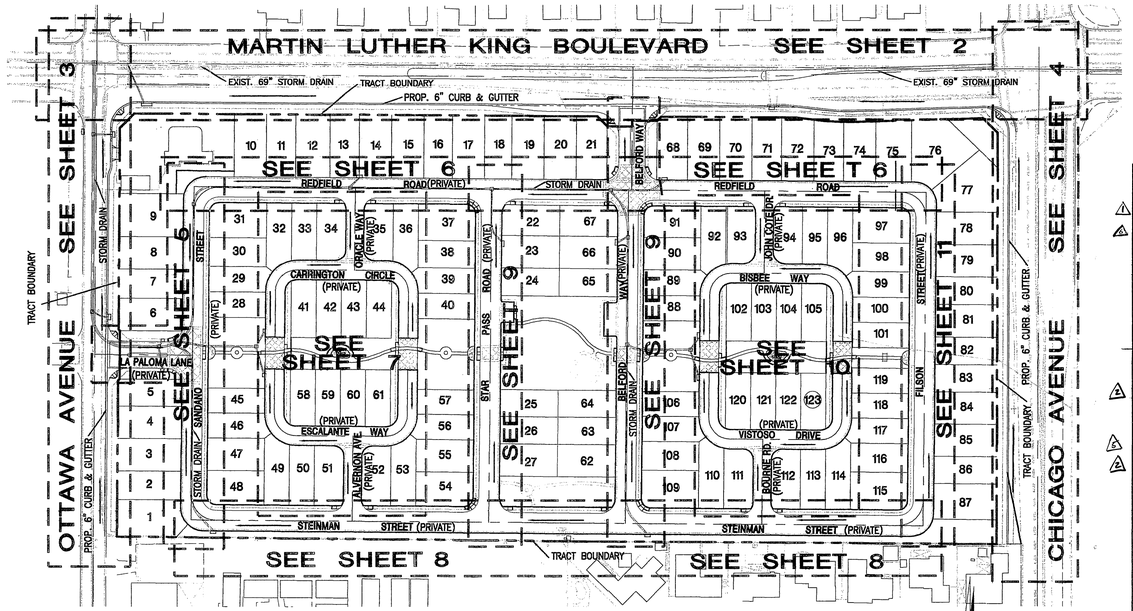
STREET IMPROVEMENT PLANS
FOR
TRACT NO. 31801 D.R. HORTON - REDINGTON

GENERAL NOTES:

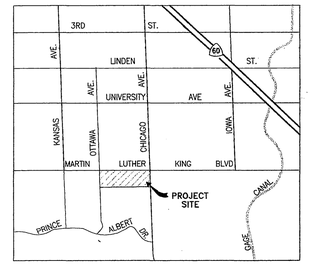
1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
2. IT SHALL BE THE 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. 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.
9. 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.
10. 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.
11. 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 DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
12. 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.
13. 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.
14. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
15. 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.
16. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
17. 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.
18. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
19. SEE TRAFFIC PLAN X-495 FOR TRAFFIC SIGNAL FACILITIES AND STRIPING.
20. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
21. STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
22. STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP(S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS ARE MADE TO MAINTAIN SIGNAL OPERATION. MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS ARE MADE TO MAINTAIN SIGNAL OPERATION.

ENGINEER'S NOTICE TO CONTRACTOR:

1. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
2. ALL UNDERGROUND UTILITIES OR STRUCTURES, REPORTED OR FOUND ON PUBLIC RECORDS, ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER, BY ACCEPTING THESE PLANS OR PROCEEDING WITH THE IMPROVEMENTS HEREON, AGREES TO ASSUME LIABILITY AND TO HOLD THE ENGINEER HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED OR INDICATED ON PUBLIC RECORDS, OR THOSE CONSTRUCTED AT VARIANCE WITH REPORTED OR RECORDED LOCATIONS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHERS FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
3. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
4. THE ENGINEER DOES NOT RECOMMEND OR ENDORSE THE USE OF ASBESTOS-CEMENT WATER PIPE OR ANY PRODUCTS CONTAINING ASBESTOS DUE TO THE HEALTH HAZARD CONNECTED WITH SUCH PRODUCTS. SPECIFICATION HEREON OF ANY SUCH PRODUCT IS AT THE DIRECTION OF THE JURISDICTIONAL AGENCY. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL CONSTRUCTION, CONNECTION AND REMOVAL OF ASBESTOS PRODUCTS AND SHALL FOLLOW ALL OSHA & EPA GUIDELINES TO MINIMIZE HEALTH HAZARDS.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AT THE JOB SITE PRIOR TO ANY CONSTRUCTION. FUSCOE ENGINEERING, INC. SHALL BE NOTIFIED OF ANY DISCREPANCIES. REVISIONS TO THE PLAN SHALL BE APPROVED BY THE ENGINEERING IN WRITING PRIOR TO IMPLEMENTATION.



INDEX MAP
SCALE: 1"=100'



VICINITY MAP
NTS

STREET CONSTRUCTION NOTES:

	NO.	DESCRIPTION	QUANTITY	UNIT
1	1	CONSTRUCT 4" A.C. OVER 1" A.B. (TO BE DETERMINED AFTER R-VALUE TESTING FROM SOILS ENGINEER)	33,293	SF
	2	CONSTRUCT 3" A.C. OVER 6" A.B. (TO BE DETERMINED AFTER R-VALUE TESTING FROM SOILS ENGINEER)	145,807	SF
4	3	CONSTRUCT 6" A.C. OVER 6" A.B. (TO BE DETERMINED AFTER R-VALUE TESTING FROM SOILS ENGINEER)	8,300	SF
	4	CONSTRUCT 6" CURB & GUTTER TYPE I PER CITY OF RIVERSIDE STD. DWG. NO. 200	1,990	LF
	5	CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220 (W=PER PLAN)	1,139	SF
	6	CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302	5,658	SF
	7	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304 (TYPE PER PLAN)	40	EA
	8	CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325	30,384	SF
	8A	CONSTRUCT PL SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325		
	9	CONSTRUCT LOCAL DEPRESSION PER CITY OF RIVERSIDE STD. DWG. NO. 405	16	EA
	~~10~~	~~CONSTRUCT 6" A.C. BERM TYPE I PER CITY OF RIVERSIDE STD. DWG. NO. 250~~	~~102~~	~~LF~~
	11	INSTALL TYPE "F" PAVEMENT MARKERS @ 20' ALONG TAPER	5	EA
	12	CONSTRUCT DECORATIVE PAVEMENT PER ARCH PLANS & DETAILS	11,600	SF
4	13	CONSTRUCT 8" CURB TYPE II PER CITY OF RIVERSIDE STD. DWG NO. 200	5,536	LF
	14	INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. DWG NO. 662	20	EA
	15	INSTALL STOP SIGN (R1)	12	EA
	16	PROVIDE PAVEMENT MARKING WORD "STOP" WITH STOP BAR PER CALTRANS STD. DWG. NO. A24D	14	EA
5	17	~~CONSTRUCT REDWOOD HEADER AT EDGE OF ASPHALT~~ CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. DWG. NO. 180	~~20~~ 1	~~LF~~ EA
6	18	CONSTRUCT ROLLED CURB PER ~~DETAIL A ON SHEET 6~~ CITY STD #200, C2	3,578	LF
	19	INSTALL PROTECTIVE BOLLARD PER ARCHITECTS DIRECTION	24	EA
	20	GRIND AND OVERLAY EXIST. AC PAVING MINIMUM 0.1'	29,318	SF
	21	INSTALL REMOVABLE BOLLARD FOR EMERGENCY ACCESS ONLY PER ARCHITECTS DIRECTION	8	EA

REMOVAL NOTES:

1	SAWCUT & REMOVE EXIST. A.C. PAVING	26,174	SF
2	REMOVE EXIST. A.C. BERM	430	LF
3	REMOVE EXIST. CURB & GUTTER	485	LF
4	REMOVE & REPLACE EXIST. STORM DRAIN INLET	2	EA
5	REMOVE EXIST. INLET STRUCTURE & ABANDON PIPE	1	EA
6	REMOVE AND/OR RELOCATE EXISTING POWER POLE PER EDISON'S DIRECTION	7	EA
7	REMOVE EXISTING CHAIN LINK FENCE	3,498	LF
8	PROTECT EXIST. STREET LIGHT IN PLACE	1	EA
9	REMOVE AND/OR RELOCATE EXIST. STREET LIGHT	1	EA
10	REMOVE EXIST. MEDIAN CURB	22	LF

NOTE:
QUANTITIES SHOWN HEREON ARE FOR PERMIT AND/OR BONDING PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING. CONTRACTOR SHALL DETERMINE HIS OWN QUANTITIES AND BID A COMPLETE JOB.

4 (22) CONSTRUCT 12" PVC STORM DRAIN LATERAL AND CONNECTION TO EXIST. MANHOLE
(23) CONSTRUCT 12" PVC AREA DRAIN, NDS #1212
5 (24) CONSTRUCT BLOCK RETAINING WALL @ TOE OF SLOPE (MAX HT.=1')

DECLARATION OF ENGINEER OF RECORD:

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBLE CHARGE FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF RIVERSIDE IS A REVIEW FOR THE LIMITED PURPOSE ON ENSURING THAT THE PLANS COMPLY WITH CITY PROCEDURES, APPLICABLE POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS. AS ENGINEER OF RECORD, I AGREE TO INDEMNIFY AND HOLD THE CITY OF RIVERSIDE, ITS OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM THE NEGLIGENT ACTS, ERRORS, OR OMISSIONS OF THE ENGINEER OF RECORD, ANY EMPLOYEES, AGENTS, OR CONSULTANTS.

STEVEN L. ELLIS	047255	12/31/05
ENGINEER NAME	LICENSE NUMBER	DATE

IRRIGATION SLEEVE NOTE:

IRRIGATION SLEEVES SHALL BE ONE 6" (FOR MAINLINE) AND ONE 4" (FOR CONTROL WIRE) PVC SCHEDULE 40 SLEEVE AT EACH SLEEVING LOCATION. ALL JOINTS TO BE FULLY SOLVENT WELDED AND WATER TIGHT. PRESSURE TESTING OF SLEEVES IS REQUIRED.

LEGEND AND ABBREVIATIONS:

AC	ASPHALT CONCRETE
C.L.	CENTERLINE
EX.	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
FH	FIRE HYDRANT
FL	FLOW LINE
G	GAS
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
LD	LOCAL DEPRESSION
LF	LINEAL FEET
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
PL	PROPERTY LINE
PA	PLANTED AREA
R/W	RIGHT OF WAY
S=	SLOPE OF PIPE
SD	STORM DRAIN
SWR	SEWER
SS	SANITARY SEWER
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
W	WATER
WM	WATER METER
WV	WATER VALVE

EXISTING STORM DRAIN
EXISTING WATER PIPELINE
EXISTING SEWER LINE
EXISTING GAS LINE
EXISTING ELECTRICAL CONDUIT
EXISTING TELEPHONE CONDUIT
EXISTING MANHOLE (SMH, SDMH or EMH)
EXISTING FIRE HYDRANT
EXISTING VALVE
EXISTING STREET LIGHT
EXISTING CONTOUR
PROPOSED SEWER LATERAL
PROPOSED SEWER CLEANOUT
PROPOSED GREASE INTERCEPTOR
PROPOSED BACKFLOW PREVENTION DEVICE
PROPOSED FIRE DEPT. CONNECTION
PROPOSED SEWER LINE
PROPOSED SEWER MANHOLE
PROPOSED WATER PIPELINE
FIRE HYDRANT ASSEMBLY
GATE VALVE

AIR & VACUUM RELEASE VALVE
PROPOSED WATER LATERAL
BLOW-OFF VALVE
PROPOSED VALVE
PROPOSED TEE
PROPOSED STORM DRAIN
PROPOSED THRUST BLOCK
PROP. IRRIG. BACKFLOW PREVENTION DEVICE
PROPOSED WATER METER
PROPOSED CAP
PROPOSED STREET LIGHT
1045 PROPOSED CONTOUR
TRACT BOUNDARY
PROPOSED STORM DRAIN CURB INLET
PROPOSED STORM DRAIN GRATED INLET
2:1 SLOPES
RETAINING WALL
C/F CUT/FILL LINE
BENCHMARK

STREET NAME AND TRAFFIC SIGN SCHEDULE

	NAME	BLOCK NO.
A	R-1 (STOP SIGN - 30")	(12 EA)
B	OTTAWA AVENUE ~~(PRIVATE)~~	4500
	LA PALOMA LANE (PRIVATE)	1800
C	SANDANO STREET (PRIVATE)	4500
	REDFIELD ROAD (PRIVATE)	1800
D	LA PALOMA LANE (PRIVATE)	1800
	SANDANO STREET (PRIVATE)	4500
E	SANDANO STREET (PRIVATE)	4500
	STEINMAN STREET (PRIVATE)	1800
F	REDFIELD ROAD (PRIVATE)	1800
	ORACLE WAY (PRIVATE)	4500
G	ORACLE WAY (PRIVATE)	4500
	CARRINGTON CIRCLE	1800
H	ESCALANTE WAY (PRIVATE)	1800
	ALVERNON AVENUE (PRIVATE)	4500
I	ALVERNON AVENUE (PRIVATE)	4500
	STEINMAN STREET (PRIVATE)	1800
J	REDFIELD ROAD (PRIVATE)	1800
	STAR PASS ROAD (PRIVATE)	4500
K	STAR PASS ROAD (PRIVATE)	4500
	STEINMAN STREET (PRIVATE)	1800
L	MARTIN LUTHER KING BOULEVARD	1800
	BELFORD WAY (PRIVATE)	4500
M	BELFORD WAY (PRIVATE)	4500
	REDFIELD ROAD (PRIVATE)	1700
N	BELFORD WAY (PRIVATE)	4500
	STEINMAN STREET (PRIVATE)	1700
O	REDFIELD ROAD (PRIVATE)	1700
	JOHN COTE DRIVE (PRIVATE)	4500
P	JOHN COTE DRIVE (PRIVATE)	4500
	BISBEE WAY (PRIVATE)	1700
Q	VISTOSO DRIVE (PRIVATE)	1700
	BOURNE ROAD (PRIVATE)	4500
R	BOURNE ROAD (PRIVATE)	4500
	STEINMAN STREET (PRIVATE)	1700
S	REDFIELD ROAD (PRIVATE)	1700
	FILSON STREET (PRIVATE)	4500
T	FILSON STREET (PRIVATE)	4500
	STEINMAN STREET (PRIVATE)	1700

INSTALL SIGNS PER CITY OF RIVERSIDE STD. 662 662A, 666.

SHEET INDEX

SHEET	1	TITLE SHEET
SHEET	2	MARTIN LUTHER KING BOULEVARD
SHEET	3	OTTAWA AVENUE
SHEET	4	CHICAGO AVENUE
SHEET	5	LA PALOMA LANE, SANDANO STREET
SHEET	6	REDFIELD ROAD
SHEET	7	ORACLE WAY, CARRINGTON CIRCLE, ESCALANTE WAY, ALVERNON AVE.
SHEET	8	STEINMAN STREET
SHEET	9	STAR PASS ROAD, BELFORD WAY
SHEET	10	JOHN COTE DRIVE, BISBEE WAY, VISTOSO DR., BOURNE ROAD
SHEET	11	FILSON STREET
SHEET	12	OTTAWA AVENUE REVISION

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT-ELECTRIC
OVERHEAD & UNDERGROUND

APPROVED BY: _____ 5-3-05 DATE

CITY OF RIVERSIDE WATER DEPARTMENT
(FOR SHTS. 1-11)

APPROVED BY: MM 3/31/05 DATE

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING ALONG THE CENTERLINE OF CHICAGO AVENUE BEING NORTH 00°07'00" EAST, PER LAMBERT TRACT NO. 1, M.B. 26/55.

D·R·HORTON
CUSTOM HOMES
119 N. MAPLE STREET
CORONA, CALIF. 92880-1794
TEL: (909) 272-9000 FAX: (909) 272-9797

BUSINESS TAX CERTIFICATE
NO. 116058 06/01/05 EXP. DATE

PW04-0448

DIG ALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

PRIVATE ENGINEERING NOTE:
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TOTO 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, IDEMNIFY 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 STEVEN L. ELLIS NO. C 047255 Exp. 12/31/05 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
STEVEN L. ELLIS
REGISTERED CIVIL ENGINEER No. 047255
EXPIRATION DATE 12/31/05 DATE 3/31/05

SCALE: AS SHOWN
3/30/05

BENCHMARK:
BENCH MARK: CITY OF RIVERSIDE
BENCH MARK DESIGNATION: H7-Q3
ELEVATION: 955.880 / NGVD 1929
ESTABLISHED BY C.R.S. 1970 / LEVELED 1996
P.K. NAIL AND CITY ENGINEER TAG IN THE NORTHEAST CORNER OF A CATCHBASIN ALONG THE NORTHERLY CURB OF MARTIN LUTHER KING BLVD. AT THE NORTHEAST CORNER OF OTTAWA AVE AND MARTIN LUTHER KING BLVD.

PREPARED BY:
FUSCOE ENGINEERING
10380 Commerce Center Dr., Ste. 200
Rancho Cucamonga, California 91730
Phone (909) 581-6976
FAX (909) 581-6986
Civil Engineers Land Surveyors
Job Number: 315.2501

MARK	REVISIONS	APP'D	DATE
6	ADDED BLOCK WALL @ TOE OF SLOPE	RJZ	9.28.05
5	REVISED SIDEWALK TRANS TO EX. SIDEWALK	RJZ	9.28.05
4	REVISED MEDIAN STORM DRAINAGE	RJZ	9.28.05
3	REVISED CONSTRUCTION NOTES	RJZ	6-9-05
2	ADD STRUCT. SECT. PER S.R. 1650 & 1651	RJZ	6-7-05
1			

DESIGNED BY: JC DRAWN BY: SC CHECKED BY: NJ

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY:
APPROVED BY:		
PRINCIPAL ENGINEER	05/24/05	RH
PARK DEPARTMENT	05/09/05	RH
TRAFFIC DIVISION	5/24/05	JS
FIRE	5/31/05	

H90 LOC. ONLY

CITY ENGINEER
DATE 5/26/05
RJZ

TITLE SHEET
FOR
TRACT NO. 31801
REDINGTON

DWG NO. R-3829
SHEET 1 OF 12 SHEETS

FOR: D.R. HORTON
W.O.F.B. FILE No.

INDEXED 6-27-05 KH

R:\RANCHO CUCAMONGA\PROJECTS\315\25\IMPROVEMENT PLANS\STREET\315250R01TS.DWG (03-30-05 2:22:03PM) Plotted by: Sung Chang

P2-1425-5

MARTIN LUTHER KING BOULEVARD

PROFILE
HORIZ 1"=40'
VERT 1"=4'

PLAN
1"=40'

OTTAWA AVE
SEE SHEET 3

BELFORD WAY
SEE SHEET 9

CHICAGO AVE
SEE SHEET 4

REMOVAL NOTES:

1	SAWCUT & REMOVE EXIST. A.C. PAVING
2	REMOVE EXIST. A.C. BERM
3	REMOVE EXIST. CURB & GUTTER
4	REMOVE & REPLACE EXIST. STORM DRAIN INLET
6	REMOVE AND/OR RELOCATE EXISTING POWER POLE PER EDISON'S DIRECTION
7	REMOVE EXISTING CHAIN LINK FENCE
8	PROTECT EXIST. STREET LIGHT IN PLACE
9	REMOVE AND/OR RELOCATE EXIST. STREET LIGHT
10	REMOVE EXIST. MEDIAN CURB

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
A	90°00'26"	35.00'	54.98'	35.00'
B	5°55'52"	200.00'	20.70'	10.36'
C	90°04'55"	35.00'	55.03'	21.03'
D	89°55'05"	35.00'	54.93'	20.97'
E	180°00'00"	14.00'	21.99'	–

STREET CONSTRUCTION NOTES:

1	CONSTRUCT 4" A.C. OVER 7" A.B. (TO BE DETERMINED AFTER R-VALUE TESTING FROM SOILS ENGINEER)
4	CONSTRUCT 6" CURB & GUTTER TYPE I PER CITY OF RIVERSIDE STD. DWG. NO. 200
5	CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220 (W=PER PLAN)
7	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304 (TYPE PER PLAN)
8	CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
9	CONSTRUCT LOCAL DEPRESSION PER CITY OF RIVERSIDE STD. DWG. NO. 405
2 13	CONSTRUCT 5" CURB TYPE II PER CITY OF RIVERSIDE STD. DWG NO. 200
20	GRIND AND OVERLAY EXIST. AC PAVING MINIMUM 0.1'
22	CONSTRUCT 12" PVC STORM DRAIN LATERAL AND CONNECTION TO EXIST MANHOLE. (OR Approved Equal)
4 23	CONSTRUCT 12" PVC AREA DRAIN, NDS # 12.12 OR APPROVED EQUAL
6 24	CONSTRUCT BLOCK RETAINING WALL @ TOE OF SLOPE (MAX HT=1') (BLOCK TO MATCH PROP. REVERSE FRONTAGE WALL)

LEGEND

- NEW AC PAVEMENT
- REMOVE & REPLACE EXIST. AC PAVEMENT
- PAVEMENT REMOVAL
- OVERLAY

MLK BLVD. TYPICAL SECTION

NTS

TI=9.0
STA. 1+40.03 TO 13+21.18

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

D·R·HORTON
CUSTOM HOMES
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CORONA, CALIF. 92880-1794
TEL: (909) 272-9000 FAX: (909) 272-9797

BUSINESS TAX CERTIFICATE
NO. 116058
06/01/05
EXP. DATE

PREPARED BY:
FUSCOE ENGINEERING
10200 Commerce Center Dr., Ste. 200
Rancho Cucamonga, California 91730
Phone (909) 581-0976
FAX (909) 581-0986
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1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

PRIVATE ENGINEERING NOTE:
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TOTO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPORTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINOUSLY 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 STEVEN L. ELLIS NO. C 047255 Exp. 12/31/05 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
STEVEN L. ELLIS
REGISTERED CIVIL ENGINEER No. 047255
EXPIRATION DATE 12/31/05 DATE 3/31/05

SCALE: AS SHOWN
3/30/05

BENCHMARK:
BENCH MARK: CITY OF RIVERSIDE
BENCH MARK DESIGNATION: H7-03
ELEVATION: 955.980 / NGVD 1929
ESTABLISHED BY C.R.S. 1970 / LEVELED 1996

MARK	REVISIONS	APP'D	DATE
A	ADDED Block Wall @ Toe of Slope	RVZ	4-28-05
B	EXTENDED MEDIAN / REVISED MEDIAN STORM DRAINAGE	RVZ	4-28-05
1	REVISE: MEDIAN STORM DRAINAGE	RVZ	5-18-05
2	REVISED MEDIAN CURB ALIGNMENT	RVZ	7-12-05
3	REVISED CONSTRUCTION NOTE	RVZ	6-9-05
4	ADDED STRUCT. SECT. PER S.R. # 1650 & 1661	RVZ	6-10-05

DESIGNED BY: JC DRAWN BY: SC CHECKED BY: NJ

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY:
APPROVED BY:		
PRINCIPAL ENGINEER	5/24/05	PH
PARK DEPARTMENT	05/03/05	PBD
TRAFFIC DIVISION	5/24/05	BS
FIRE	3/31/05	
FIRE HYD LOC ONLY		

CITY ENGINEER
DATE 5/26/05

TRACT NO. 31801
STREET IMPROVEMENT PLAN
FOR
MARTIN LUTHER KING BLVD.
STA. 1+36.03 TO STA. 13+21.18

DWG NO. R-3879
SHEET 2 OF 12 SHEETS

FOR: D.R. HORTON
W.O.F.B. FILE No.

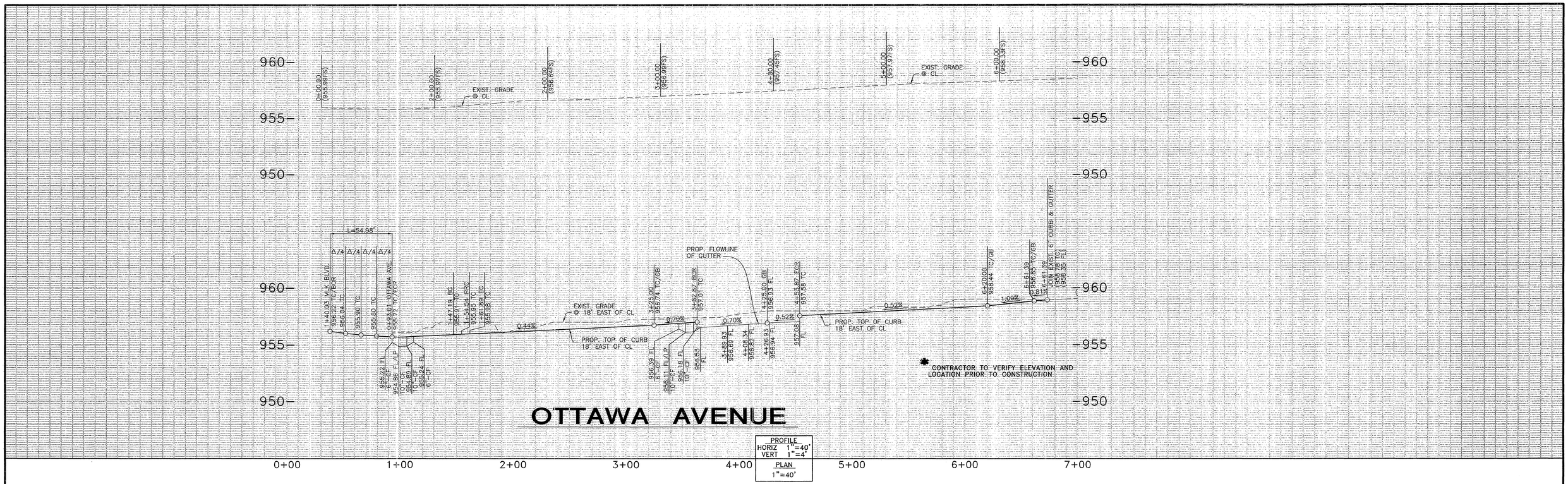
PW04-0448

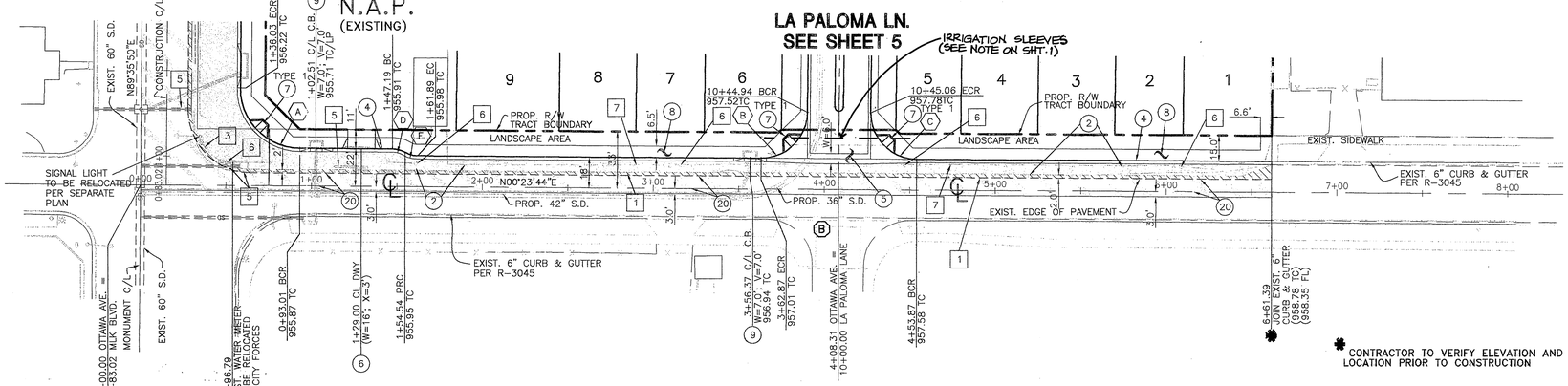
RVZ

INDEXED 6-27-05 GH

S-4248

R:\RANCHO CUCAMONGA PROJECTS\315\25\IMPROVEMENT PLANS\STREET\315251MXSST.DWG (03-30-05 2:23:17PM) Plotted by: Sung Chong





OTTAWA AVENUE

STREET CONSTRUCTION NOTES:

1. ⚠ (2) CONSTRUCT 3" A.C. OVER 6" A.B. (TO BE DETERMINED AFTER R-VALUE TESTING FROM SOILS ENGINEER)
4. CONSTRUCT 6" CURB & GUTTER TYPE I PER CITY OF RIVERSIDE STD. DWG. NO. 200
5. CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220 (W=PER PLAN)
6. CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302
7. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304 (TYPE PER PLAN)
8. CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
9. CONSTRUCT LOCAL DEPRESION PER CITY OF RIVERSIDE STD. DWG. NO. 405
20. GRIND AND OVERALY EXIST. AC PAVING MINIMUM 0.1'
1. SAWCUT & REMOVE EXIST. A.C. PAVING
3. REMOVE EXIST. CURB & GUTTER
5. REMOVE EXIST. INLET STRUCTURE & ABANDON PIPE
6. REMOVE AND/OR RELOCATE EXISTING POWER POLE PER ~~[illegible]~~ DIRECTION (SEE NOTE BELOW)
7. REMOVE EXISTING CHAIN LINK FENCE

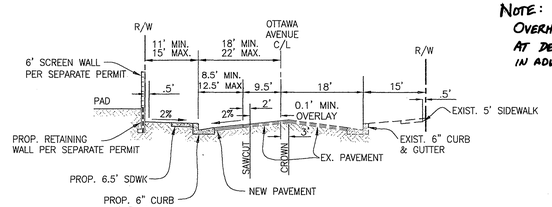
NOTE:
OVERHEAD POWER POLE FACILITIES TO BE REMOVED BY CITY FORCES AT DEVELOPERS EXPENSE. CONTACT CITY OF RIVERSIDE 90 DAYS IN ADVANCE OF CONSTRUCTION.

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
(A)	90°00'26"	35.00'	54.98'	35.00'
(B)	89°55'21"	27.00'	42.37'	26.96'
(C)	90°04'39"	27.00'	42.45'	27.04'
(D)	30°27'01"	12.50'	6.64'	3.40'
(E)	30°27'01"	16.50'	8.77'	4.49'

LEGEND

- NEW AC PAVEMENT
- REMOVE & REPLACE EXIST. AC PAVEMENT
- PAVEMENT REMOVAL
- OVERLAY



OTTAWA AVE. TYPICAL SECTION

TI=5.0
STA. 0+00.00 TO 6+61.39
NTS

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

PW04-0448

D·R·HORTON
CUSTOM HOMES
119 N. MAPLE STREET
CORONA, CALIF. 92880-1794
TEL: (909) 272-9000 FAX: (909) 272-9797

BUSINESS TAX CERTIFICATE
NO. 116058
06/01/05
EXP. DATE

PREPARED BY:
FUSCOE ENGINEERING
10380 Commerce Center Dr., Ste. 200
Rancho Cucamonga, California 91730
Phone (909) 581-6976
FAX (909) 581-6986
Civil Engineers Land Surveyors
Job Number: 315.2501

DIG ALERT
DIAL TOLL FREE 1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

PRIVATE ENGINEERING NOTE:
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REGISTERED PROFESSIONAL ENGINEER STEVEN L. ELLIS NO. C 047215 Exp. 12/31/05 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
STEVEN L. ELLIS
REGISTERED CIVIL ENGINEER No. 047255
EXPIRATION DATE 12/31/05 DATE 3/31/05

SCALE: AS SHOWN
3/30/05

BENCHMARK:
BENCH MARK: CITY OF RIVERSIDE
BENCH MARK DESIGNATION: H7-03
ELEVATION: 955.980 / NGVD 1929
ESTABLISHED BY C.R.S. 1970 / LEVELED 1996

P.K. NAIL AND CITY ENGINEER TAG IN THE NORTHEAST CORNER OF A CATCHBASIN ALONG THE NORTHERLY CURB OF MARTIN LUTHER KING BLVD. AT THE NORTHEAST CORNER OF OTTAWA AVE. AND MARTIN LUTHER KING BLVD.

MARK	REVISIONS	APP'D	DATE
⚠1	ADDED STREET, SECT. PER S.R. 1650 & 1651	RVZ	6-7-05

DESIGNED BY: JC DRAWN BY: SC CHECKED BY: NJ

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY:
APPROVED BY:		
PRINCIPAL ENGINEER	5/24/05	PH
PARK DEPARTMENT	09/09/05	RBW
TRAFFIC DIVISION	5/24/05	JB
FIRE	3/31/05	

H40 LOC. ONLY

CITY ENGINEER
DATE 5/24/05

TRACT NO. 31801
STREET IMPROVEMENT PLAN FOR
OTTAWA AVENUE
STA. 0+00.00 TO STA. 6+61.39

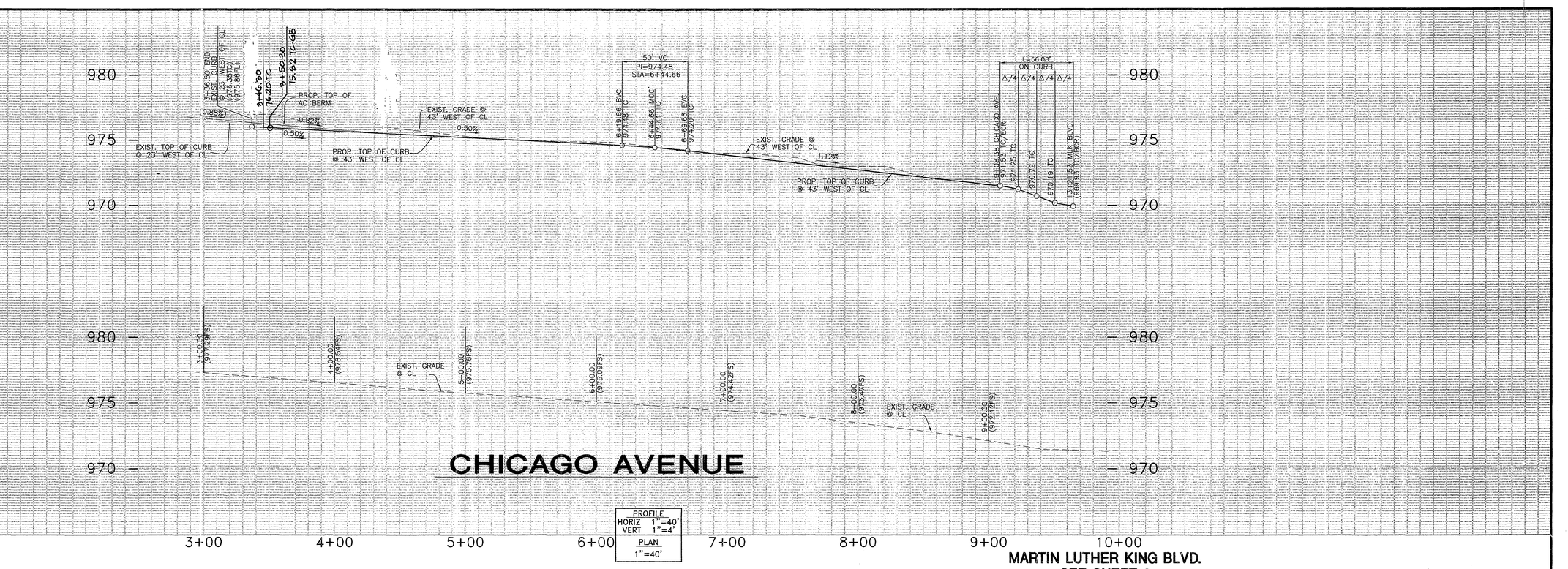
DWG NO. R-3829
SHEET 3 OF 12 SHEETS

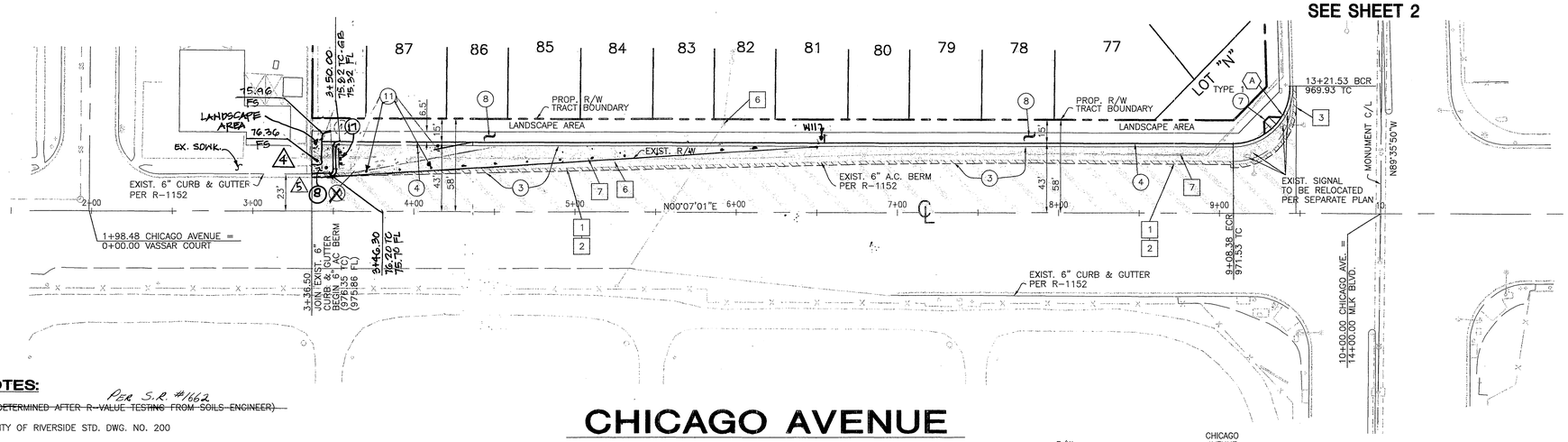
FOR: D.R. HORTON
W.O.F.B. FILE No.

INDEXED 6-27-05 LH

S-5244-2

R:\RANCHO CUCAMONGA\PROJECTS\315.25\IMPROVEMENT PLANS\STREET\315250MOST.DWG (03-30-05 2:23:58PM) Plotted by: Sung Chong





STREET CONSTRUCTION NOTES:

(3) CONSTRUCT 6" A.C. OVER 6" A.B. ~~(TO BE DETERMINED AFTER R-VALUE TESTING FROM SOILS ENGINEER)~~ PER S.R. #1662
(4) CONSTRUCT 6" CURB & GUTTER TYPE I PER CITY OF RIVERSIDE STD. DWG. NO. 200
(7) CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304 (TYPE PER PLAN)
(8) CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
~~(10) CONSTRUCT 6" AC BERM TYPE I PER CITY OF RIVERSIDE STD. DWG. NO. 250~~
(11) INSTALL TYPE "F" PAVEMENT MARKERS @ 20' ALONG TAPER
(17) CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. DWG. NO. 180
(1) SAWCUT & REMOVE EXIST. A.C. PAVING
(2) REMOVE EXIST. A.C. BERM
(3) REMOVE EXIST. CURB & GUTTER
(6) REMOVE AND/OR RELOCATE EXISTING POWER POLE PER EDISON'S DIRECTION
(7) REMOVE EXISTING CHAIN LINK FENCE

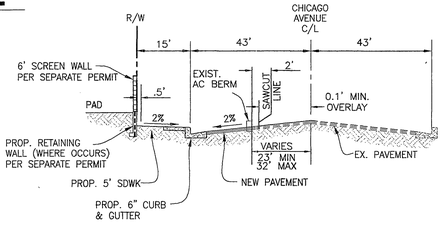
CHICAGO AVENUE

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
(A)	91°48'37"	35.00'	56.08'	36.12'

LEGEND

- NEW AC PAVEMENT
- REMOVE & REPLACE EXIST. AC PAVEMENT
- PAVEMENT REMOVAL
- OVERLAY



CHICAGO AVE. TYPICAL SECTION

TI=5.0 NTS

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

PW04-0448

D·R·HORTON
CUSTOM HOMES
119 N. MAPLE STREET
CORONA, CALIF. 92880-1794
TEL: (909) 272-9000 FAX: (909) 272-9797

BUSINESS TAX CERTIFICATE
NO. 116058
06/01/05
EXP. DATE

PREPARED BY:
FUSCOE ENGINEERING
10080 Commerce Center Dr., Ste. 200
Rancho Cucamonga, California 91730
Phone (909) 581-0076
FAX (909) 581-0086
Civil Engineers Land Surveyors
Job Number: 315.2501

MARK	REVISIONS	APP'D	DATE
5	REVISED SIDEWALK TRANS TO EX. SIDEWALK	RJZ	9-28-05
4	ADDED SIDEWALK TRANS. TO EXIST. SIDEWALK	RJZ	9-28-05

DESIGNED BY: JC DRAWN BY: SC CHECKED BY: NJ

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY:
APPROVED BY:		
PRINCIPAL ENGINEER	5/26/05	
PARK DEPARTMENT	05/03/05	
TRAFFIC DIVISION	5/24/05	
FIRE	5/31/05	

CITY ENGINEER
DATE 5/26/05

TRACT NO. 31801
STREET IMPROVEMENT PLAN
FOR
CHICAGO AVENUE
STA. 3+36.50 TO STA. 9+08.38

DWG NO. R-3829
SHEET 4 OF 12 SHEETS

FOR: D.R. HORTON
W.O.F.B. FILE No.

DIG ALERT
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1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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REGISTERED PROFESSIONAL ENGINEER STEVEN L. ELLIS NO. C 047225 Exp. 12/31/05 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
STEVEN L. ELLIS
REGISTERED CIVIL ENGINEER No. 047255
EXPIRATION DATE 12/31/05 DATE 3/31/05

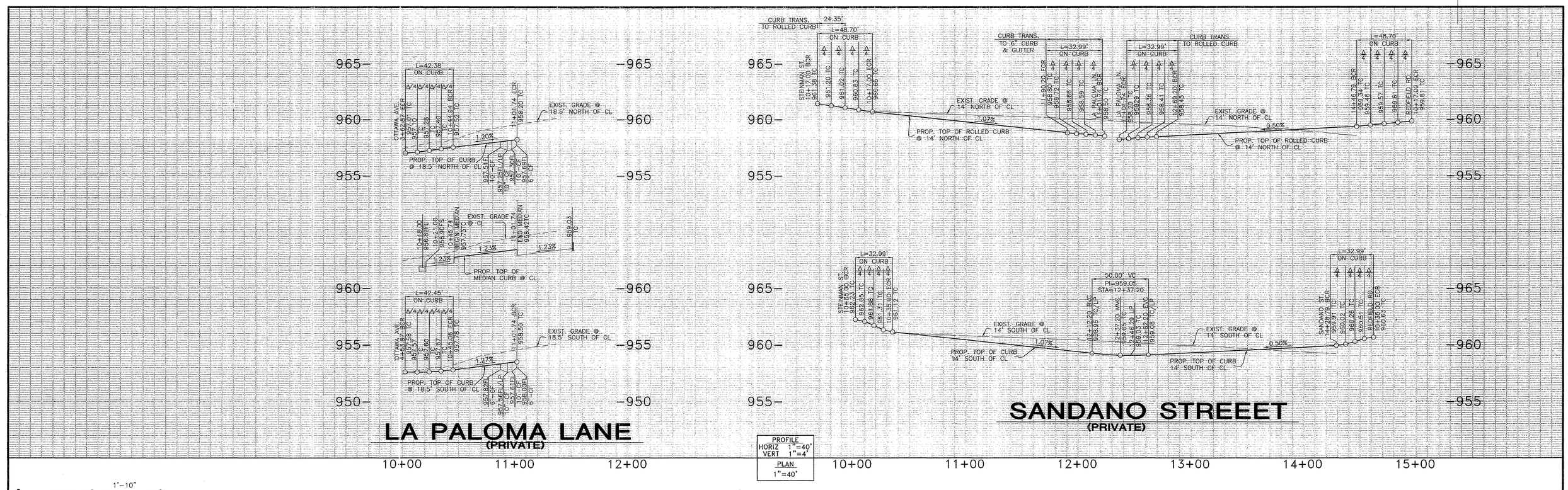
SCALE: AS SHOWN
3/30/05

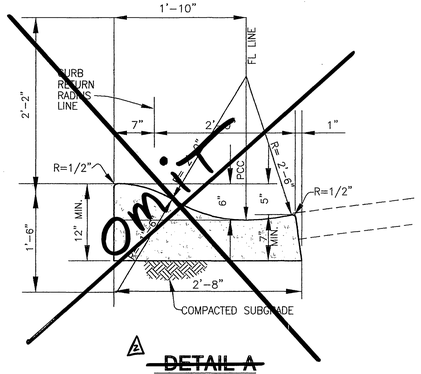
BENCHMARK:
BENCH MARK: CITY OF RIVERSIDE
BENCH MARK DESIGNATION: H7-03
ELEVATION: 985.980 / NGVD 1929
ESTABLISHED BY C.R.S. 1970 / LEVELED 1996
P.K. NAIL AND CITY ENGINEER TAG IN THE NORTHEAST CORNER OF A CATCHBASIN ALONG THE NORTHERLY CURB OF MARTIN LUTHER KING BLVD. AT THE NORTHEAST CORNER OF OTTAWA AVE AND MARTIN LUTHER KING BLVD.

RJZ
INDEXED 6-27-05

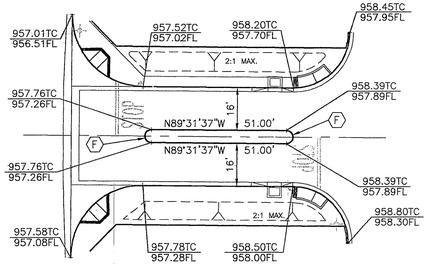
S-53-44-22

R:\RANCHO CUCAMONGA\PROJECTS\315\2G\IMPROVEMENT PLANS\STREET\...\S2SEMOAST.DWG (03-30-05 2:24:40PM) Plotted by: Sung Chang

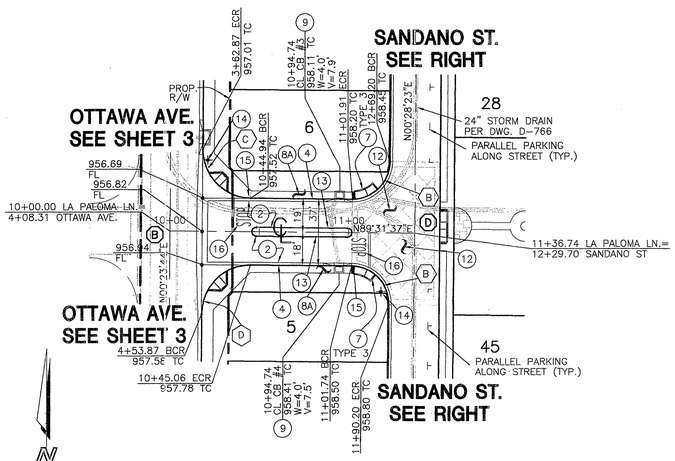




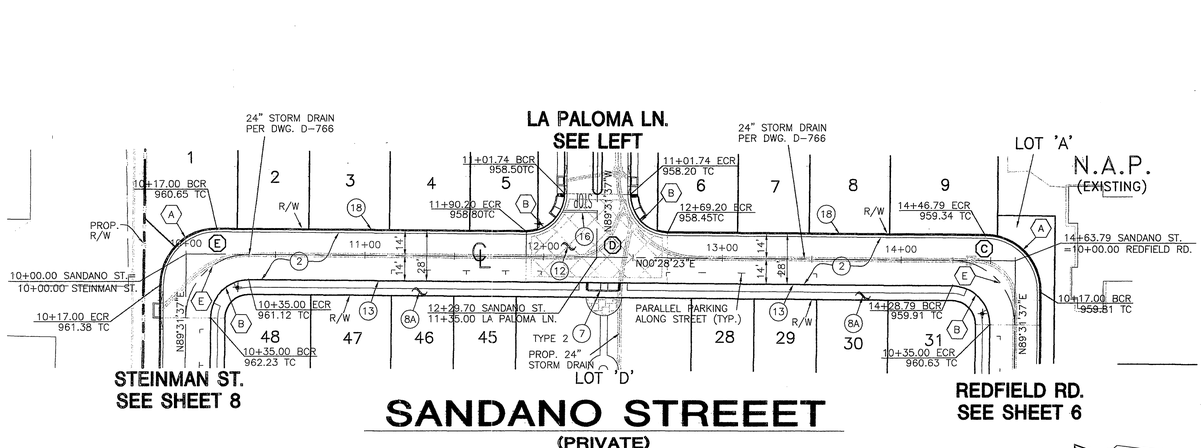
⚠2 ~~DETAIL A~~
NTS



LA PALOMA LANE
CURB MEDIAN DETAIL
NTS



(LA PALOMA LANE
(PRIVATE)



SANDANO STREEET
(PRIVATE)

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
A	90°00'00"	31.00'	48.69'	31.00'
B	90°00'00"	21.00'	32.99'	21.00'
C	89°55'21"	27.00'	42.37'	26.96'
D	90°04'39"	27.00'	42.45	21.04
E	90°00'00"	35.00'	54.98'	35.00'
F	180°00'00"	2.50'	7.85'	--

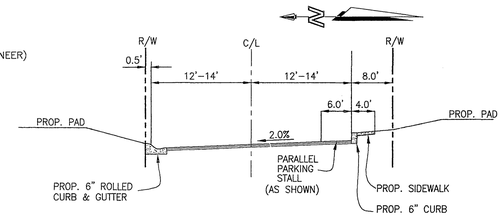
NOTE:

ALL INTERIOR STREETS ARE PRIVATE AND MODIFIED FROM PUBLIC STREETS. ALL INTERIOR STREET HAVE NO CROWN AND HAVE A CROSS SLOPE OF 2% UNLESS OTHERWISE NOTED.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

STREET CONSTRUCTION NOTES:

⚠1 (2) CONSTRUCT 3" A.C. OVER 6" A.B. (TO BE DETERMINED AFTER R-VALUE TESTING FROM SOILS ENGINEER)
(4) CONSTRUCT 6" CURB & GUTTER TYPE I PER CITY OF RIVERSIDE STD. DWG. NO. 200
(7) CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304 (TYPE PER PLAN)
(8A) CONSTRUCT PL SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
(9) CONSTRUCT LOCAL DEPRESSION PER CITY OF RIVERSIDE STD. DWG. NO. 405
(12) CONSTRUCT DECORATIVE PAVEMENT PER ARCH PLANS & DETAILS
⚠2 (13) CONSTRUCT 5" CURB TYPE II PER CITY OF RIVERSIDE STD. DWG NO. 200
(14) INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. DWG NO. 662
(15) INSTALL STOP SIGN (R1)
(16) PROVIDE PAVEMENT MARKING WORD "STOP" WITH STOP BAR PER CALTRANS STD. DWG. NO. A24D
⚠2 (18) CONSTRUCT ROLLED CURB PER ~~DETAIL A ON SHEET 6~~ CITY STD. # 200, C2



(PRIVATE)
INTERIOR STREETS TYPICAL SECTION
NTS

PW04-0448

D·R·HORTON
CUSTOM HOMES
119 N. MAPLE STREET
CORONA, CALIF. 92880-1794
TEL: (909) 272-9000 FAX: (909) 272-9797

BUSINESS TAX CERTIFICATE
NO. 116058
06/01/05
EXP. DATE

DIG ALERT
DIAL TOLL FREE
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REGISTERED PROFESSIONAL ENGINEER STEVEN L. ELLIS No. C 047255 Exp. 12/31/05 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
STEVEN L. ELLIS
REGISTERED CIVIL ENGINEER No. 047255
EXPIRATION DATE 12/31/05
DATE 3/31/05

SCALE: AS SHOWN
3/30/05
BENCHMARK:
BENCH MARK: CITY OF RIVERSIDE
BENCH MARK DESIGNATION: H7-23
ELEVATION: 955.980 / NGVD 1929
ESTABLISHED BY C.R.S. 1970 / LEVELED 1996
P.K. NAIL AND CITY ENGINEER TAG IN THE NORTHEAST CORNER OF A CATCHBASIN ALONG THE NORTHERLY CURB OF MARTIN LUTHER KING BLVD. AT THE NORTHEAST CORNER OF OTTAWA AVE AND MARTIN LUTHER KING BLVD.

PREPARED BY:
FUSCOE ENGINEERING
10990 Commerce Center Dr., Ste. 200
Rancho Cucamonga, California 91730
Phone (909) 581-6870
FAX (909) 581-6868
Civil Engineers Land Surveyors
Job Number: 315.2501

MARK	REVISIONS	APP'D	DATE
⚠2	REVISED CONSTRUCTION NOTES & REMOVE DETAIL	RJZ	6-9-05
⚠1	ADDED STR.LT. SECT. PER S.R. 1650 & 1651	RJZ	6-7-05

DESIGNED BY: JC DRAWN BY: SC CHECKED BY: NJ

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

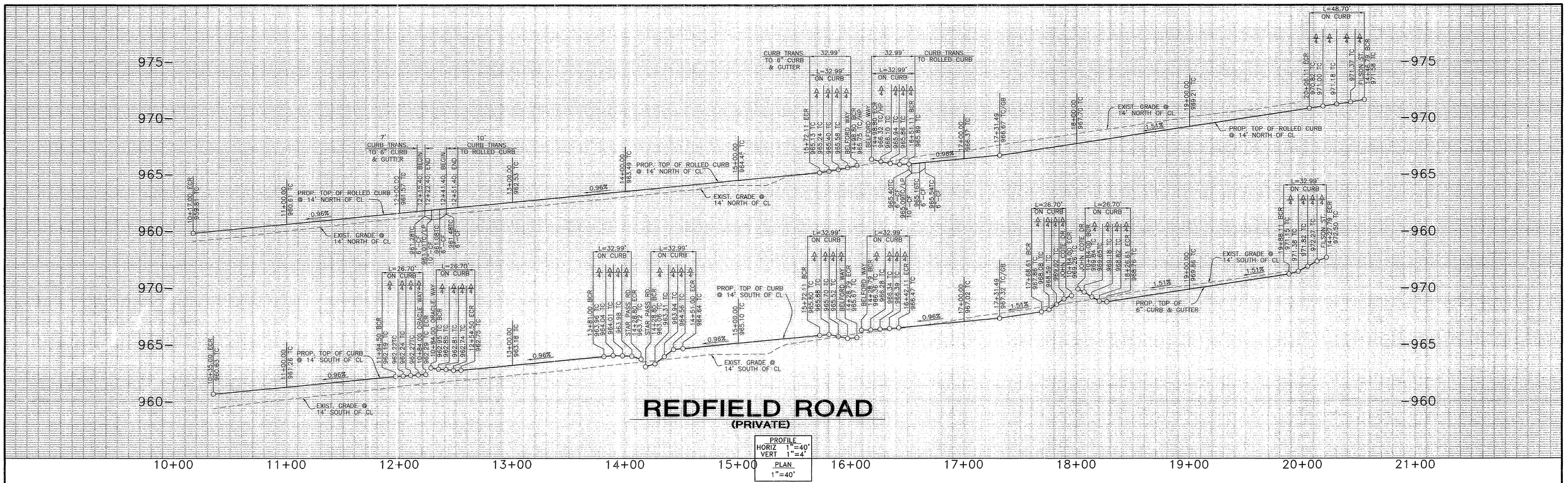
	APPROVED BY:	DATE	BY:
	PRINCIPAL ENGINEER	5/24/05	AB
	PARK DEPARTMENT	—	—
	TRAFFIC DIVISION	5/24/05	JB
	FIRE	5/31/05	

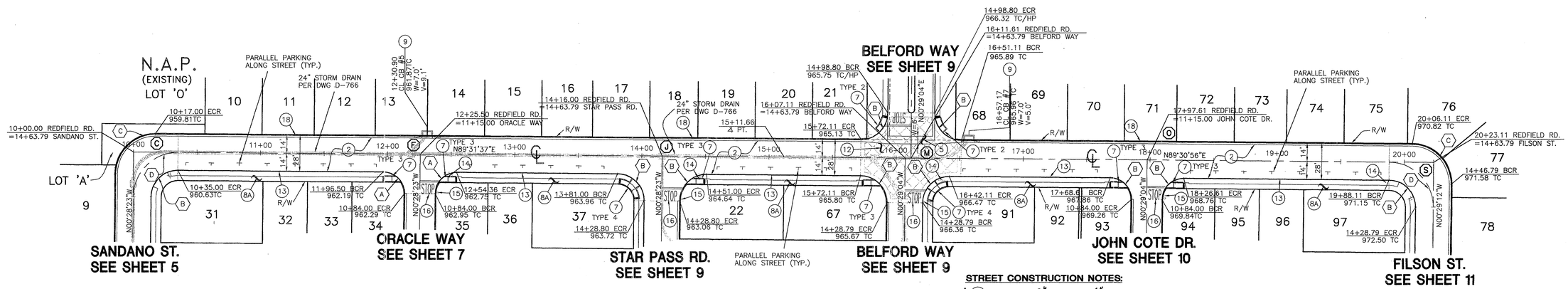
CITY ENGINEER
DATE 5/24/05
HYD LOC. ONLY
RJZ
INDEXED 6-27-05 GH

TRACT NO. 31801
STREET IMPROVEMENT PLAN
FOR
LA PALOMA LANE
STA. 10+00.00 TO STA. 11+36.74
SANDANO STREET
STA. 10+00.00 TO STA. 14+63.79

DWG NO. R-3829
SHEET 5 OF 12 SHEETS
FOR: D.R. HORTON
W.O.F.B. FILE No.

R:\RANCHO CUCAMONGA\PROJECTS\315\25\IMPROVEMENT PLANS\STREET\315258MOSST.DWG (03-30-05 2:26:57PM) Plotted by: Sung Chang





REDFIELD ROAD
(PRIVATE)

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
A	90°00'00"	17.00'	26.70'	17.00'
B	90°00'00"	21.00'	32.99'	21.00'
C	90°00'00"	31.00'	48.70'	31.00'
D	90°00'00"	35.00'	54.98'	35.00'

NOTE:
ALL INTERIOR STREETS ARE PRIVATE AND MODIFIED FROM PUBLIC STREETS. ALL INTERIOR STREET HAVE NO CROWN AND HAVE A CROSS SLOPE OF 2% UNLESS OTHERWISE NOTED.

STREET CONSTRUCTION NOTES:

1. (2) CONSTRUCT 3" A.C. OVER 6" A.B. (TO BE DETERMINED AFTER R-VALUE TESTING FROM SOILS ENGINEER)
2. (4) CONSTRUCT 6" CURB & GUTTER TYPE I PER CITY OF RIVERSIDE STD. DWG. NO. 200
3. (5) CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220 (W=PER PLAN)
4. (7) CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304 (TYPE PER PLAN)
5. (8A) CONSTRUCT PL SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
6. (9) CONSTRUCT LOCAL DEPRESSION PER CITY OF RIVERSIDE STD. DWG. NO. 405
7. (12) CONSTRUCT DECORATIVE PAVEMENT PER ARCH PLANS & DETAILS
8. (1) (13) CONSTRUCT 5" CURB TYPE II PER CITY OF RIVERSIDE STD. DWG NO. 200
9. (14) INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. DWG NO. 662
10. (15) INSTALL STOP SIGN (R1)
11. (16) PROVIDE PAVEMENT MARKING WORD "STOP" WITH STOP BAR PER CALTRANS STD. DWG. NO. A24D
12. (2) (18) CONSTRUCT ROLLED CURB PER ~~DETAIL A ON SHEET 5~~ CITY STD # 200, C2

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

PW04-0448

D·R·HORTON
CUSTOM HOMES
119 N. MAPLE STREET
CORONA, CALIF. 92880-1794
TEL: (909) 272-9000 FAX: (909) 272-9797

BUSINESS TAX CERTIFICATE
NO. 116058
06/01/05 EXP. DATE

DIG ALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

PRIVATE ENGINEERING NOTE:
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TOTO 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 CONTINOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, IDEMNIFY 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 STEVEN L. ELLIS NO. C 047255 Exp. 12/31/05 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
STEVEN L. ELLIS
REGISTERED CIVIL ENGINEER No. 047255
EXPIRATION DATE 12/31/05 DATE 3/31/05

SCALE: AS SHOWN
3/30/05

BENCHMARK:
BENCH MARK: CITY OF RIVERSIDE
BENCH MARK DESIGNATION: H7-03
ELEVATION: 955.980 / NGVD 1929
ESTABLISHED BY C.R.S. 1970 / LEVELED 1996
P.K. NAIL AND CITY ENGINEER TAG IN THE NORTHEAST CORNER OF A CATCHBASIN ALONG THE NORTHERLY CURB OF MARTIN LUTHER KING BLVD. AT THE NORTHEAST CORNER OF OTTAWA AVE AND MARTIN LUTHER KING BLVD.

PREPARED BY:
FUSCOE ENGINEERING
10390 Commerce Center Dr., Ste. 300
Rancho Cucamonga, California 91730
Phone (909) 581-6976
FAX (909) 581-6996
Civil Engineers Land Surveyors
Job Number: 315.2501

MARK	REVISIONS	APP'D	DATE
1	REVISED CONSTRUCTION NOTES	RNZ	6-9-05
2	ADDED STRUCT. SECT. PER S.R. 1655 & 1651	RNZ	6-7-05

DESIGNED BY: JC DRAWN BY: SC CHECKED BY: NJ

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY:
APPROVED BY:		
PRINCIPAL ENGINEER	5/24/05	[illegible]
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	5/24/05	[illegible]
FIRE	5/31/05	
4th Rev. only		

CITY ENGINEER
DATE 5/26/05

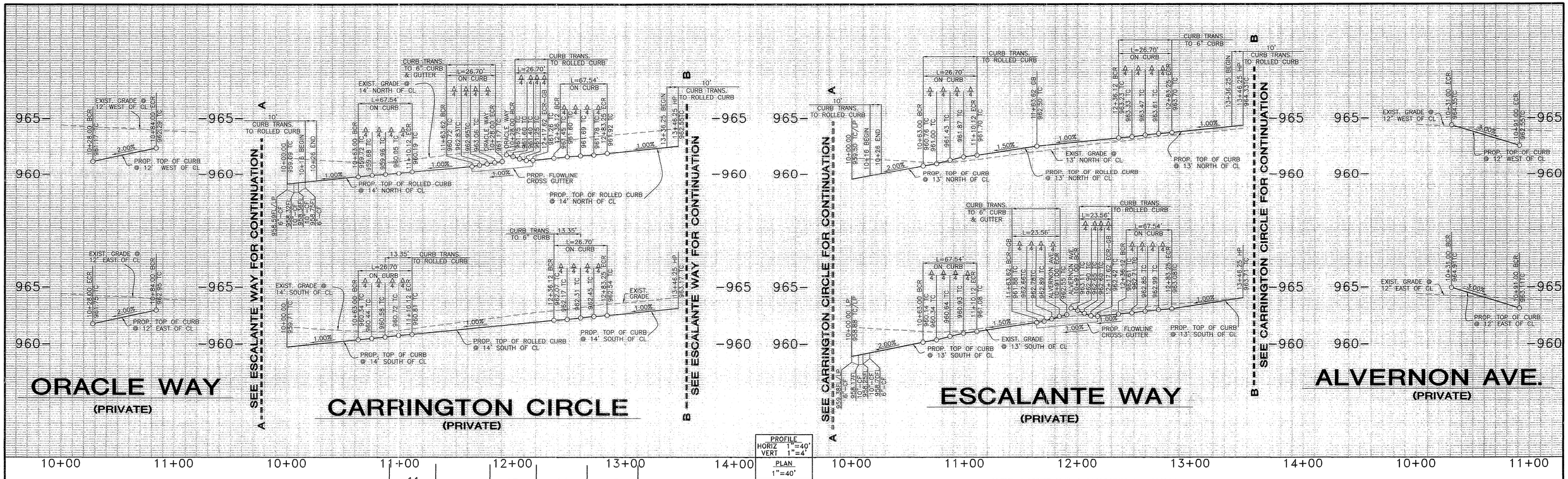
TRACT NO. 31801
STREET IMPROVEMENT PLAN FOR
REDFIELD ROAD
STA. 10+00.00 TO STA. 20+23.11

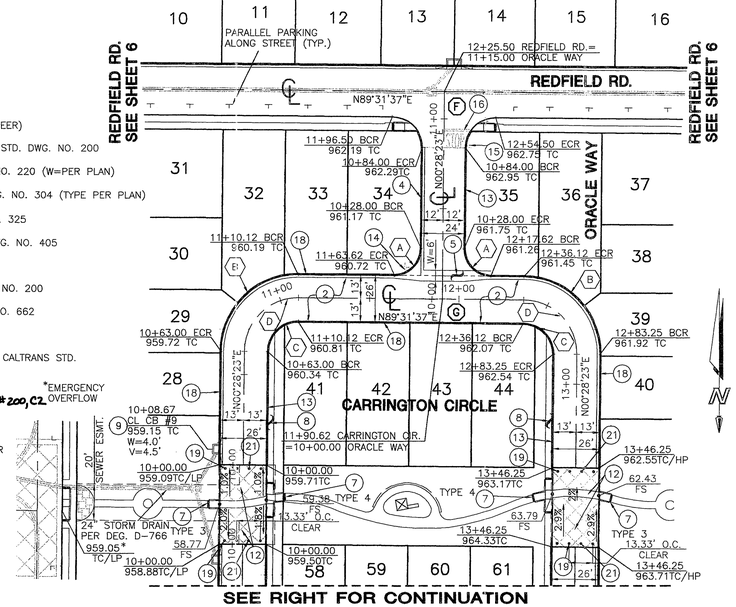
DWG NO. R-3829
SHEET 6 OF 12 SHEETS

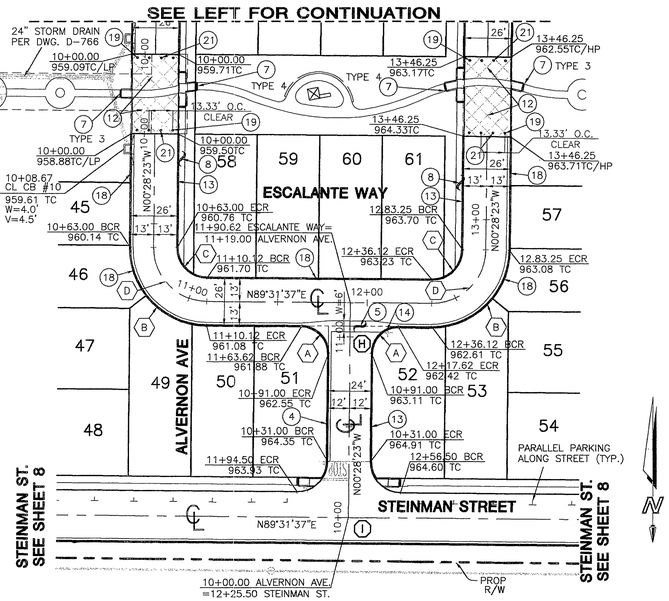
FOR: D.R. HORTON
W.O.F.B. FILE No.

RNZ
INDEXED 6-27-05 [illegible]

R:\RANCHO CUCAMONGA\PROJECTS\315\25\IMPROVEMENT PLANS\STREET\315258MOBST.DWG (03-30-05 2:27:13PM) Plotted by: Sung Chang







STREET CONSTRUCTION NOTES:

- (2) CONSTRUCT 3" A.C. OVER 6" A.B. (TO BE DETERMINED AFTER R-VALUE TESTING FROM SOILS ENGINEER)
- (4) CONSTRUCT 6" CURB & GUTTER TYPE I PER CITY OF RIVERSIDE STD. DWG. NO. 200
- (5) CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220 (W=PER PLAN)
- (7) CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304 (TYPE PER PLAN)
- (8) CONSTRUCT PL SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
- (9) CONSTRUCT LOCAL DEPRESSION PER CITY OF RIVERSIDE STD. DWG. NO. 405
- (12) CONSTRUCT DECORATIVE PAVEMENT PER ARCH PLANS & DETAILS
- (13) CONSTRUCT 5" CURB TYPE II PER CITY OF RIVERSIDE STD. DWG NO. 200
- (14) INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. DWG NO. 662
- (15) INSTALL STOP SIGN (R1)
- (16) PROVIDE PAVEMENT MARKING WORD "STOP" WITH STOP BAR PER CALTRANS STD. DWG. NO. A24D
- (18) CONSTRUCT ROLLED CURB PER ~~DETAIL A ON SHEET 5~~ CITY STD. #200,C2
- (19) INSTALL PROTECTIVE BOLLARD PER ARCHITECTS DIRECTION
- (21) INSTALL REMOVABLE BOLLARD FOR EMERGENCY ACCESS ONLY PER ARCHITECTS DIRECTION

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
A	90°00'00"	15.00'	23.56'	15.00'
B	90°00'00"	43.00'	67.54'	43.00'
C	90°00'00"	17.00'	26.70'	17.00'
D	90°00'00"	30.00'	47.17'	30.00'

ORACLE WAY/CARRINGTON CIRCLE
(PRIVATE)

ESCALANTE WAY/ALVERNON AVENUE
(PRIVATE)

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

NOTE:
ALL INTERIOR STREETS ARE PRIVATE AND MODIFIED FROM PUBLIC STREETS. ALL INTERIOR STREET HAVE NO CROWN AND HAVE A CROSS SLOPE OF 2% UNLESS OTHERWISE NOTED.

PW04-0448

DIG ALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

PRIVATE ENGINEERING NOTE:
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TOTO 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 CONTINUOSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, IDEMNIFY 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 STEVEN L. ELLIS NO. C 047255 Exp. 12/31/05 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
STEVEN L. ELLIS
REGISTERED CIVIL ENGINEER No. 047255
EXPIRATION DATE 12/31/05 DATE 3/31/05

SCALE: AS SHOWN
3/30/05
BENCHMARK:
BENCH MARK: CITY OF RIVERSIDE
BENCH MARK DESIGNATION: H7-93
ELEVATION: 955.980 / NGVD 1929
ESTABLISHED BY C.R.S. 1970 / LEVELED 1996
P.K. NAIL AND CITY ENGINEER TAG IN THE NORTHEAST CORNER OF A CATCHBASIN ALONG THE NORTHERLY CURB OF MARTIN LUTHER KING BLVD. AT THE NORTHEAST CORNER OF GITANA AVE AND MARTIN LUTHER KING BLVD.

D·R·HORTON
CUSTOM HOMES
119 N. MAPLE STREET
CORONA, CALIF. 92880-1794
TEL: (909) 272-9000 FAX: (909) 272-9797

BUSINESS TAX CERTIFICATE
NO. 116058
06/01/05
EXP. DATE

PREPARED BY:
FUSCOE ENGINEERING
10590 Commerce Center Dr., Ste. 200
Rancho Cucamonga, California 91730
Phone (909) 581-0676
FAX (909) 581-0696
Civil Engineers Land Surveyors
Job Number: 315.2501

MARK	REVISIONS	APP'D	DATE
2	REVISED CONSTRUCTION NOTES	RVZ	6-9-05
1	ADDED STRUCT. SECT. PER S.R.1650 & 1651	RVZ	6-17-05

DESIGNED BY: JC DRAWN BY: SC CHECKED BY: NJ

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY:
APPROVED BY:		
PRINCIPAL ENGINEER	5/24/05	AH
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	5/24/05	RK
FIRE	3/31/05	
H-ID LOC. ONLY		

CITY ENGINEER
DATE 5/26/05

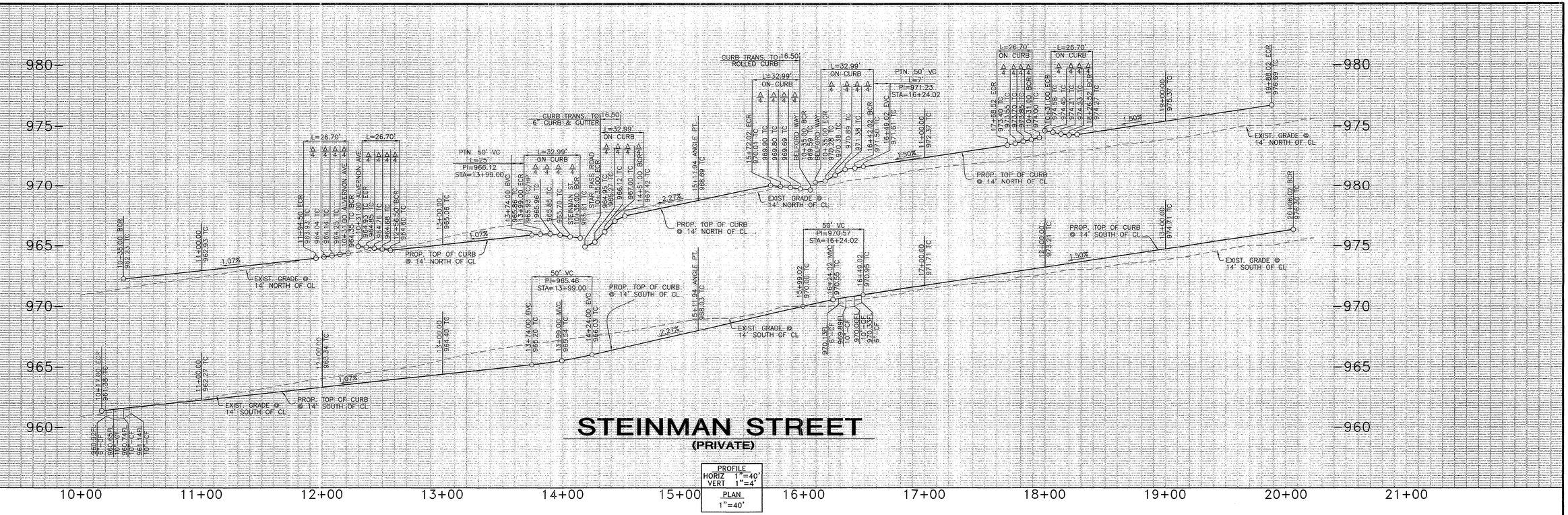
TRACT NO. 31801
STREET IMPROVEMENT PLAN
ORACLE WAY
STA. 10+00.00 TO STA. 11+15.000
CARRINGTON CIRCLE
STA. 10+00.00 TO STA. 13+46.25
ESCALANTE WAY
STA. 10+00.00 TO STA. 13+46.25
ALVERNON AVENUE
STA. 10+00.00 TO STA. 11+19.00

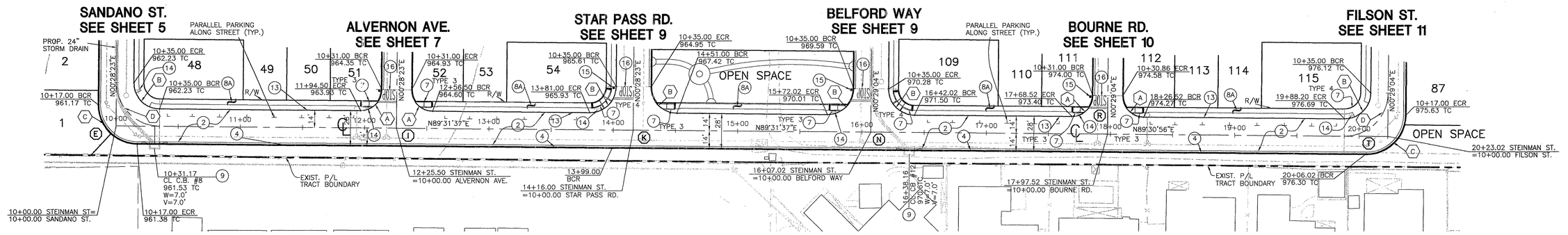
DWG NO. R-3829
SHEET 7 OF 12 SHEETS

FOR: D.R. HORTON
W.O.F.B. FILE No.

RVZ
INDEXED 6-27-05 GH

R:\RANCHO CUCAMONGA\PROJECTS\315\CIVIL\IMPROVEMENT PLANS\STREET\315ESMOT01.DWG (03-30-05 3:26:58PM) Plotted by Sung Cheng





STEINMAN STREET
(PRIVATE)

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
A	90°00'00"	17.00'	26.70'	17.00'
B	90°00'00"	21.00'	32.99'	21.00'
C	90°00'00"	31.00'	48.69'	31.00'
D	90°00'00"	35.00'	54.98'	35.00'

NOTE:
ALL INTERIOR STREETS ARE PRIVATE AND MODIFIED FROM PUBLIC STREETS. ALL INTERIOR STREET HAVE NO CROWN AND HAVE A CROSS SLOPE OF 2% UNLESS OTHERWISE NOTED.

STREET CONSTRUCTION NOTES:

1 2 CONSTRUCT 3" A.C. OVER 6" A.B. (TO BE DETERMINED AFTER R-VALUE TESTING FROM SOILS ENGINEER)
4 CONSTRUCT 6" CURB & GUTTER TYPE I PER CITY OF RIVERSIDE STD. DWG. NO. 200
7 CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304 (TYPE PER PLAN)
8A CONSTRUCT PL SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
9 CONSTRUCT LOCAL DEPRESSION PER CITY OF RIVERSIDE STD. DWG. NO. 405
12 CONSTRUCT DECORATIVE PAVEMENT PER ARCH PLANS & DETAILS
2 13 CONSTRUCT 5" CURB TYPE II PER CITY OF RIVERSIDE STD. DWG NO. 200
14 INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. DWG NO. 662
15 INSTALL STOP SIGN (R1)
16 PROVIDE PAVEMENT MARKING WORD "STOP" WITH STOP BAR PER CALTRANS STD. DWG. NO. A24D

N

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

PW04-0448

D·R·HORTON
CUSTOM HOMES
119 N. MAPLE STREET
CORONA, CALIF. 92880-1794
TEL: (909) 272-9000 FAX: (909) 272-9797

BUSINESS TAX CERTIFICATE
NO. 116058
06/01/05
EXP. DATE

PREPARED BY:
FUSCOE ENGINEERING
10380 Commerce Center Dr., Ste. 200
Rancho Cucamonga, California 91730
Phone (909) 581-0976
FAX (909) 581-0986
Civil Engineers Land Surveyors
Job Number: 315.2501

DIG ALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

PRIVATE ENGINEERING NOTE:
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REGISTERED PROFESSIONAL ENGINEER STEVEN L. ELLIS NO. C 047255 Exp. 12/31/05 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
STEVEN L. ELLIS
REGISTERED CIVIL ENGINEER No. 047255
EXPIRATION DATE 12/31/05 DATE 3/31/05

SCALE: AS SHOWN
3/30/05

BENCHMARK:
BENCH MARK: CITY OF RIVERSIDE
BENCH MARK DESIGNATION: H7-03
ELEVATION: 955.980 / NGVD 1929
ESTABLISHED BY C.R.S. 1970 / LEVELED 1996
P.K. NAIL AND CITY ENGINEER TAG IN THE NORTHEAST CORNER OF A CATCHBASIN ALONG THE NORTHERLY CURB OF MARTIN LUTHER KING BLVD. AT THE NORTHEAST CORNER OF OTTAWA AVE AND MARTIN LUTHER KING BLVD.

MARK	REVISIONS	APP'D	DATE
2	REVISED CONSTRUCTION NOTE	RVZ	6-9-05
1	ADDED STREET SECT. PER S.R. 1650 & 1651	RVZ	6-7-05

DESIGNED BY: JC DRAWN BY: SC CHECKED BY: NJ

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY:
APPROVED BY:		
PRINCIPAL ENGINEER	5/24/05	
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	5/24/05	
FIRE	5/31/05	
H2O Lot Only		

CITY ENGINEER
DATE 5/26/05

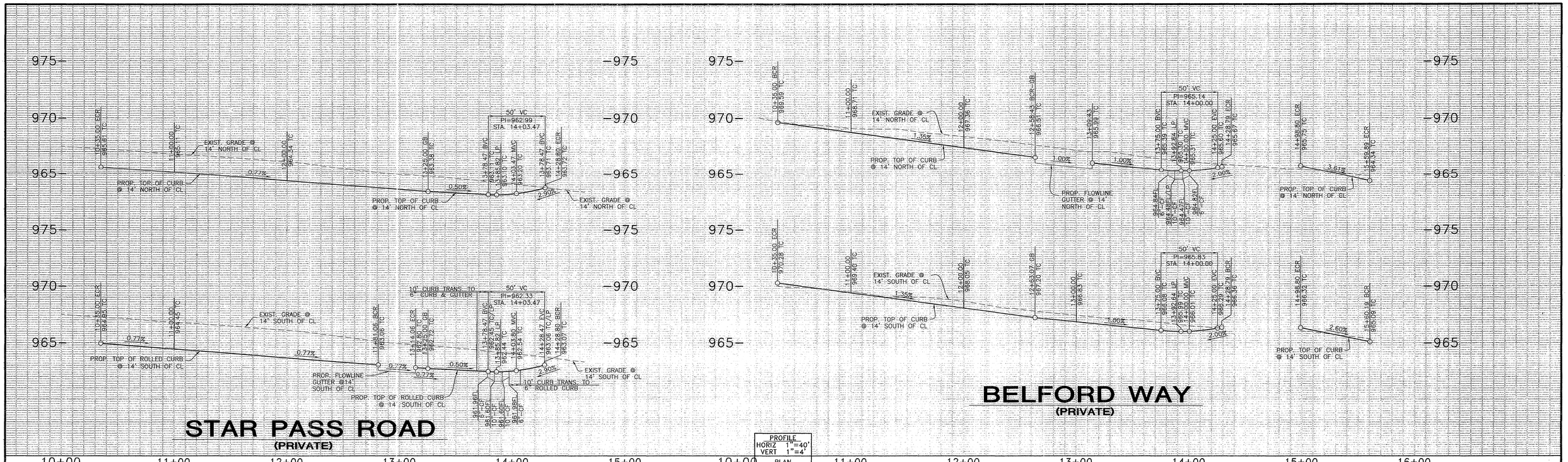
TRACT NO. 31801
STREET IMPROVEMENT PLAN
FOR
STEINMAN STREET
STA. 10+00.00 TO STA. 20+23.02

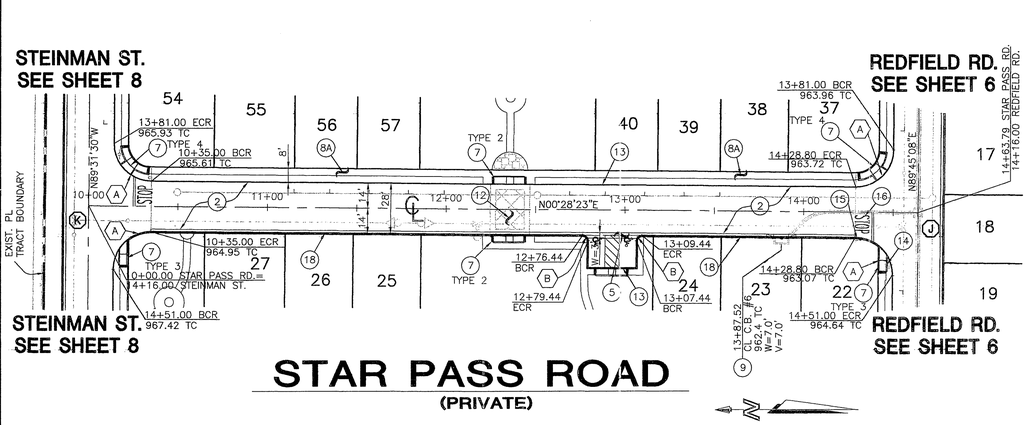
DWG NO. R-3829
SHEET 8 OF 12 SHEETS

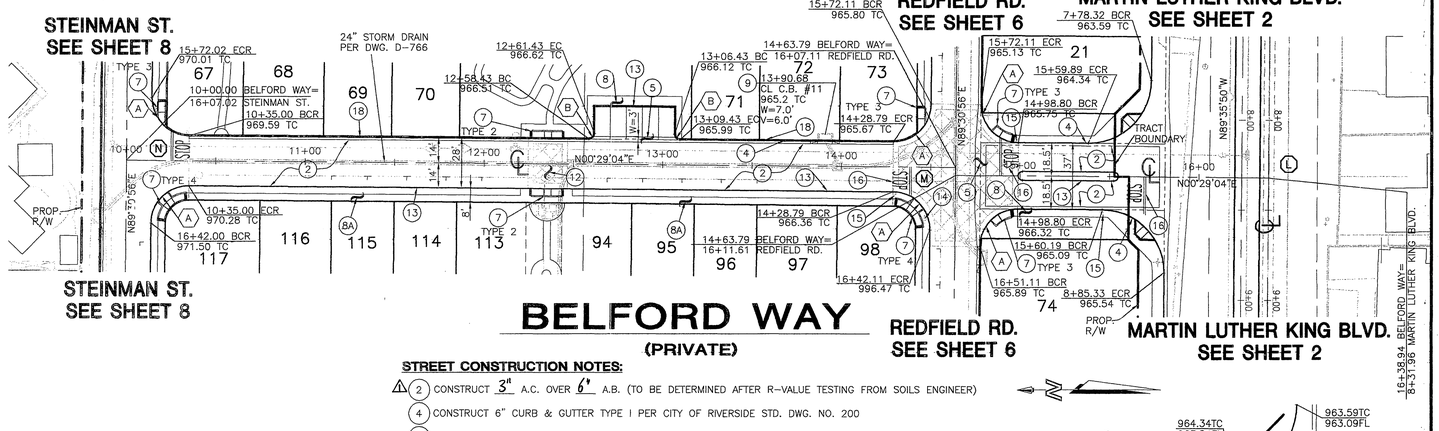
FOR: D.R. HORTON
W.O.F.B. FILE No.

RVZ
INDEXED 6-27-05 GH

R:\RANCHO CUCAMONGA\PROJECTS\315\DS\IMPROVEMENT PLANS\STREET\315ESNMDS1.DWG (03-30-05 2:42:18PM) Plotted by: Sung Chang







CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
(A)	90°00'00"	31.00'	32.99'	21.00'
(B)	90°00'00"	3.00'	4.71'	3.00'
(C)	180°00'00"	2.50'	7.85'	--

NOTE:

ALL INTERIOR STREETS ARE PRIVATE AND MODIFIED FROM PUBLIC STREETS. ALL INTERIOR STREET HAVE NO CROWN AND HAVE A CROSS SLOPE OF 2% UNLESS OTHERWISE NOTED.

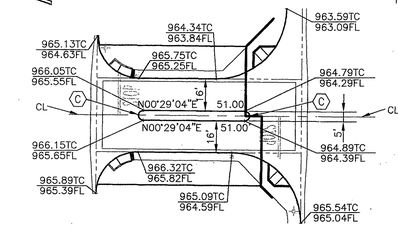
GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

STREET CONSTRUCTION NOTES:

2. CONSTRUCT 3" A.C. OVER 6' A.B. (TO BE DETERMINED AFTER R-VALUE TESTING FROM SOILS ENGINEER)
4. CONSTRUCT 6" CURB & GUTTER TYPE I PER CITY OF RIVERSIDE STD. DWG. NO. 200
5. CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220 (W=PER PLAN)
7. CONSTRUCT WEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304 (TYPE PER PLAN)
8. CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
8A. CONSTRUCT PL SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
9. CONSTRUCT LOCAL DEPRESSION PER CITY OF RIVERSIDE STD. DWG. NO. 405
12. CONSTRUCT DECORATIVE PAVEMENT PER ARCH PLANS & DETAILS
2 13. CONSTRUCT 5" CURB TYPE II PER CITY OF RIVERSIDE STD. DWG NO. 200
14. INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. DWG NO. 662
15. INSTALL STOP SIGN (R1)
16. PROVIDE PAVEMENT MARKING WORD "STOP" WITH STOP BAR PER CALTRANS STD. DWG. NO. A24D
2 18. CONSTRUCT ROLLED CURB PER ~~DETAIL A ON SHEET 6~~ CITY STD # 200, C2



BELFORD WAY CURB MEDIAN DETAIL
NTS

PW04-0448

D·R·HORTON
CUSTOM HOMES
119 N. MAPLE STREET
CORONA, CALIF. 92880-1794
TEL: (909) 272-9000 FAX: (909) 272-9797

BUSINESS TAX CERTIFICATE

NO. 116058 — 06/01/05 EXP. DATE

PREPARED BY:
FUSCOE ENGINEERING
10390 Commerce Center Dr., Ste. 200
Rancho Cucamonga, California 91730
Phone (909) 581-6976
FAX (909) 581-6966
Civil Engineers Land Surveyors
Job Number: 315.2501

DIG ALERT

DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

PRIVATE ENGINEERING NOTE:

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO/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, DEMNIFY 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 STEVEN L. ELLIS No. C 047255 Exp. 12/31/05 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:

STEVEN L. ELLIS
REGISTERED CIVIL ENGINEER No. 047255

EXPIRATION DATE 12/31/05 DATE 3/31/05

SCALE: AS SHOWN

3/30/05

BENCHMARK:

BENCH MARK: CITY OF RIVERSIDE
BENCH MARK DESIGNATION: H7-03
ELEVATION: 955.986 / NGVD 1929
ESTABLISHED BY C.R.S. 1970 / LEVELED 1996

P.K. NAIL AND CITY ENGINEER TAG IN THE NORTHEAST CORNER OF A CATCHBASIN ALONG THE NORTHERLY CURB OF MARTIN LUTHER KING BLVD. AT THE NORTHEAST CORNER OF OTTAWA AVE AND MARTIN LUTHER KING BLVD.

MARK	REVISIONS	APP'D	DATE
2	REVISED CONSTRUCTION NOTES	RJZ	6-9-05
1	ADDED STRUCT. SECT. PER S.R. 1650&1651	RJZ	6-7-05

DESIGNED BY: JC DRAWN BY: SC CHECKED BY: NJ

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY:
APPROVED BY:		
PRINCIPAL ENGINEER	5/24/05	
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	5/24/05	
FIRE	N/A	

CITY ENGINEER

DATE 5/26/05

HYD Lic. only 5/31/05

RJZ

INDEXED 6-27-05 LH

TRACT NO. 31801
STREET IMPROVEMENT PLAN
FOR
STAR PASS ROAD
STA. 10+00.00 TO STA. 14+63.79
BELFORD WAY
STA. 10+00.00 TO STA. 16+38.94

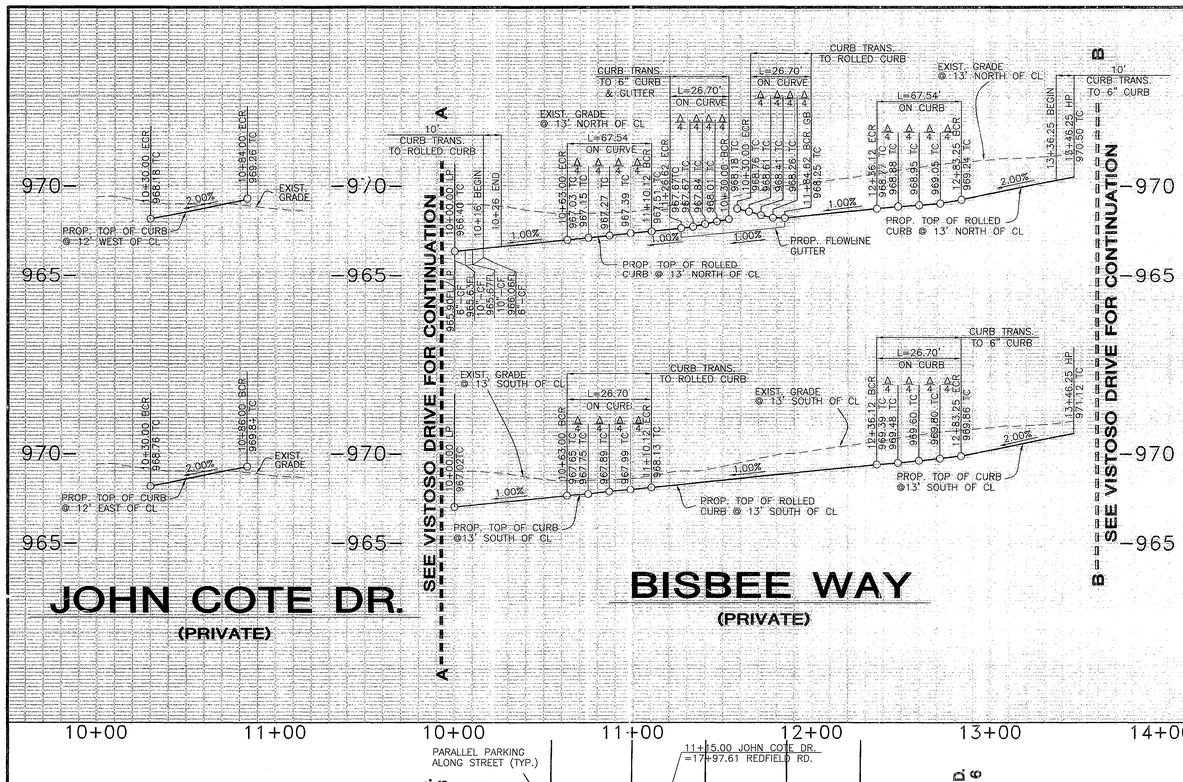
DWG NO. R-3829

SHEET 9 OF 12 SHEETS

FOR: D.R. HORTON

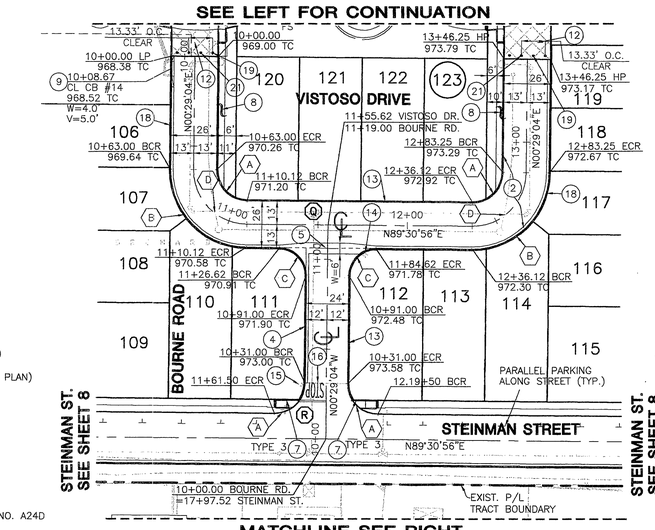
W.O.F.B. FILE No.

R:\RANCHO CUCAMONGA\PROJECTS\315.25\IMPROVEMENT PLANS\STREET\315259M0S1.DWG (03-30-05 2:43:08PM) Plotted by: Sung Chang



JOHN COTE DRIVE/BISBEE WAY

(PRIVATE)



MATCHLINE SEE RIGHT

VISTOSO DRIVE/BOURNE ROAD

(PRIVATE)

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
(A)	90°00'00"	17.00'	26.70'	17.00'
(B)	90°00'00"	43.00'	67.54'	43.00'
(C)	90°00'00"	15.00'	23.56'	15.00'
(D)	90°00'00"	30.00'	47.12'	30.00'

STREET CONSTRUCTION NOTES:

(2) CONSTRUCT 3" A.C. OVER 6" A.B.
(TO BE DETERMINED AFTER R-VALUE TESTING FROM SOILS ENGINEER)
(4) CONSTRUCT 6" CURB & GUTTER TYPE I PER CITY OF RIVERSIDE STD. DWG. NO. 200
(5) CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220 (W=PER PLAN)
(7) CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304 (TYPE PER PLAN)
(8) CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
(12) CONSTRUCT DECORATIVE PAVEMENT PER ARCH PLANS & DETAILS
(13) CONSTRUCT 5" CURB TYPE II PER CITY OF RIVERSIDE STD. DWG NO. 200
(14) INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. DWG NO. 662
(15) INSTALL STOP SIGN (R1)
(16) PROVIDE PAVEMENT MARKING WORD "STOP" WITH STOP BAR PER CALTRANS STD. DWG. NO. A24D
(18) CONSTRUCT ROLLED CURB PER ~~DETAIL A ON SHEET 6~~ CITY STD. #200, C2
(19) INSTALL PROTECTIVE BOLLARD PER ARCHITECTS DIRECTION
(21) INSTALL REMOVABLE BOLLARD FOR EMERGENCY ACCESS ONLY PER ARCHITECTS DIRECTION

NOTE:
ALL INTERIOR STREETS ARE PRIVATE AND MODIFIED FROM PUBLIC STREETS. ALL INTERIOR STREET HAVE NO CROWN AND HAVE A CROSS SLOPE OF 2% UNLESS OTHERWISE NOTED.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

PW04-0448

DIG ALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

PRIVATE ENGINEERING NOTE:
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TOTO 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 CONTINOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, IDEMNIFY 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 STEVEN L. ELLIS NO. C 047255 Exp. 12/31/05 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
STEVEN L. ELLIS
REGISTERED CIVIL ENGINEER No. 047255
EXPIRATION DATE 12/31/05 DATE 3/31/05

SCALE: AS SHOWN
3/30/05
BENCHMARK:
BENCH MARK: CITY OF RIVERSIDE
BENCH MARK DESIGNATION: H7-03
ELEVATION: 955.980 / NGVD 1929
ESTABLISHED BY C.R.S. 1970 / LEVELED 1996
P.K. NAIL AND CITY ENGINEER TAG IN THE NORTHEAST CORNER OF A CATCHBASIN ALONG THE NORTHERLY CURB OF MARTIN LUTHER KING BLVD. AT THE NORTHEAST CORNER OF OTTAWA AVE AND MARTIN LUTHER KING BLVD.

D·R·HORTON
CUSTOM HOMES
119 N. MAPLE STREET
CORONA, CALIF. 92880-1794
TEL: (909) 272-9000 FAX: (909) 272-9797

BUSINESS TAX CERTIFICATE
NO. 116058
06/01/05
EXP. DATE

PREPARED BY:
FUSCOE ENGINEERING
10390 Commerce Center Dr., Ste. 200
Rancho Cucamonga, California 91730
Phone (909) 581-6676
FAX (909) 581-6699
Civil Engineers Land Surveyors
Job Number: 315.2501

MARK	REVISIONS	APP'D	DATE
2	REVISED CONSTRUCTION NOTES	RVZ	6-9-05
1	ADDED STRUCT. SECT. PER S.R. 1650 & 1651	RVZ	6-7-05
	FIRE		3/31/05

DESIGNED BY: JC DRAWN BY: SC CHECKED BY: NJ

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY:
APPROVED BY:		
PRINCIPAL ENGINEER	5/24/05	PH
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	5/24/05	
FIRE	3/31/05	

CITY ENGINEER
DATE 5/26/05

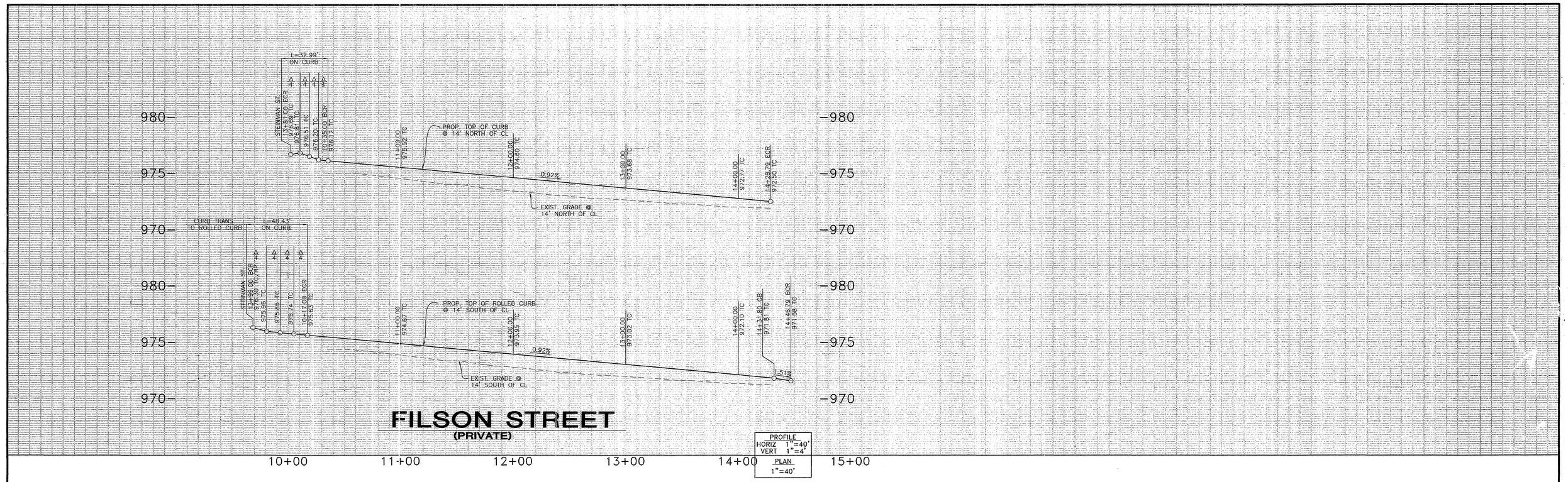
TRACT NO. 31801
STREET IMPROVEMENT PLAN
JOHN COTE DRIVE
STA. 10+00.00 TO STA. 11+15.000
BISBEE WAY
STA. 10+00.00 TO STA. 13+46.25
VISTOSO DRIVE
STA. 10+00.00 TO STA. 13+46.25
BOURNE ROAD
STA. 10+00.00 TO STA. 11+19.00

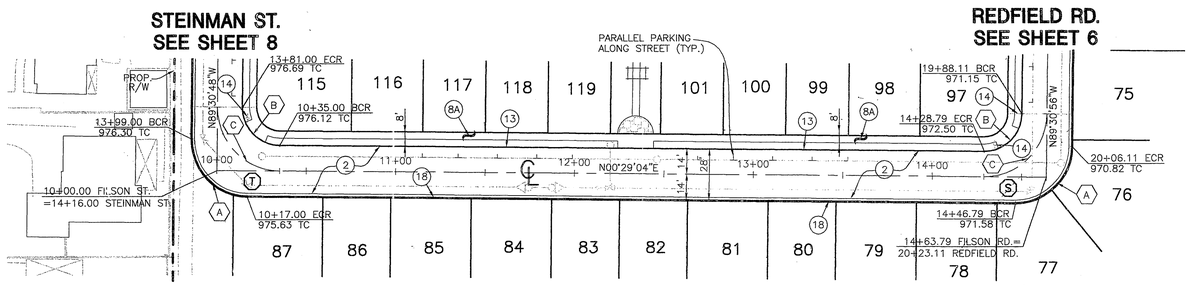
DWG NO. R-3829
SHEET 10 OF 12 SHEETS

FOR: D.R. HORTON
W.O.F.B. FILE No.

RVZ
INDEXED 6-27-05 GH

R:\RANCHO CUCAMONGA PROJECTS\315.25\IMPROVEMENT PLANS\STREET\315ESM105T.DWG (03-30-05 3:29:03PM) Plotted by: Sung Cheng





CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
A	90°00'00"	31.00'	48.69'	31.00'
B	90°00'00"	21.00'	32.99'	21.00'
C	90°00'00"	35.00'	54.98'	35.00'

STREET CONSTRUCTION NOTES:

1. (2) CONSTRUCT 3" A.C. OVER 6" A.B. (TO BE DETERMINED AFTER R-VALUE TESTING FROM SOILS ENGINEER)
   (8A) CONSTRUCT PL SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
2. (13) CONSTRUCT 5" CURB TYPE II PER CITY OF RIVERSIDE STD. DWG NO. 200
   (14) INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. DWG NO. 662
   (15) INSTALL STOP SIGN (R1)
   (16) PROVIDE PAVEMENT MARKING WORD "STOP" WITH STOP BAR PER CALTRANS STD. DWG. NO. A24D
3. (18) CONSTRUCT ROLLED CURB PER ~~DETAIL A ON SHEET 6~~ CITY STD. #200, C2

NOTE:
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GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

PW04-0448

R:\RANCHO_CUCAMONGA\PROJECTS\3151.05\IMPROVEMENT PLANS\STREET\31525M1ST.DWG (03-30-05 2:58:20PM) Plotted by: Sung Chang

DIG ALERT
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AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

PRIVATE ENGINEERING NOTE:
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REGISTERED PROFESSIONAL ENGINEER STEVEN L. ELLIS NO. C 047251 Exp. 12/31/05 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
STEVEN L. ELLIS
REGISTERED CIVIL ENGINEER No. 047255
EXPIRATION DATE 12/31/05 DATE 3/31/05

SCALE: AS SHOWN
3/30/05

BENCHMARK:
BENCH MARK: CITY OF RIVERSIDE
BENCH MARK DESIGNATION: HT-03
ELEVATION: 955.980 / NGVD 1929
ESTABLISHED BY C.R.S. 1970 / LEVELED 1996
P.K. NAIL AND CITY ENGINEER TAG IN THE NORTHEAST CORNER OF A CATCHBASIN ALONG THE NORTHERLY CURB OF MARTIN LUTHER KING BLVD, AT THE NORTHEAST CORNER OF OTTAWA AVE. AND MARTIN LUTHER KING BLVD.

D·R·HORTON
CUSTOM HOMES
19 N. MAPLE STREET
CORONA, CALIF. 92880-1794
TEL: (909) 272-9000 FAX: (909) 272-9797

BUSINESS TAX CERTIFICATE
NO. 116058
06/01/05 EXP. DATE

PREPARED BY:
FUSCOE ENGINEERING
10390 Commerce Center Dr., Ste. 200
Rancho Cucamonga, California 91730
Phone (909) 581-6676
FAX (909) 581-6696
Civil Engineers Land Surveyors
Job Number: 315.2501

MARK	REVISIONS	APP'D	DATE
2	REVISED CONSTRUCTION NOTES	RVZ	6-9-05
1	ADDED STRUCT. SECT. PER S.R. 1650 & 165	RVZ	6-7-05

DESIGNED BY: JC DRAWN BY: SC CHECKED BY: NJ

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY:
APPROVED BY:		
PRINCIPAL ENGINEER	5/24/05	
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	5/24/05	
FIRE	3/31/05	

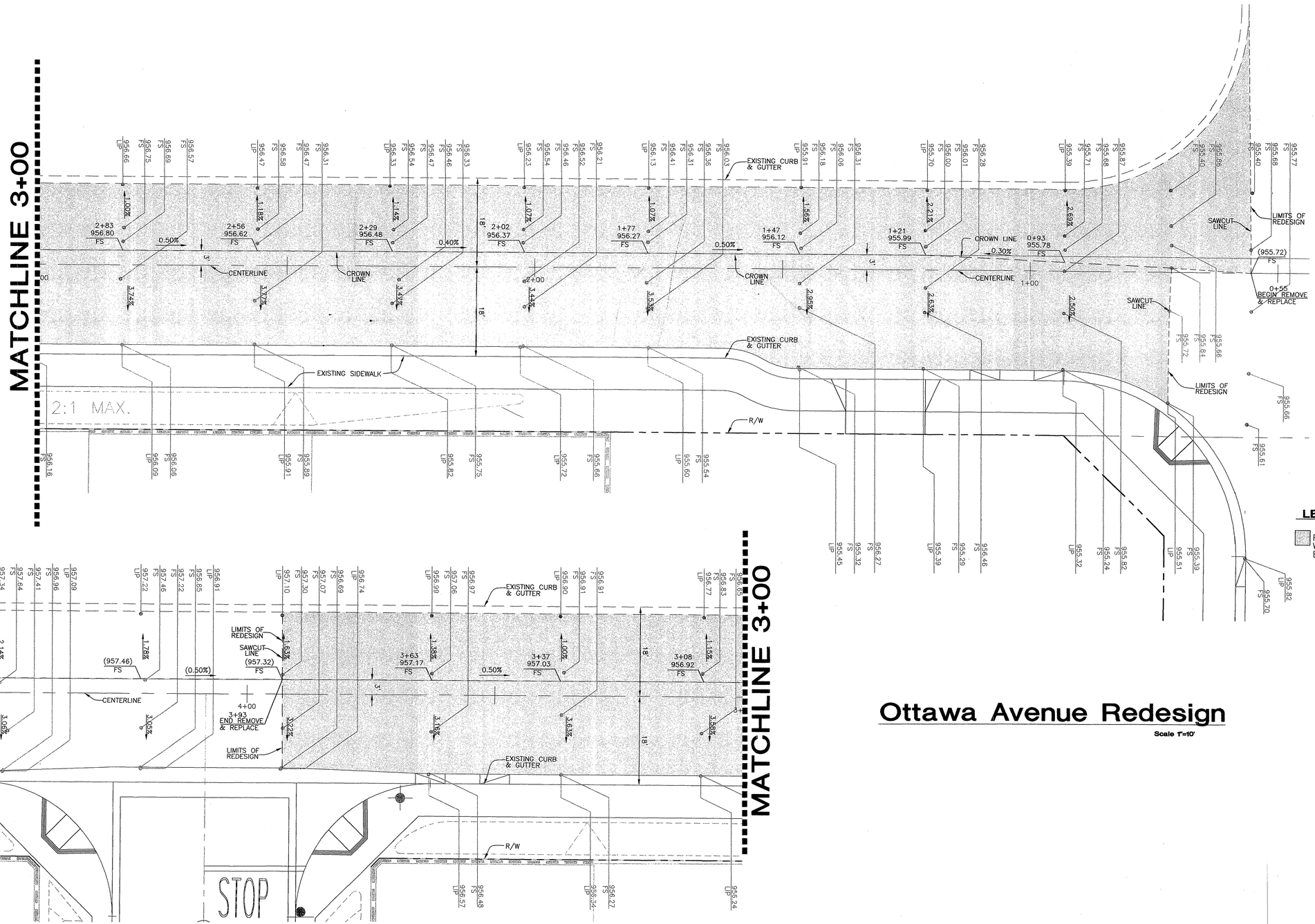
CITY ENGINEER
DATE 5/26/05

TR. 31801
STREET IMPROVEMENT PLAN
FOR
FILSON STREET
STA. 10+00.00 TO STA. 14+63.79

DWG NO. R-3829
SHEET 11 OF 12 SHEETS

FOR: D.R. HORTON
W.O.F.B. FILE No.

RVZ
Indexed 6-27-05 LH



GRAPHIC SCALE

10 0 05 10 20

(IN FEET)
1 inch = 10 ft.

LEGEND

REMOVE & REPLACE/GRIND & OVERLAY AC PAVING W/ 3" AC OVER 6" AB PER SOILS ENGINEERS RECOMMENDATION

Ottawa Avenue Redesign

Scale 1"=10'

PW04-0448

D·R·HORTON
CUSTOM HOMES
119 N. MAPLE STREET
CORONA, CALIF. 92880-1794
TEL: (909) 272-9000 FAX: (909) 272-9797

BUSINESS TAX CERTIFICATE
NO. 116058
06/01/05
EXP. DATE

PREPARED BY:
FUSCOE ENGINEERING
10390 Commerce Center Dr., Ste. 200
Rancho Cucamonga, California 91730
Phone (909) 581-0676
FAX (909) 581-0686
Civil Engineers *Land Surveyors*
Job Number: 315.2501

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REGISTERED PROFESSIONAL ENGINEER
STEVEN L. ELLIS
NO. C 047255
Exp. 12/31/05
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
STEVEN L. ELLIS
REGISTERED CIVIL ENGINEER No. 047255
EXPIRATION DATE 12/31/05 DATE 11/10/05

SCALE: AS SHOWN
3/30/05

BENCHMARK:
BENCH MARK: CITY OF RIVERSIDE
BENCH MARK DESIGNATION: H7-03
ELEVATION: 955.980 / NGVD 1929
ESTABLISHED BY C.N.S. 1970 / LEVELED 1996

P.K. NAIL AND CITY ENGINEER TAG IN THE NORTHEAST CORNER OF A CATCHBASIN ALONG THE NORTHERLY CURB OF MARTIN LUTHER KING BLVD. AT THE NORTHEAST CORNER OF OTTAWA AVE AND MARTIN LUTHER KING BLVD.

MARK	REVISIONS	APP'D	DATE

DESIGNED BY: JC DRAWN BY: SC CHECKED BY: NJ

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY:
APPROVED BY:		
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
FIRE		

CITY ENGINEER
DATE 11/29/05

TRACT 31801
STREET IMPROVEMENT PLANS FOR
OTTAWA AVENUE REDESIGN
STA. 0+55 TO 3+93

DWG NO. R-3829
SHEET 12 OF 12 SHEETS

FOR: D.R. HORTON
W.O.F.B. FILE No.