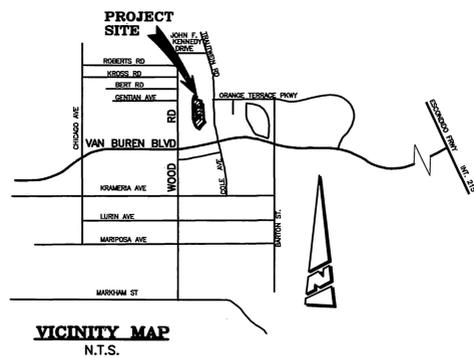


STREET IMPROVEMENT PLANS TRACT 28866, IN THE CITY OF RIVERSIDE



CONSTRUCTION NOTES AND QUANTITY ESTIMATE

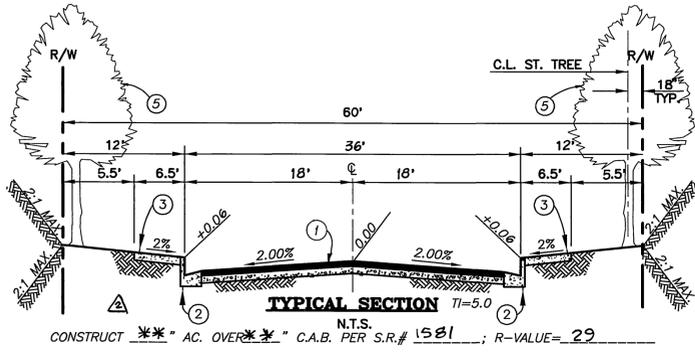
ITEM	DESCRIPTION	UNIT	QUANTITY
1	CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.	S.F.	122,150
2	CONSTRUCT 6" CF CURB AND GUTTER PER CITY STD. 200 TYPE I	L.F.	6,292
3	CONSTRUCT CURB SIDEWALK PER CITY STD. 325.	SF.	38,288
4	CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I.	EA.	11
5	INSTALL STREET TREES PER PARKS AND RECREATION STANDARDS	SEE RIGHT	
6	CONSTRUCT CROSS GUTTER PER CITY STD. 220 (WIDTH PER PLAN)	SF.	2,400
7	INSTALL STOP SIGN AND/OR STOP BAR.	EA.	4
8	CONSTRUCT SIDEWALK WIDENING PER DETAIL SHT. NO. 7.	EA.	3
9	CONSTRUCT 8" CF CURB TYPE II PER CITY STD. NO. 200.	L.F.	882
10	CONSTRUCT 6" P.V.C. SCHEDULE 40 PIPE SLEEVE(CAP BOTH ENDS OF PIPE)	L.F.	50
11	CONSTRUCT 4" P.V.C. SCHEDULE 40 PIPE SLEEVE(CAP BOTH ENDS OF PIPE)	L.F.	50
12	CONSTRUCT MEDIAN OPENING PER CITY STD'S. NO. 121 & 123 (W=8', L=80')	EA.	2
13	CONSTRUCT TYPE R7 (KEEP RIGHT) SIGN PER CALTRANS AND CITY STD. NO. 666	EA.	2
14	PAINT NOSE OF MEDIAN A REFLECTIVE YELLOW, AS APPROVED BY CITY TRAFFIC DEPT.	L.F.	30
15	INSTALL 2" X 6" REDWOOD HEADER (NOT REQUIRED IF THESE IMP'S ARE BUILT CONCURRENTLY W/ LOT 9, TR 28863 & R-3002)	LF	517
16	CONSTRUCT MODIFIED DRIVEWAY PER DETAIL SHT. NO. 7	-	-
17	REMOVE AND SALVAGE EXIST. BARRICADE	EA.	5
18	REMOVE EXIST. AC DRAINAGE APRON	EA.	2
19	REMOVE EXIST. AC PAVEMENT	SF.	3355
20	CONSTRUCT 24"x24" GRATED INLET BY BROOKS PRODUCTS PRODUCTS (NDS 1230) APPROVED EQUAL	EA.	2
21	CONSTRUCT 12" PVC SOLID WALL SDR 35 PIPE	LF	215

GENERAL NOTES FOR STREET TREE PLANTING

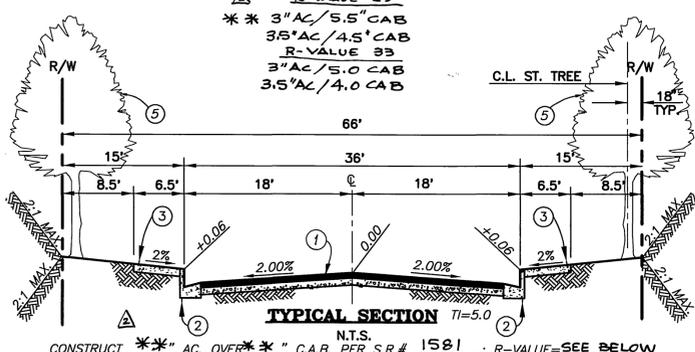
- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
- WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (909) 351-6126 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
 - AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERALS HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS. ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR;
 - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES;
 - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE;
 - AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (909) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
- ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
- THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY 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	*NUMBER REQUIRED
A. GATEPOST LANE	PISTACIA CHINENSIS/ CHINESE PISTACHE	15 GAL.	45' O.C.	6 EA.
B. LODGEPOLE LANE	MAGNOLIA g. 'MAJESTIC BEAUTY'/ SOUTHERN MAGNOLIA	15 GAL.	45' O.C.	70 EA.
C. HAYLOFT PLACE	KOELREUTERIA BIPINNATA/ CHINESE FLAME TREE	15 GAL.	45' O.C.	50 EA.
D. PORCH PLACE	GIEJERA PARVIFOLIA/ AUSTRALIAN WILLOW	15 GAL.	45' O.C.	10 EA.
E. BOUNTIFUL STREET	SEE REVERSE FRONTAGE LANDSCAPE PLAN #R-3596-L AS PREPARED BY DAVID NEALTY & ASSOCIATES DATED 11/14/2000.			

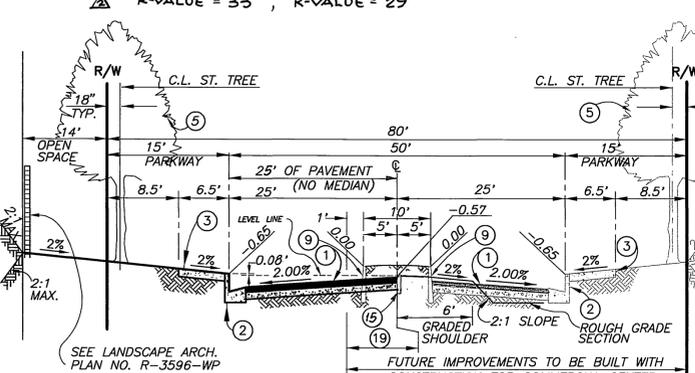
*NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.



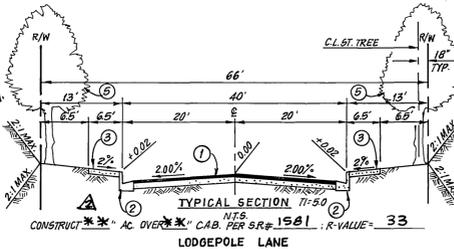
TYPICAL SECTION
N.T.S.
CONSTRUCT *** AC OVER ** C.A.B. PER S.R.# 1581 ; R-VALUE=29



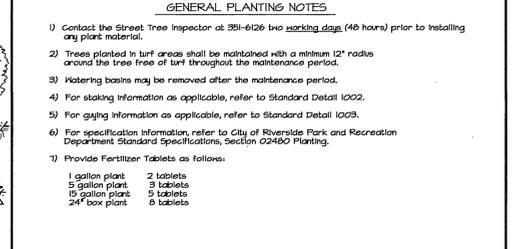
TYPICAL SECTION
N.T.S.
CONSTRUCT *** AC OVER ** C.A.B. PER S.R.# 1581 ; R-VALUE=SEE BELOW



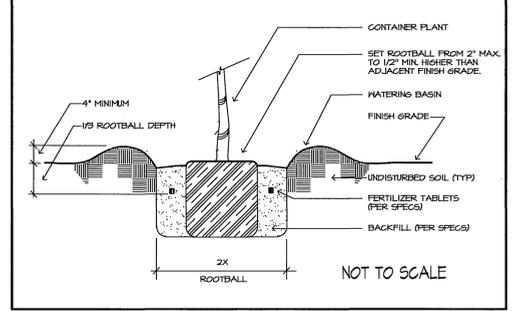
TYPICAL SECTION
N.T.S.
CONSTRUCT * AC OVER * C.A.B. PER S.R.# 1568 ; R-VALUE=32



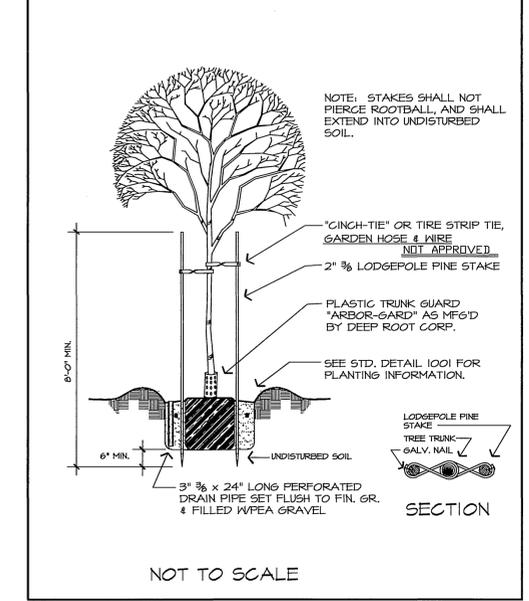
TYPICAL SECTION
N.T.S.
CONSTRUCT *** AC OVER ** C.A.B. PER S.R.# 1581 ; R-VALUE=33



GENERAL PLANTING NOTES



PLANTING DETAIL
Detail No. 1001



DOUBLE STAKING DETAIL
Detail No. 1002

TRAFFIC & STREET NAME SIGN SCHEDULE	CONSTRUCT PER CITY STD. DWG. 662, 662A & 666	QUANTITY
A	LODGEPOLE LANE	8600
B	GATEPOST LANE	19100
C	LODGEPOLE LANE	8600
D	PORCH PLACE	19200
E	LODGEPOLE LANE	8800
F	BOUNTIFUL STREET	19200
G	HAYLOFT PLACE	8600
H	PORCH PLACE	19200
I	RI STOP SIGN (30" OCTAGON)	

NOTICE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

CHARTER COMMUNICATIONS
SHEET _____ THROUGH _____
APPROVED BY: *[Signature]* DATE: 8-11-00

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
SHEET 1 THROUGH 7
APPROVED BY: *[Signature]* DATE: 8-11-00

TELEPHONE PACIFIC BELL
SHEET 1 THROUGH 7
APPROVED BY: *[Signature]* DATE: 8-17-2000

SOUTHERN CALIFORNIA GAS COMPANY
SHEET 1 THROUGH 7
APPROVED BY: *[Signature]* DATE: August 11, 2000

GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT-OF-WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT APPLIES 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, STD. DWG., 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.
- 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. CONTACT C. OFR: JULIAN CARDENAS @ 904 826-5737 FOR PLANS.
- 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 TO 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.
- CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- DEVELOPER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO RUSH 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.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- HOURS OF OPERATION ARE 7 A.M. TO 6 P.M. MONDAY THROUGH FRIDAY. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 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.
- 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 TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORKY DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- THE CONTRACTOR TO GIVE WESTERN MUNICIPAL WATER DISTRICT FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF GRADING AND/OR CONSTRUCTION AND ALLOW W/MD TEN (10) WORKING DAYS FOR COMPLETION OF WORK (909) 780-9764, EXT. 68
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 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 USA.
- 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.

EXISTING UNDERGROUND STRUCTURES

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPE STRUCTURES OR CONDUITS SHOWING ON THESE PLANS 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. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS.

HOLD HARMLESS INDEMNIFICATION CLAUSE

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE 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 CITY OF RIVERSIDE, THE OWNER, AND THE PRIVATE ENGINEER HARMLESS FOR ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

Underground Service Alert
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 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.

BENCHMARK
RIVERSIDE COUNTY BENCHMARK, STAMPED V88-64 AT SOUTHWEST CORNER OF FLUMER ROAD AND VAN BUREN BOULEVARD. 290.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0 FEET WEST OF FLUMER ROAD, ON THE TOP OF A 4.0 FOOT X 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123

Professional Engineer Seal
JOSEPH A. MCGEE, R.C.E. No. 28089, Exp. 3/31/02

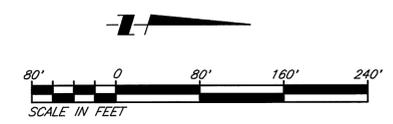
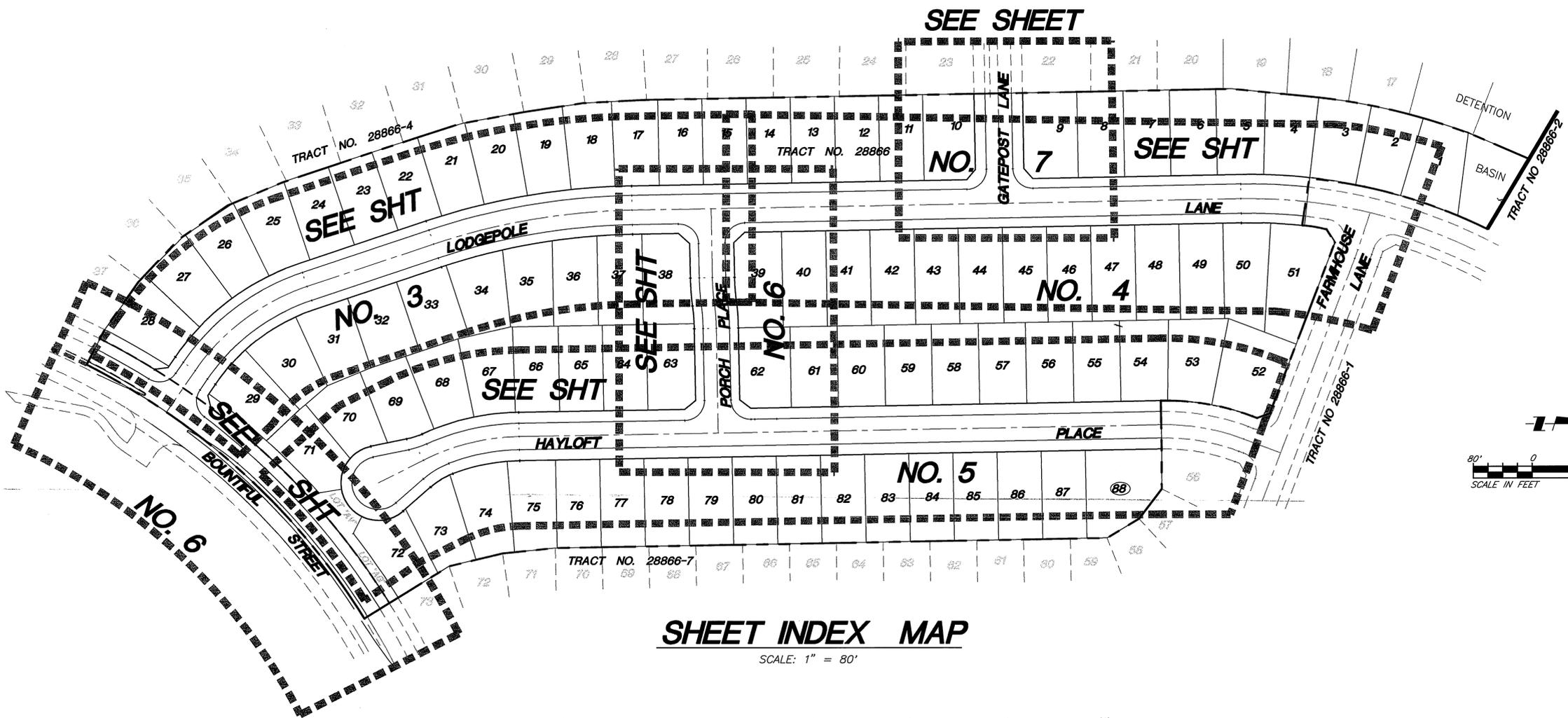
TKC
The Kaish Companies
2880 Goshua Ave., Ste. 200, Moreno Valley, CA 92553 (909) 663-0284
APPROVED BY: *[Signature]* DATE: 8/11/00

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* DATE: 8/11/00
APPROVED BY: *[Signature]* DATE: 8/11/00

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* DATE: 8/11/00
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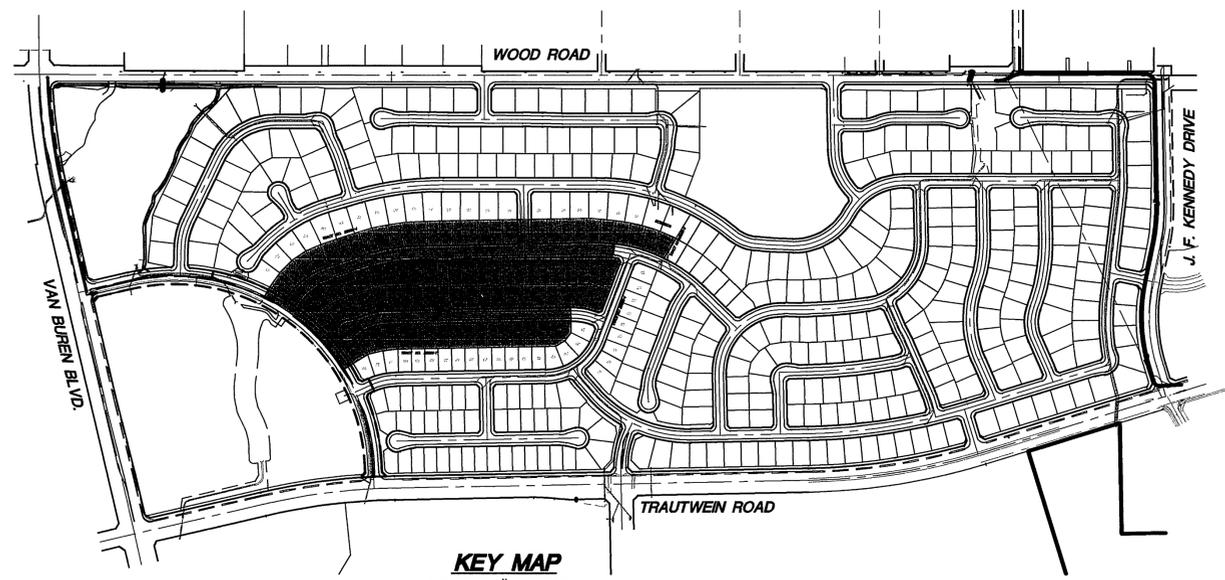
STREET IMPROVEMENT PLANS
TRACT 28866
INDEX SHEET
HORIZ. SCALE: - VERT. SCALE: -

ACCOUNT NO. 31452
R-3596
SHEET 1 OF 7



SHEET INDEX MAP

SCALE: 1" = 80'



KEY MAP

SCALE: 1" = 200'

CITY BUSINESS TAX CERTIFICATION NO. 33595 EXP. DATE 4/2/01

Underground Service Alert
 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 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, HOLD HARMLESS AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

BENCHMARK
 RIVERSIDE COUNTY BENCHMARK, STAMPED V88-84 AT SOUTHWEST CORNER OF FLUMMER ROAD AND VAN BUREN BOULEVARD, 259.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0 FEET WEST OF FLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123



The Keith Companies
 Inland Empire Division
TKC
 2800 Center Ave., Ste. 200, Mirvale Palms, CA 92553 (909) 653-0334
 APPROVED BY: *Joseph A. McGee*
 DATE: 8/11/00
 JOSEPH A. MCGEE III R.C.E. NO. 28089
 REGISTRATION EXPIRES 03-31-02

MARK	DESIGNED BY	REVISIONS:	APPR.	DATE
	DBH		DAH	DBH

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

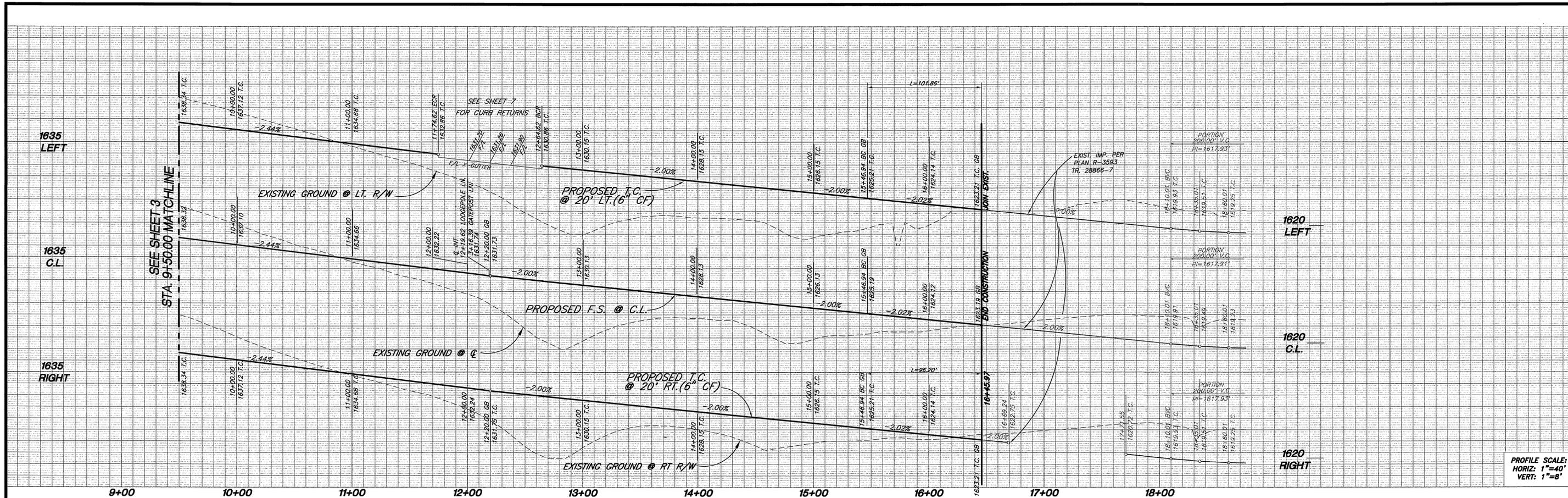
APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	4/6/01	R
PARK DEPARTMENT	2/8/00	R
TRAFFIC DIVISION	2/24/01	R
DEPUTY P.W. DIRECTOR	4/26/01	R
STREET SERVICES	8/11/00	R

R. Mc Grath
 PUBLIC WORKS DIRECTOR
 DATE 3-1-2001

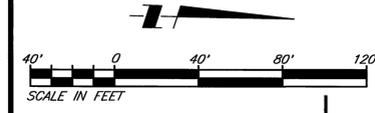
STREET IMPROVEMENT PLANS
TRACT 28866
INDEX SHEET

HORIZ. SCALE: AS SHOWN VERT. SCALE: -----

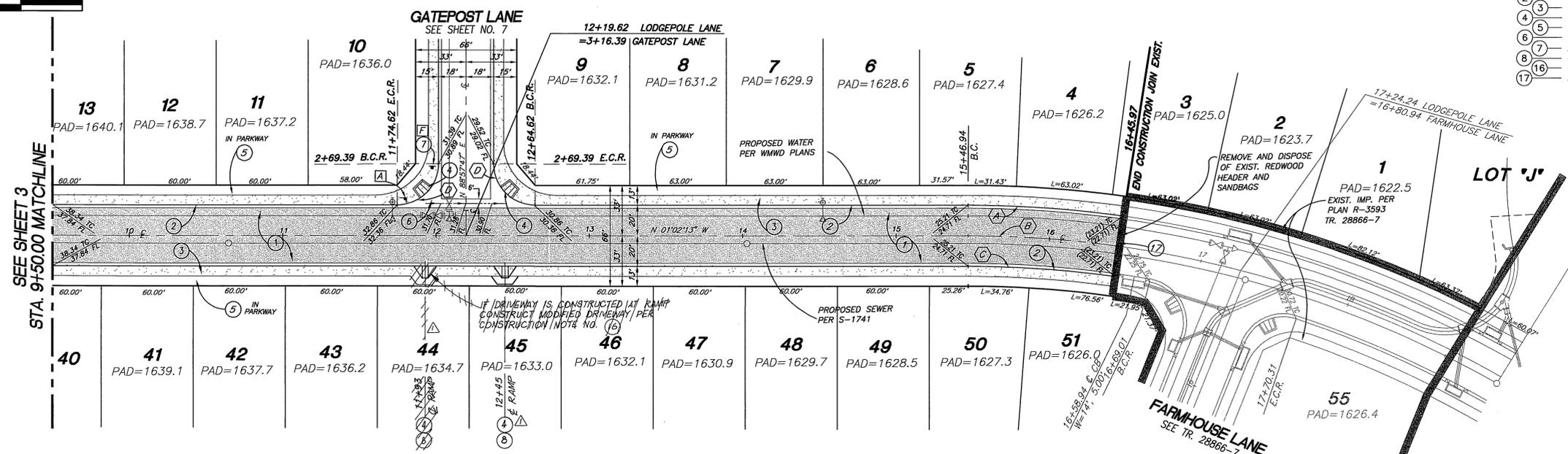
ACCOUNT NO. 31452
R-3596
 SHEET 2 OF 7



PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=8'



- CONSTRUCTION NOTES:**
- 1 CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 - 2 CONSTRUCT 6" C.F. CURB AND GUTTER PER CITY STD. 200 TYPE 1.
 - 3 CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
 - 4 CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE 1
 - 5 INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS
 - 6 CONSTRUCT CROSS GUTTER PER CITY STD. 220 (WIDTH PER PLAN).
 - 7 INSTALL STOP SIGN AND/OR STOP BAR
 - 8 CONSTRUCT SIDEWALK WIDENING PER DETAIL SHT. NO. 7
 - 9 CONSTRUCT MODIFIED DRIVEWAY PER DETAIL SHT. NO. 7
 - 10 REMOVE AND SALVAGE EXISTING BARRICADE



DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
A	08°06'21"	720.00'	101.86'	51.02'
B	08°06'21"	700.00'	99.03'	49.60'
C	08°06'21"	680.00'	96.20'	48.18'
D	90°00'00"	27.00'	42.41'	27.00'

LODGEPOLE LANE



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TWO WORKING DAYS BEFORE YOU DIG

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BENCHMARK
RIVERSIDE COUNTY BENCHMARK, STAMPED V88-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 250.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BULLOCK A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123

The Keith Companies
Inland Empire Division
TKC
28500 Outlook Ave., Ste. 200, Moreno Valley, CA 92553 (951) 658-0254

APPROVED BY: *Joseph A. McGee*
DATE: 8/11/00
JOSEPH A. MCGEE III R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02

REV.	RAMP LOCATION	DATE	BY
1		7/13/01	DBH
2		8/1/01	DBH
3		8/1/01	DBH

**CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT**

APPROVED BY: *R. McEck*
DATE: 3-1-2001
PUBLIC WORKS DIRECTOR

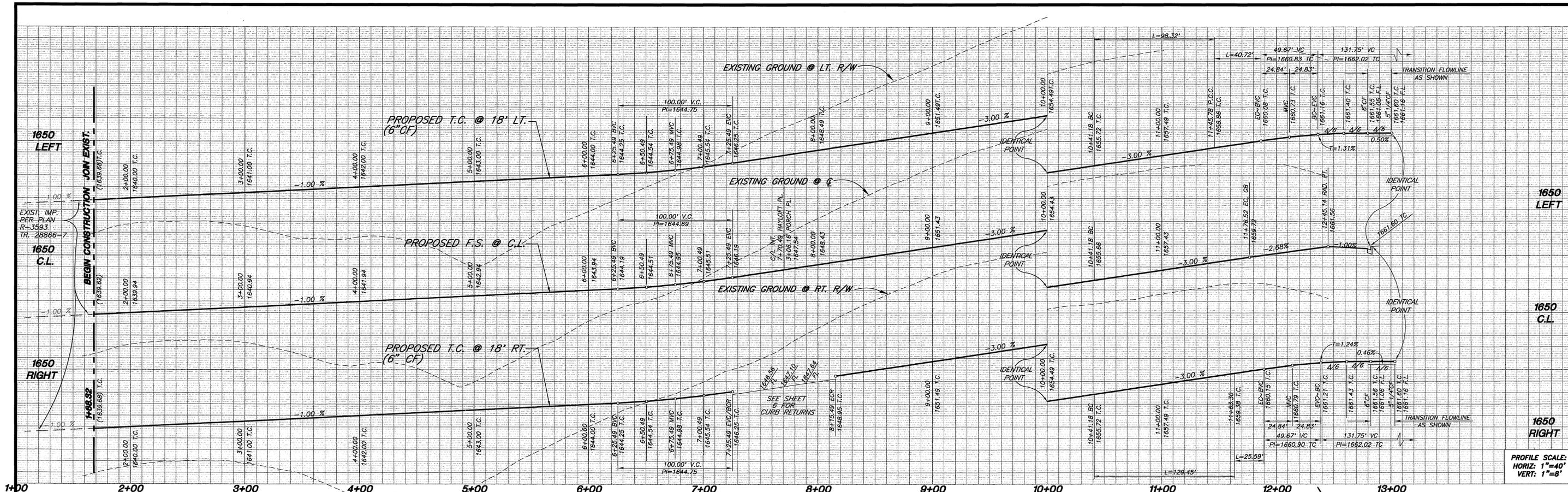
APPROVED BY: *[Signature]*
DATE: 3/1/01
DEPUTY P.W. DIRECTOR

DESIGNED BY: DBH DRAWN BY: DBH CHECKED BY: DBH

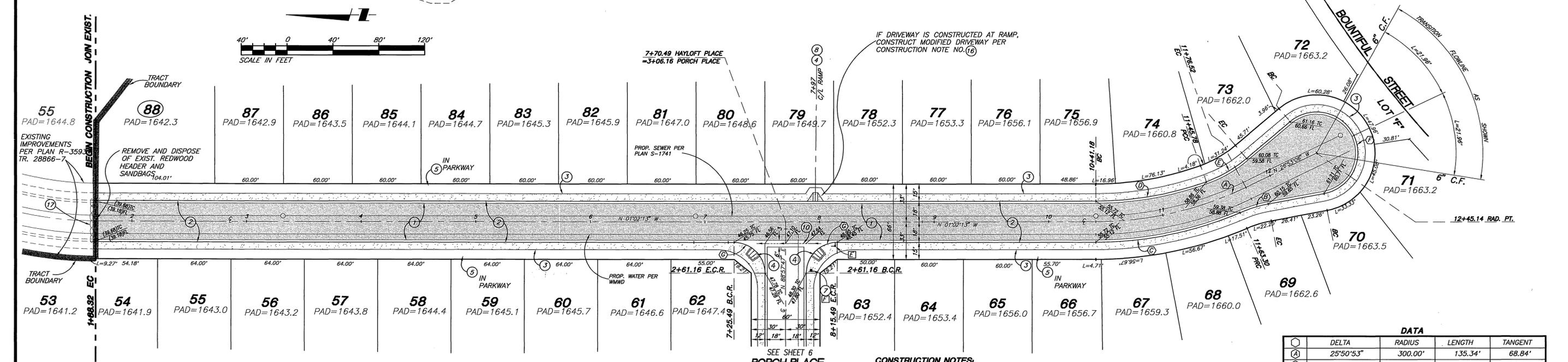
**STREET IMPROVEMENT PLANS
TRACT 28866
LODGEPOLE LANE**

HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 4'

ACCOUNT NO. 31452
R-3596
SHEET **4** OF **7**



PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=8'



IF DRIVEWAY IS CONSTRUCTED AT RAMP,
CONSTRUCT MODIFIED DRIVEWAY PER
CONSTRUCTION NOTE NO. (16)

DATA				
Δ	DELTA	RADIUS	LENGTH	TANGENT
(A)	25°50'53"	300.00'	135.34'	68.84'
(B)	12°45'01"	115.00'	25.59'	12.85'
(C)	23°19'24"	318.00'	129.45'	65.63'
(D)	19°58'38"	282.00'	98.32'	49.67'
(E)	20°17'22"	115.00'	40.72'	20.58'
(F)	209°41'37"	36.00'	131.75'	-
(G)	90°00'00"	27.00'	42.41'	27.00'

- CONSTRUCTION NOTES:**
- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 - CONSTRUCT 6" OF CURB AND GUTTER PER CITY STD. 200 TYPE 1.
 - CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
 - CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE 1
 - INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS
 - CONSTRUCT CROSS GUTTER PER CITY STD. 220 (WIDTH PER PLAN).
 - INSTALL STOP SIGN AND/OR STOP BAR
 - CONSTRUCT SIDEWALK WIDENING PER DETAIL SHT. NO. 7
 - CONSTRUCT MODIFIED DRIVEWAY PER DETAIL SHT NO. 7
 - REMOVE AND SALVAGE EXISTING BARRICADE

HAYLOFT PLACE

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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 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.

BENCHMARK
RIVERSIDE COUNTY BENCHMARK, STAMPED 1988-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 250.0 FEET SOUTH OF VAN BUREN BOULEVARD, 200.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123



The Keith Companies
Inland Empire Division
TKC
22000 Chino Ave., Ste. 200, Norwalk, CA 92553 (951) 655-0241
APPROVED BY: *Joseph A. McGehee*
DATE: 8/11/00
REGISTRATION EXPIRES 03-31-02

DESIGNED BY: DBH, DRAWN BY: DAH, CHECKED BY: DBH

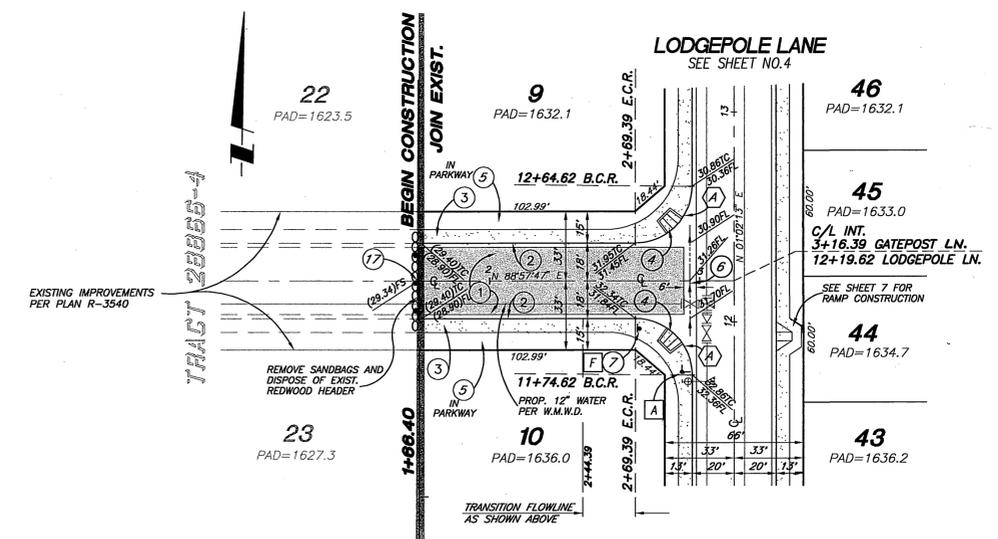
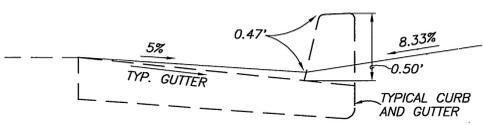
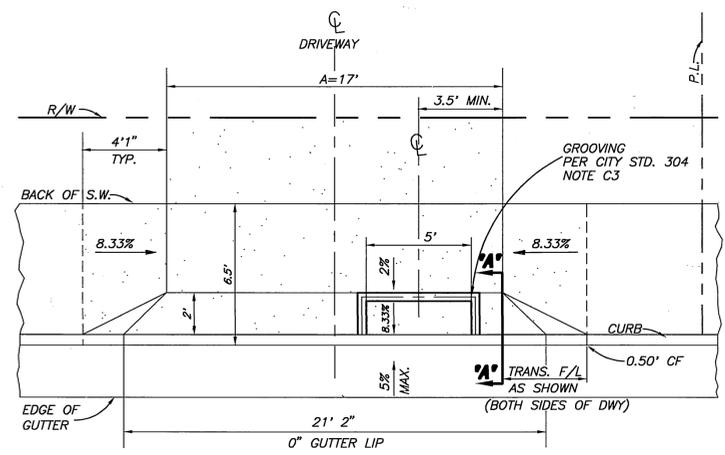
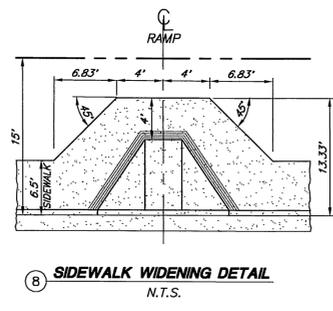
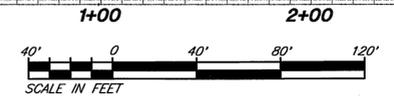
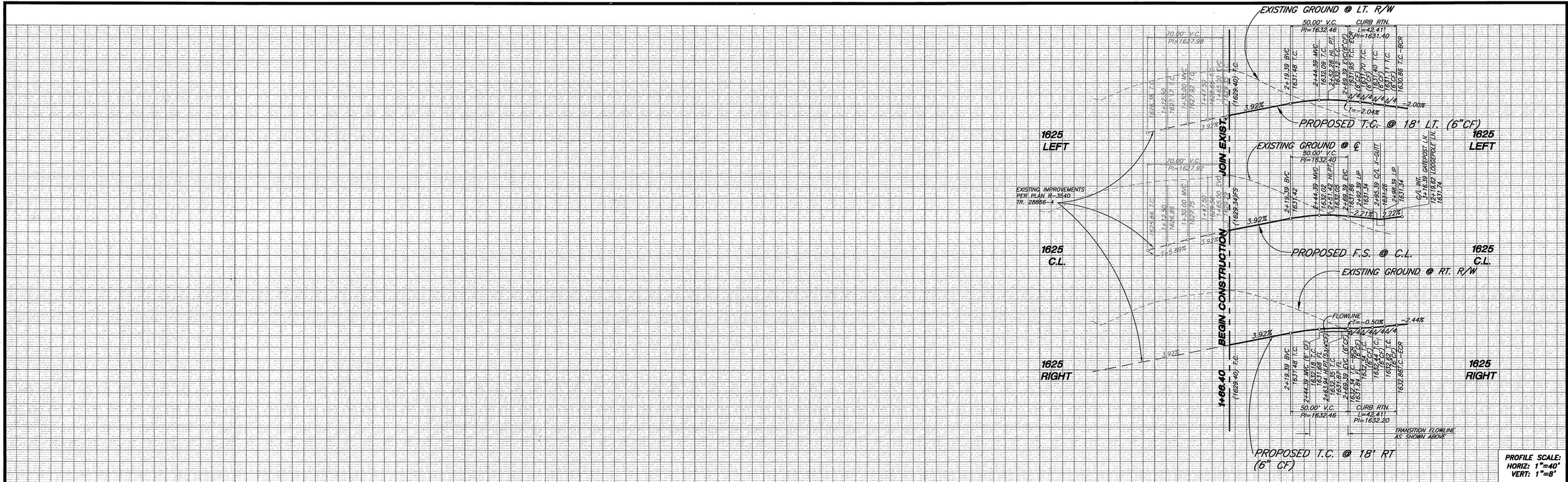
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	8/11/00	DBH
PARK DEPARTMENT	9/1/00	DBH
TRAFFIC DIVISION	2/22/01	DBH
DEPUTY P.W. DIRECTOR	2/26/01	DBH
STREET SERVICES	8/11/00	DBH

R. McGehee
PUBLIC WORKS DIRECTOR
DATE: 3-1-2001

STREET IMPROVEMENT PLANS
TRACT 28866
HAYLOFT PLACE
HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 4'

ACCOUNT NO. 31452
R-3596
SHEET 5 OF 7



CONSTRUCTION NOTES:

- 1 - CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
- 2 - CONSTRUCT 6" CF CURB AND GUTTER PER CITY STD. 200 TYPE 1.
- 3 - CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
- 4 - CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I
- 5 - INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS
- 6 - CONSTRUCT CROSS GUTTER PER CITY STD. 220 (WIDTH PER PLAN).
- 7 - INSTALL STOP SIGN AND/OR STOP BAR
- 17 - REMOVE AND SALVAGE EXIST. BARRICADE

DATA

DELTA	RADIUS	LEN./DIST.	TANGENT
90°00'00"	27.00'	42.41'	27.00'

Underground Service Alert
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 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.

BENCHMARK
RIVERSIDE COUNTY BENCHMARK, STAMPED 168-64 AT SOUTHWEST CORNER OF FLUMER ROAD AND VAN BUREN BOULEVARD, 259.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0 FEET WEST OF FLUMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1636.123



The Keith Companies
Inland Empire Division
2880 Chino Ave., Ste. 200, Brea, CA 92615 (951) 652-0324
APPROVED BY: *Joseph A. McGee*
DATE: 8/11/00
REGISTRATION EXPIRES 03-31-02

MARK REVISIONS: APPR. DATE
DESIGNED BY DBH DRAWN BY DAH CHECKED BY DBH

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *R. McCreath*
DATE: 3-1-2001
PRINCIPAL ENGINEER: 8/13/00
PARK DEPARTMENT: 9/13/00
TRAFFIC DIVISION: 2/12/01
DEPUTY P.W. DIRECTOR: 2/26/01
STREET SERVICES: 8/11/00

STREET IMPROVEMENT PLANS TRACT 28866 GATEPOST LANE
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

ACCOUNT NO. 31452
R-3596
SHEET 1 OF 1