

STREET IMPROVEMENT PLANS

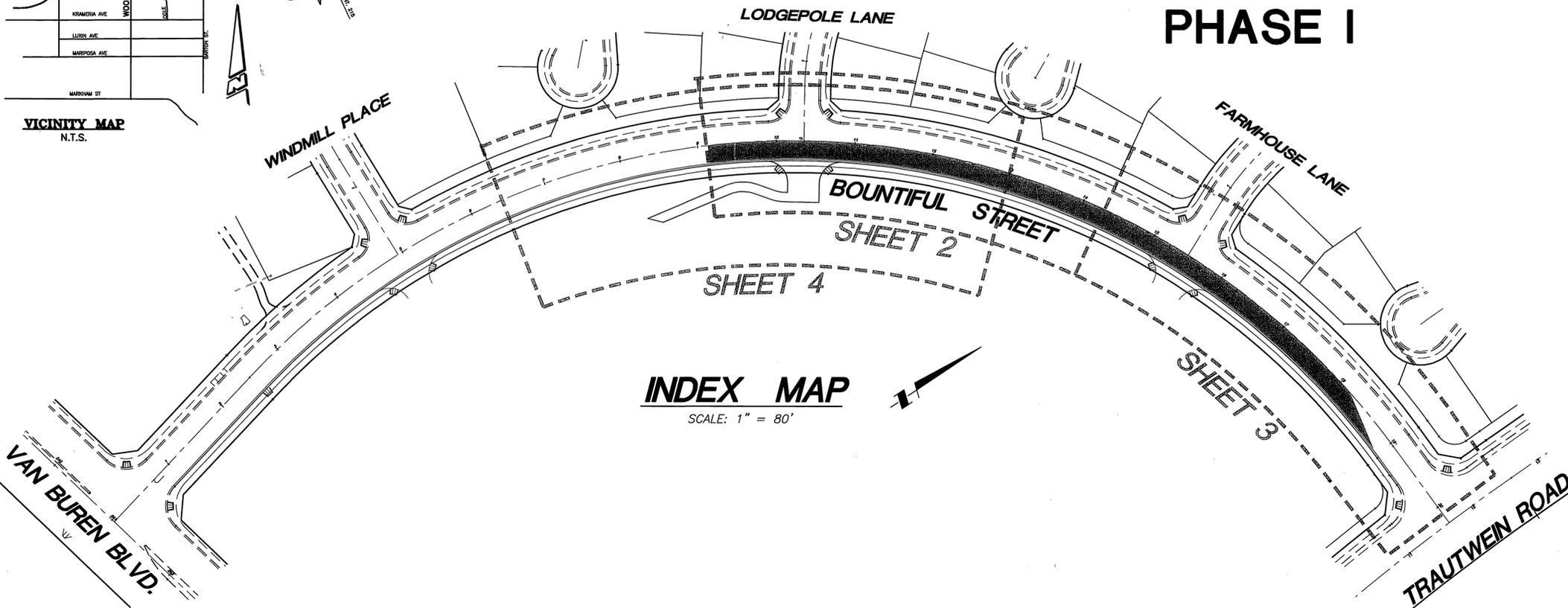
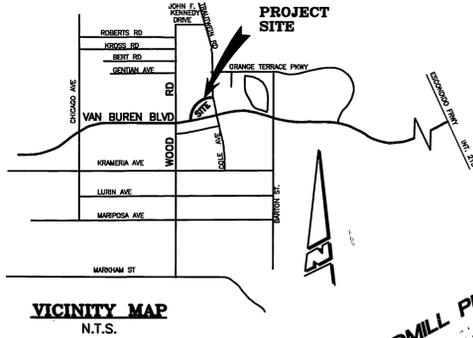
LOT 9, TRACT 28863, CITY OF RIVERSIDE

PHASE I

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 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, 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.
- 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 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.
- 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 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.
- 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, EXCLUDING FEDERAL HOLIDAYS. 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 WORN 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.M.W.D. 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.
- PIPE BEDDING FOR PVC MEDIAN DRAIN PIPE SHALL BE CASE II PER CITY STD. DWG. NO. 452. IF GROUND WATER IS ENCOUNTERED, BEDDING SHALL BE CASE III IN ACCORDANCE WITH NOTE 2, CITY STD. DWG. NO. 452.

RECEIVED
MAR 9 2001
W.M.W.D. - ENG.



INDEX MAP
SCALE: 1" = 80'

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

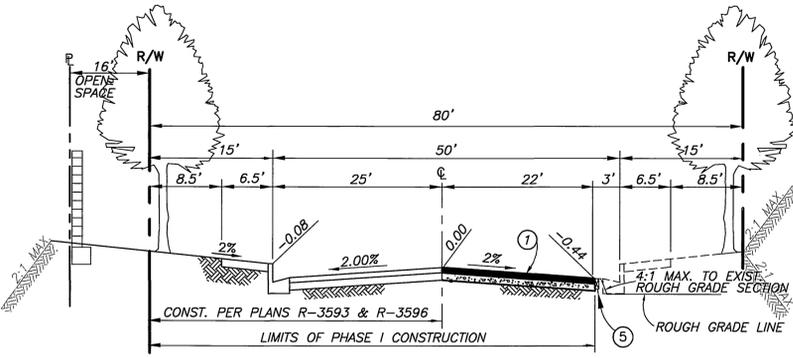
ITEM DESCRIPTION	UNIT	QUANTITY
1 CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.	20,456	S.F.
2 INSTALL R41 SIGN PER CALTRANS TRAFFIC MANUAL	1	EA.
3 CONSTRUCT BARRICADE PER CITY STD. 180	1	EA.
4 CONSTRUCT 12" PVC SOLID WALL SDR 35 PIPE (SEE GEN. NOTE 21 FOR PIPE BEDDING REQUIREMENTS)	110	L.F.
5 CONSTRUCT 2" x 6" REDWOOD HEADER	956	L.F.
6 PAINT 4" DOUBLE YELLOW STRIPE PER CALTRANS TRAFFIC MANUAL DETAIL 21	715	L.F.
7 PAINT 4" WHITE	102	L.F.

EXISTING UNDERGROUND STRUCTURES

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPE STRUCTURES OR CONDUITS 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. 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; 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 OF RIVERSIDE, THE OWNER, AND THE PRIVATE ENGINEERS 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.



PHASE I TYPICAL SECTION TI=6.0
N.T.S.
CONSTRUCT * " AC. OVER * " C.A.B. PER S.R.# 2581-E-SC; R-VALUE= 32
BOUNTIFUL STREET
* 3" AC 8" CAB
3.5" AC 7" CAB
4" AC 6" CAB

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: 3-9-01

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
SHEET 1 THROUGH 4
APPROVED BY: *[Signature]*
DATE: 3-9-01

*AS-BUILT PER PLANS 7-07-05 LHM
TELEPHONE PACIFIC BELL
SHEET 1 THROUGH 4
APPROVED BY: *[Signature]*
DATE: 3-9-01

SOUTHERN CALIFORNIA GAS COMPANY
SHEET 1 THROUGH 4
APPROVED BY: *[Signature]*
DATE: 3-9-01

REVIEW BY:
WESTERN MUNICIPAL WATER DISTRICT
for Non-Interference Compliance
SHEET 1 THROUGH 4
APPROVED BY: *[Signature]*
DATE: 3/23/01

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 LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY OF RIVERSIDE, THE OWNER, AND THE PRIVATE ENGINEERS 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 DESIGN PROFESSIONAL.

BENCHMARK
RIVERSIDE COUNTY BENCHMARK, STAMPED VBS-64 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 258.0 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 BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1636.123

REGISTERED PROFESSIONAL ENGINEER
JOSEPH A. McGEHEE III
No. 28089
Exp. 3/31/02
CIVIL
STATE OF CALIFORNIA

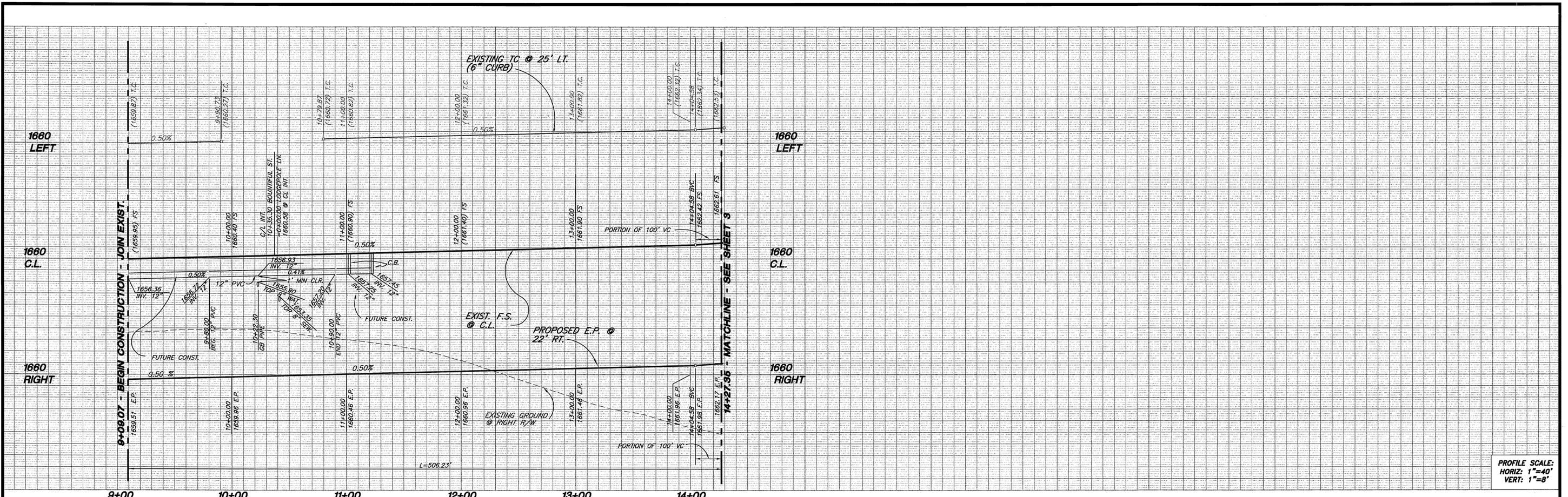
The Keith Companies
T.K.C.
28500 Ochoa Ave., Ste. 300, Brea, CA 92625 (951) 652-0541
APPROVED BY: *[Signature]*
DATE: 3-7-01
REGISTRATION EXPIRES 03-31-02

APPROVED BY: _____ DATE: _____
PRINCIPAL ENGINEER: *[Signature]*
PARK DEPARTMENT: *[Signature]*
TRAFFIC DIVISION: *[Signature]*
DEPUTY P.W. DIRECTOR: *[Signature]*
STREET SERVICES: *[Signature]*

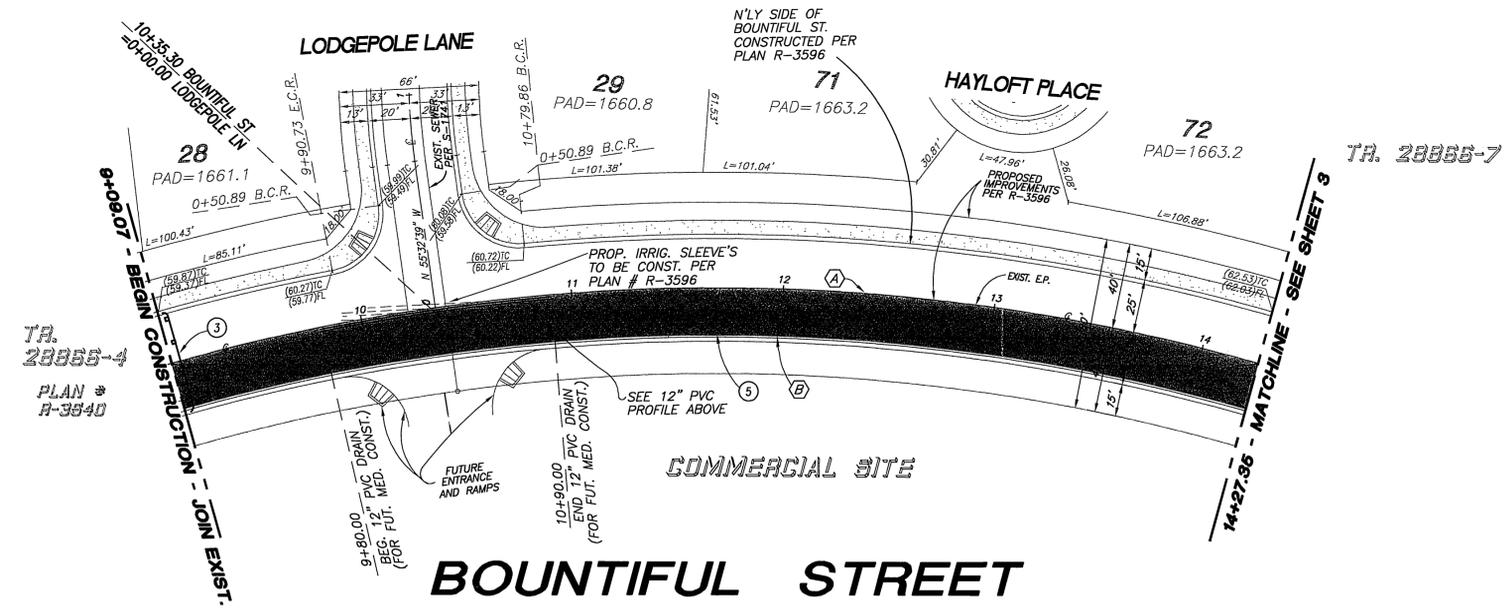
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* DATE: 6-1-2001
PUBLIC WORKS DIRECTOR

STREET IMPROVEMENT PLANS
LOT 9, TRACT 28863
TITLE SHEET PHASE I
HORIZ. SCALE: _____ VERT. SCALE: _____

ACCOUNT NO. 31414.043
R-3602
SHEET 1 OF 4



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



TR. 28855-4
PLAN #
H-3840

TR. 28866-7

- CONSTRUCTION NOTES:**
- 1 CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 - 3 CONSTRUCT BARRICADE PER CITY STD. 180
 - 4 CONSTRUCT 12" PVC SOLID WALL SDR 35 PIPE
 - 5 CONSTRUCT 2"x6" REDWOOD HEADER

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
(A)	31°23'25"	946.00'	518.28'	265.82'
(B)	31°23'25"	924.00'	506.23'	259.64'

NOTE:
THIS PORTION OF THE S'LY SIDE OF BOUNTIFUL STREET TO BE BUILT CONCURRENTLY WITH ST. IMP'S FOR TR. 28866-7 (PLAN #R-3593)



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

* AS-BUILT PER PLANS 7-07-05 4H

Underground Service Alert
Call: TOLL FREE 1-800-227-8600
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 PROJECTS, 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 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 BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1038.123

REGISTERED PROFESSIONAL ENGINEER
JOSEPH A. MCGEE III
No. 28089
Exp. 3/31/02
CIVIL
STATE OF CALIFORNIA

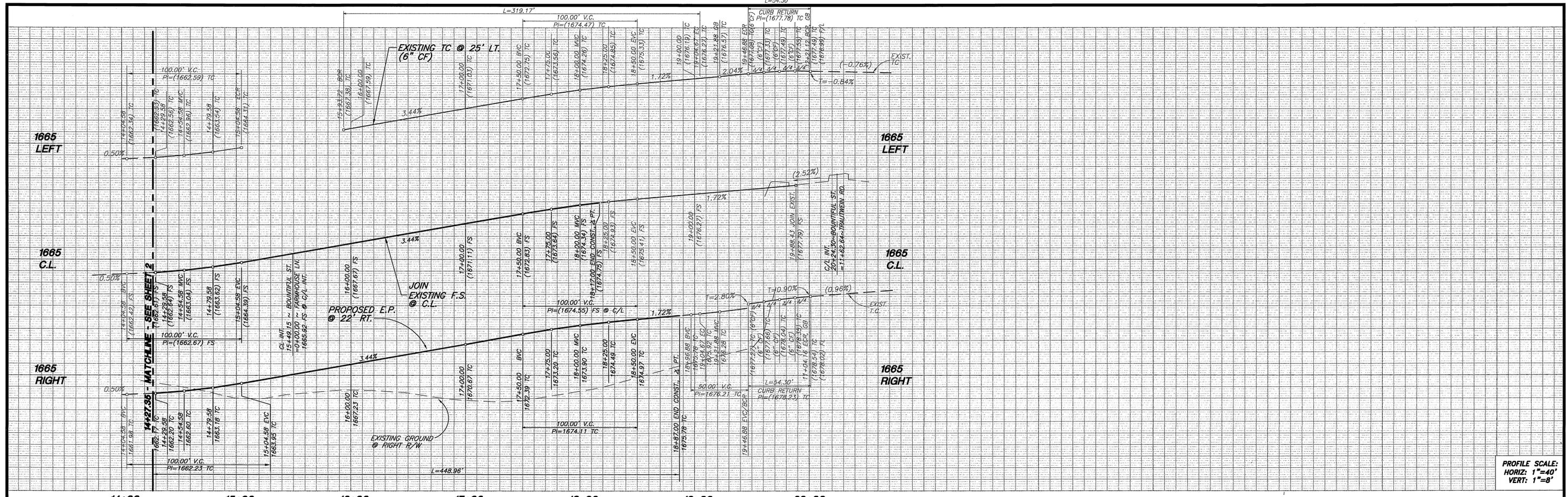
The Keith Companies
Intend Empire Division
TKC
28866 October Ave., Ste. 300, Moreno Valley, CA 92553 (909) 653-0234
APPROVED BY: *Joseph A. McGee III*
DATE: 3-7-01
REGISTRATION EXPIRES 03-31-02

APPROVED BY: _____ DATE: _____ BY: _____
PRINCIPAL ENGINEER: *R. McBeal*
PARK DEPARTMENT: *R. McBeal*
TRAFFIC DIVISION: *R. McBeal*
DEPUTY P.W. DIRECTOR: *R. McBeal*
MARK: _____ REVISIONS: _____ APPR. DATE: _____
DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____

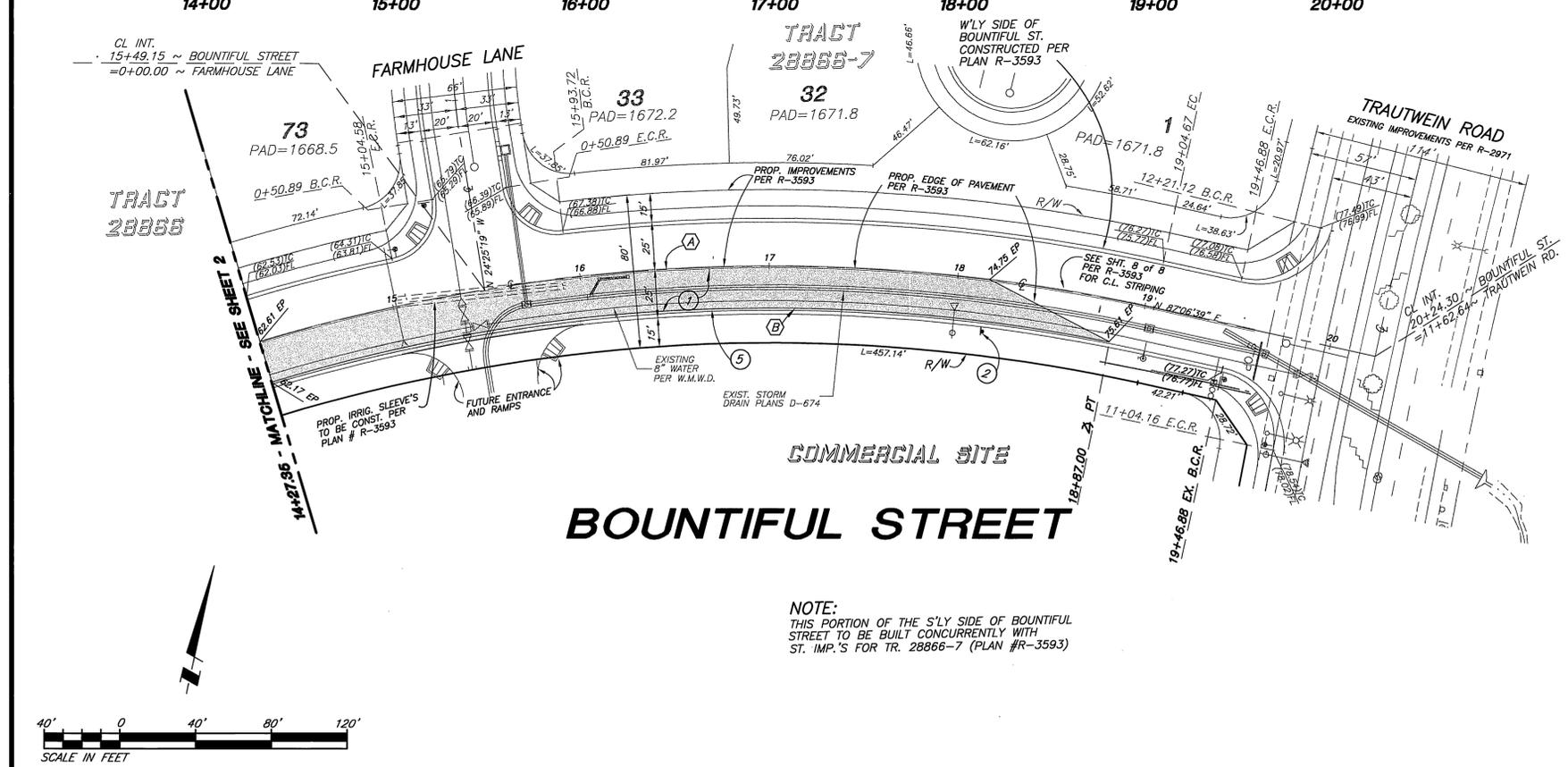
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: _____ DATE: _____ BY: _____
PRINCIPAL ENGINEER: *R. McBeal*
PARK DEPARTMENT: *R. McBeal*
TRAFFIC DIVISION: *R. McBeal*
DEPUTY P.W. DIRECTOR: *R. McBeal*
MARK: _____ REVISIONS: _____ APPR. DATE: _____
DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____

STREET IMPROVEMENT PLANS
LOT 9, TRACT 28863
BOUNTIFUL STREET
PHASE I
BOUNTIFUL ST. STA. 9+09.07 TO STA. 14+27.35
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

ACCOUNT NO. 31414.043
R-3602
SHEET 2 OF 4



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



- CONSTRUCTION NOTES:**
- 1 CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 - 2 INSTALL R41 SIGN PER CALTRANS TRAFFIC MANUAL
 - 3 CONSTRUCT 2"x6" REDWOOD HEADER

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
(A)	23°35'59"	946.00'	389.65'
(B)	27°50'22"	924.00'	448.96'

NOTE:
THIS PORTION OF THE S'LY SIDE OF BOUNTIFUL STREET TO BE BUILT CONCURRENTLY WITH ST. IMP.'S FOR TR. 28866-7 (PLAN #R-3593)

*AS-BUILT PER PLANS 7-07-05 Lft

<p>Underground Service Alert Call: TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG</p>	<p>PRIVATE ENGINEERING NOTE</p> <p>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 CONJUNCTIVELY 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.</p>	<p>BENCHMARK</p> <p>REVERSE COUNTY BENCHMARK, STAMPED VBS-64 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 250.0 FEET SOUTH OF VAN BUREN BOULEVARD, 250.0 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</p>	<p>The Keith Companies Inland Empire Division TKC 2880 Duchesne Ave., Ste. 200, Mirra Valley, CA 92553 (909) 659-0834</p> <p>APPROVED BY: <i>Joseph A. McGee III</i> DATE: 3-7-01 REGISTRATION EXPIRES 03-31-02</p>	<p>CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT</p> <p>APPROVED BY: <i>R. McBeath</i> DATE: 5-1-2001</p>	<p>STREET IMPROVEMENT PLANS LOT 9, TRACT 28863 BOUNTIFUL STREET PHASE I BOUNTIFUL ST. STA. 14+27.35 TO STA. 20+24.30</p> <p>ACCOUNT NO. 31414.043 R-3602 SHEET 3 OF 4</p>

