DEPARTMENT NOTE

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

CONTACT:
VAMID BAZEL, P.E.
PH. NO. (951) 826-5830
3901 ORANGE ST.
RIVERSIDE CA 92522

GEOLOGIC HAZARD NOTE

NO LAND IS SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARD, OR IS WITHIN A SPECIAL STUDIES ZONE.

FEMA NOTE

NONE OF THE SUBJECT PROPERTY IS LOCATED WITHIN A MAPPED FLOODPLAN OR FLOODWAY.

TOPO SOURCE

ONSITE CONTOURS WERE DEVELOPED FROM A FIELD SURVEY AGUIRRE AND ASSOCIATES.

WATER DEPT.	ELECTRICAL DEPT.
PW#06-0350	
SIGNATURE MW MGR DATE 12/1/06	SIGNATURE VGRO DATE 12/12/06

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

REGISTERED PROFESSIONAL ENGINEER IMAD ABU-GHARBIEH No. RCE 52001 EXP 12-31-08 CIVIL STATE OF CALIFORNIA

PREPARED FOR:
HARTELL PROPERTIES, LLC
3746 & 3748 NELSON STREET
RIVERSIDE CA 92501

PREPARED UNDER THE SUPERVISION OF: IMAD ABU-GHARBIEH — DATE 10-26-06
ENGINEER
R.C.E. NO. C-052001 EXP. DATE 12-31-2008

SCALE: AS SHOWN
DATE: OCTOBER 2006

AGUIRRE & ASSOCIATES INC.
2222 KANSAS AVE. SUITE D RIVERSIDE, CA 92507
(951) 684-4222
BUSINESS TAX CERTIFICATE# 64962 EXP. 01-09-08

BENCHMARK: B.M. NO. H6-G ELEV. 825.425
A CITY OF RIVERSIDE BRASS DISC IN CONCRETE IN TRAFFIC ISLAND
BOUNDED BY MAGNOLIA AVENUE, CENTRAL AVENUE, AND BROCKTON AVENUE..

DATE	BY	MARK	REVISIONS	APPR.	DATE
				CITY	
		ENGINEER			

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
TRAFFIC DIVISION		5-25-07

APPROVED BY: CITY ENGINEER 5/22/07
DATE

STREET IMPROVEMENT PLAN & PROFILE

3746 AND 3748
NELSON STREET

HORIZONTAL SCALE: VERTICAL SCALE:

PW 04-0264

R-3980

SHEET 1 OF 2

INDEXED 6-06-07 LH

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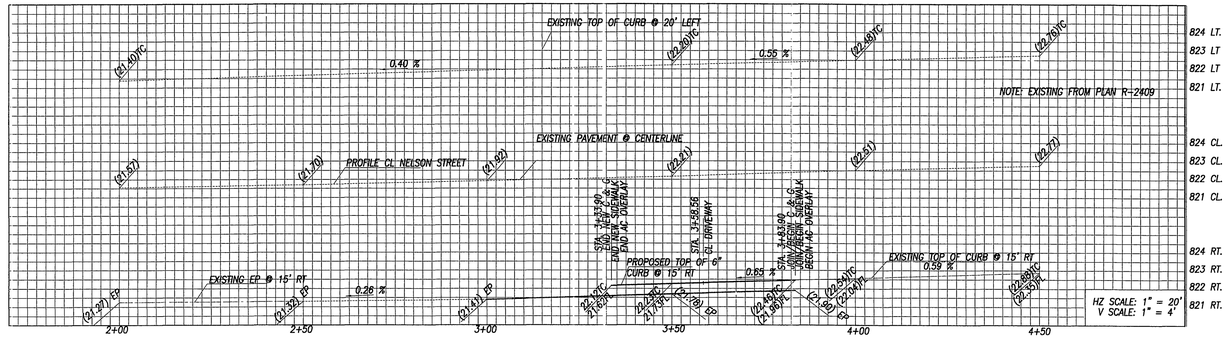

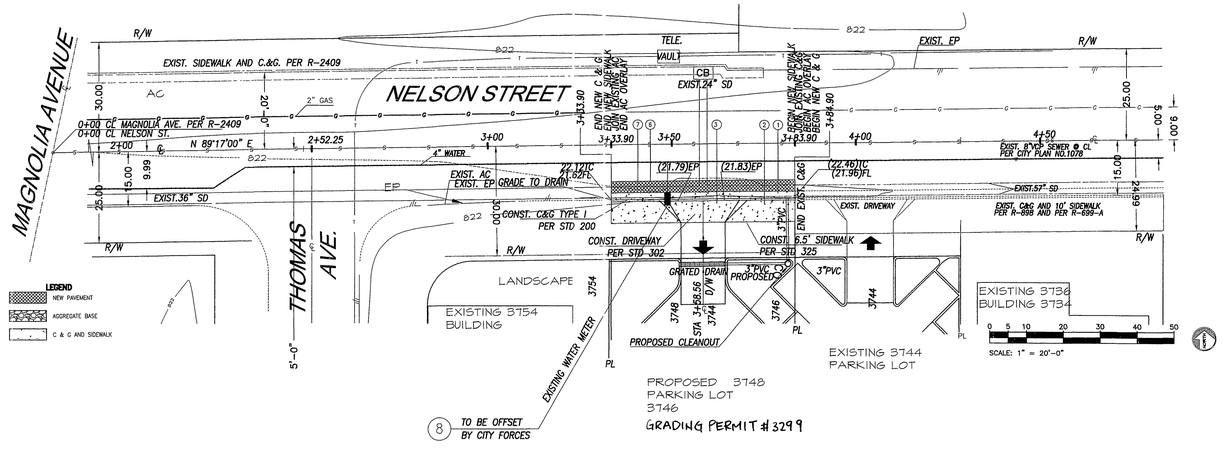

WATER DEPT.	ELECTRICAL DEPT.
SIGNATURE MW McLeod DATE 12/01/06	SIGNATURE V. [signature] DATE 12/12/06

DATE SIGNATURE _____ DATE _____

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

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No. RCE 52001
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ENGINEER				CITY	

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[signature]	5-22-07
TRAFFIC DIVISION	[signature]	5-22-07

APPROVED BY [signature]
CITY ENGINEER
DATE 5/22/07

STREET IMPROVEMENT PLAN & PROFILE
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NELSON STREET

HORIZONTAL SCALE: VERTICAL SCALE:

PW 04-0264
R-3980
SHEET 2 OF 2

INDEXED 6-06-07