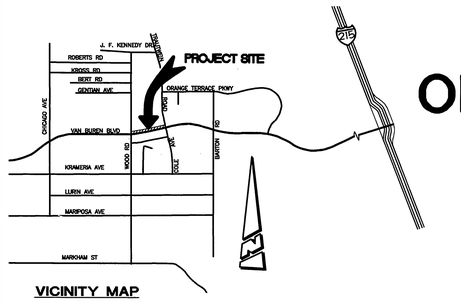
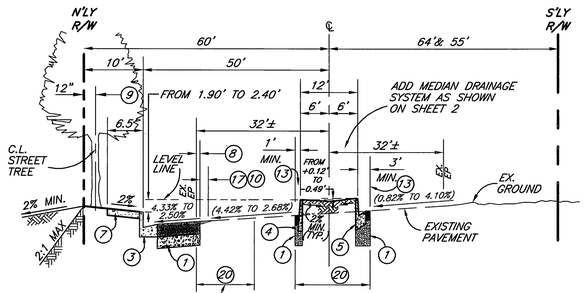
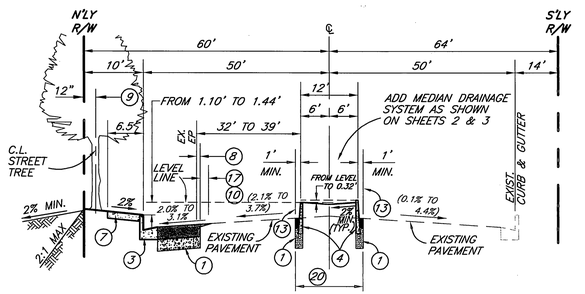
STREET IMPROVEMENT PLANS
OFF-SITE for TRACT 28863, IN THE CITY OF RIVERSIDE
VAN BUREN BLVD.



VICINITY MAP
N.T.S.



TYPICAL SECTION
VAN BUREN BLVD.
STA. 230+43.70 TO STA. 237+50.00
N.T.S.
T.I.=10.5



TYPICAL SECTION
VAN BUREN BLVD.
PHASE I STA. 237+50.00 TO STA. ~~252+28.00~~ 242+03.50
N.T.S.
T.I.=10.5
PHASE II STA. 242+03.50 TO STA. 252+28.00 ⚠1

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

	ITEM DESCRIPTION	UNIT	⚠1 PHASE I QUANTITY	⚠1 PHASE II QUANTITY
1	CONSTRUCT 6" A.C. OVER 12" C.A.B. PER SR#1379; R-VALUE=43	S.F.	~~29,700~~ ~~31,360~~	~~8,360~~ 12,570 ⚠2
2	CONSTRUCT BARRICADE PER CITY STD. 180.	EA.	1	—
3	CONSTRUCT 6" CF CURB AND GUTTER PER CITY STD. 200, TYPE I	L.F.	~~3,974~~ ~~3,970~~	~~896~~ 886 ⚠2
4	CONSTRUCT 8" CURB PER CITY STD. 200, TYPE II	L.F.	~~1,374~~ ~~1,425~~	2,051
5	CONSTRUCT 8" CF CURB AND GUTTER PER CITY STD. 200, TYPE I	L.F.	1,295	—
6	CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I	EA.	3	4 ⚠2
7	CONSTRUCT CURB SIDEWALK PER CITY STD. 325.	S.F.	~~7,918~~ ~~13,295~~	5,377
8	SAW-CUT EX. A.C. PAV'T. 1' FROM EDGE OF PAVEMENT FOR A CLEAN JOIN	L.F.	~~810~~ ~~1,220~~	410
9	INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS	PER L.S.	ARCH PLANS	
10	CONSTRUCT A.C. OVERLAY	S.F.	~~3,235~~ ~~4,075~~	840
11	CONSTRUCT PARABOLIC FLARE PER CITY STD. 123	EA.	1	—
12	CONSTRUCT REVERSE TAPER PER CITY STD. 122	EA.	~~2~~ ~~3~~	1
13	SAWCUT EXIST. PAVEMENT	L.F.	~~6,208~~ ~~8,285~~	2,077
14	CONSTRUCT 20' LONG X 2' WIDE X 2-1/2" THICK, AC DRAINAGE APRON	EA.	2	—
15	CONSTRUCT 2" X 8" REDWOOD HEADER	L.F.	110	416
16	PAINT NOSE OF MEDIAN A REFLECTIVE YELLOW, AS APPROVED BY CITY TRAFFIC DIVISION (SEE PLAN XL-436) ⚠1	L.F.	~~15~~ ~~20~~	5
17	COLD PLANE, CLEAN & SEAL 2' EDGE OF EXIST. PAV'T.	L.F.	~~776~~ ~~1,220~~	444
18	CONSTRUCT 6" PVC SCHEDULE 40 PIPE SLEEVE	L.F.	225	—
19	CONSTRUCT 4" PVC SCHEDULE 40 PIPE SLEEVE	L.F.	225	—
20	REMOVE EX. A.C. PAVEMENT	S.F.	~~18,024~~ ~~33,243~~	15,219
21	REMOVE EX. CONCRETE HEADWALL	EA.	1	—
22	REMOVE EX A.C. BERM	L.F.	~~901~~ ~~1,300~~	309
23	SALVAGE EX. GUARD RAIL & RETURN TO CITY YARD	L.F.	217	—
24	REMOVE EX. FENCE	L.F.	~~1,060~~ ~~1760~~	700
25	REMOVE EX. A.C./ALUMINUM SIDE DOWN DRAIN	EA.	1	—
26	REMOVE EX. A.C. DOWN DRAIN	EA.	1	—
27	RELOCATE EX. TRAFFIC SIGNAL PULLBOX, ETC PER CO. OF RIVERSIDE TRAFFIC SIGNAL PLAN # 917P	PER PLAN		—
28	RELOCATE EX. POWER POLE AND GUY WIRES (BY OTHERS)	EA.	2	—
29	ADJUST WATER VALVE TO GRADE	EA.	1	—
30	RELOCATE EX. TELEMETRY PEDESTAL AND GUARD POSTS (BY WMWD FORCES AT DEVELOPERS EXPENCE)	EA.	1	—
31	RELOCATE EX. WATER AIR RELEASE VALVE (BY WMWD FORCES AT DEVELOPERS EXPENCE)	EA.	1	—
32	ADJUSTMENT OF EXIST. SEWER MANHOLE PER DETAIL SHT. NO. 4	EA.	1	—
33	CONSTRUCT 24' X 24" GRATED INLET BY BROOKS PRODUCTS (NDS 1230) OR APPROVED EQUAL	EA.	6	—
34	CONSTRUCT 12" PVC SOLID WALL SDR35 PIPE	L.F.	635	—
35	CONSTRUCT DRIVEWAY APPROACH PER CITY STD. 302 (A=15', B=33')	S.F.	116	—
36	SAWCUT EX. CURB, REMOVE EX. SIDEWALK AND CONSTRUCT WHEELCHAIR RAMP PER CITY STD. NO. 304, TYPE 1	EA.	0 +	1
37	CONSTRUCT PIPE SWING GATE PER DETAIL SHT. NO. 4	EA.	1	—
38	CONSTRUCT R10 (RT) SIGN PER CALTRANS TRAFFIC MANUAL	EA.	1	2 ⚠2
⚠1 39	CONSTRUCT TYPE I ASPHALT CONCRETE BERM PER CITY STD. 250	L.F.	97	—
⚠1 40	INSTALL SURFACE MOUNTED TYPE F1 FLEXIBLE POST ON TOP OF AC BERM	EA.	6	—
⚠2 41	CONSTRUCT CROSS GUTTER PER CITY STD 220 (6' WIDE)	S.F.	2,675	
⚠2 42	RELOCATE EXIST. TRAFFIC SIGNAL BOX & REWIRE AS NECESSARY	EA.	—	1

STORM DRAIN NOTES: (CONSTRUCTED PER PHASE I) ⚠1

	ITEM DESCRIPTION	UNIT	QUANTITY
50	CONSTRUCT CATCH BASIN PER CITY STD. 405, W & V AS NOTED	EA.	2
51	CONSTRUCT 18" RCP (2000-D)	L.F.	31
52	CONSTRUCT JUNCTION STRUCTURE NO. 1 PER R.C.F.C. & W.C.D.	EA.	2
53	CONSTRUCT 6' X 6' SINGLE BOX CULVERT PER CALTRANS STD. PLAN NO. D80	L.F.	34
54	CONSTRUCT BOX CULVERT WINGWALLS TYPE A PER CALTRANS STD. PLAN NO. D84	EA.	1
55	INSTALL GROUTED RIP-RAP (D50=1 TON, 51" THICK)	TON	90

GENERAL NOTES FOR STREET TREE PLANTING

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
2. 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:
   - A. 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;
   - B. WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES;
   - C. AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE;
   - D. 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.
3. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
5. STREET TREE PLANTING SHALL BE AS FOLLOWS:

	STREET NAME	BOTANICAL NAME/ COMMON NAME	MIN. SIZE	APPROX. SPACING	*NUMBER REQUIRED
A.	VAN BUREN BLVD. PARKWAY	ALTERNATING PLANTINGS OF:			
		WASHINGTONIA ROBUSTA/ MEXICAN FAN PALMS	4' B.T.	90' O.C.	21 EA.** ⚠1
		KOELREUTERIA BIPINNATA/ CHINESE FLAME TREE	15 GAL.	90' O.C.	21 EA.**
B.	VAN BUREN BLVD. MEDIAN	SEE MEDIAN LANDSCAPE PLANS #R-3555 -L (PC-4154-M) PREPARED BY DAVID NEAULT & ASSOC., DATED DEC. 9, 1999			

*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.

⚠1 **NOTE: QUANTITIES SHOWN REFLECT TOTAL FOR BOTH PHASES.

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.

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.

NOTICE TO CONTRACTOR

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

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
5. 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.
6. ~~SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS~~ SEE CITY OF RIVERSIDE DWG W/LS-604710 FOR QUANTITY & LOCATION OF REQUIRED ST LTS.
7. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8. TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
9. IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
10. HOURS OF OPERATION ARE 8:30 A.M. TO 3:30 P.M. MONDAY THROUGH FRIDAY. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
11. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. 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.
13. 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.
14. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
15. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE PROJECT.
16. 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.
17. THE CONTRACTOR TO GIVE WESTERN MUNICIPAL WATER DISTRICT FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF GRADING AND/OR CONSTRUCTION AND ALLOW WMWD TEN (10) WORKING DAYS FOR COMPLETION OF WORK (909) 780-9764, EXT.68
18. 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.
19. BEFORE THE RIP-RAP AT THE OUTLET OF ANY DRAINAGE STRUCTURE IS ACCEPTED BY THE CITY, IT SHALL BE TESTED UNDER FLOWS AS CLOSE AS POSSIBLE TO DESIGN CONDITIONS WITH WATER OBTAINED FROM FIRE HYDRANTS IN THE IMMEDIATE AREA.
20. ALL STATIONING REFERS TO CENTERLINE OF CONSTRUCTION UNLESS OTHERWISE NOTED. STATIONING FOR LATERALS AND CONNECTOR PIPES REFER TO THE CENTERLINE-CENTERLINE INTERSECTION.
21. ALL CROSS SECTIONS ARE TAKEN LOOKING UPSTREAM.
22. CONTRACTOR TO VERIFY EXISTING STORM DRAIN ELEVATIONS PRIOR TO CONSTRUCTION.
23. PIPE BEDDING SHALL BE PER CITY OF RIVERSIDE STD. DWG. NO. 452, CASE I UNLESS OTHERWISE NOTED.
24. THE STORM DRAIN CONTRACTOR SHALL ADJUST STORM DRAIN MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
25. PIPE SECTIONS TO BE BEVELED AT ONE OR BOTH ENDS AS NEEDED TO MEET SYSTEM DESIGN PARAMETERS. SECTIONS BEVELED IN THIS MANNER NORMALLY FIT TOGETHER ON A 90-, 45-, OR 22.5 FOOT RADIUS CURVE.
26. 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.
27. STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
28. SEE TRAFFIC SIGNAL PLAN X-505 AND STRIPING PLAN XL-436 FOR TRAFFIC SIGNAL FACILITIES AND STRIPING

SHEET INDEX

SHEET 1- TITLE SHEET
SHEET 2 - 230+43.70 TO 242+03.50 (PHASE I) — SHEET 2A 230+43.70 TO 242+03.50 (PHASE II) ⚠1
SHEET 3 - 242+03.50 TO 252+87.87 (PHASE I) — SHEET 3A 242+03.50 TO 252+87.87 (PHASE II) ⚠1
SHEET 4 - BOUNTIFUL STREET
SHEET 5 - STORM DRAIN
SHEET 6 - STORM DRAIN DETAIL SHEET

REVISION #2 BY: CITY BUSINESS TAX CERTIFICATION # 00104442 EXP. DATE 5/25/02 ⚠2
MJS CONSULTING
17320 REDHILL AVE., SUITE 350
IRVINE, CA 92614 (949) 251-8821
TREVOR S. DODSON RCE # 42029 3-29-02 DATE

REGISTERED PROFESSIONAL ENGINEER TREVOR SCOTT DODSON No. 42029 5-31-04 CIVIL STATE OF CALIFORNIA

*AS-BUILT PER ENGINEER 4-15-05 4H

CITY BUSINESS TAX CERTIFICATION NO. 033595 EXP. DATE 4/2/00

CHARTER COMMUNICATIONS	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND	PACIFIC BELL TELEPHONE
APPROVED BY 4-7-00 DATE	APPROVED BY 4-7-00 DATE	APPROVED BY 04/17/00 DATE

SOUTHERN CALIFORNIA GAS COMPANY	REVIEW BY: WESTERN MUNICIPAL WATER DISTRICT for Non-Interference Compliance
APPROVED BY DATE	SHEET 1 THROUGH 6
	CIVIL ENGINEER R.C.E. 46212
	DATE:

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 VB8-64 AT S.W. COR. OF PLUMMER RD. AND VAN BUREN BLVD. 259.0 FT. SO. OF VAN BUREN BLVD. 205.0 FT. W. OF PLUMMER RD., ON THE TOP OF A 4.0 FT. x 10.0 FT. GRANITE BOULDER A BRASS DISK FLUSH AND MARKED.
ELEV. 1638.123

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

The Keith Companies Inland Empire Division TKC
22690 Cactus Ave., Ste. 200, Moreno Valley, CA 92553 (909) 653-6334
APPROVED BY: Joseph A. McGee III DATE: 4/18/00
JOSEPH A. McGEE III R.C.E. NO. 28089 REGISTRATION EXPIRES 03-31-02

MARK	REVISIONS:	APPR.	DATE
⚠2	ADDED ENTRIES (SHT. 3A)	RVZ	4/14/00
⚠1	EXT. L-TURN LANE & PHASED CONST.	RVZ	3/7/00

DESIGNED BY DBH DRAWN BY DAH CHECKED BY DBH

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		04/18/00
TRAFFIC DIVISION		4/17/00
P.W. ENGR. MANAGER		4/18/00
STREET SERVICES		4/7/00

R. McGrath
PUBLIC WORKS DIRECTOR
DATE 5-3-2000

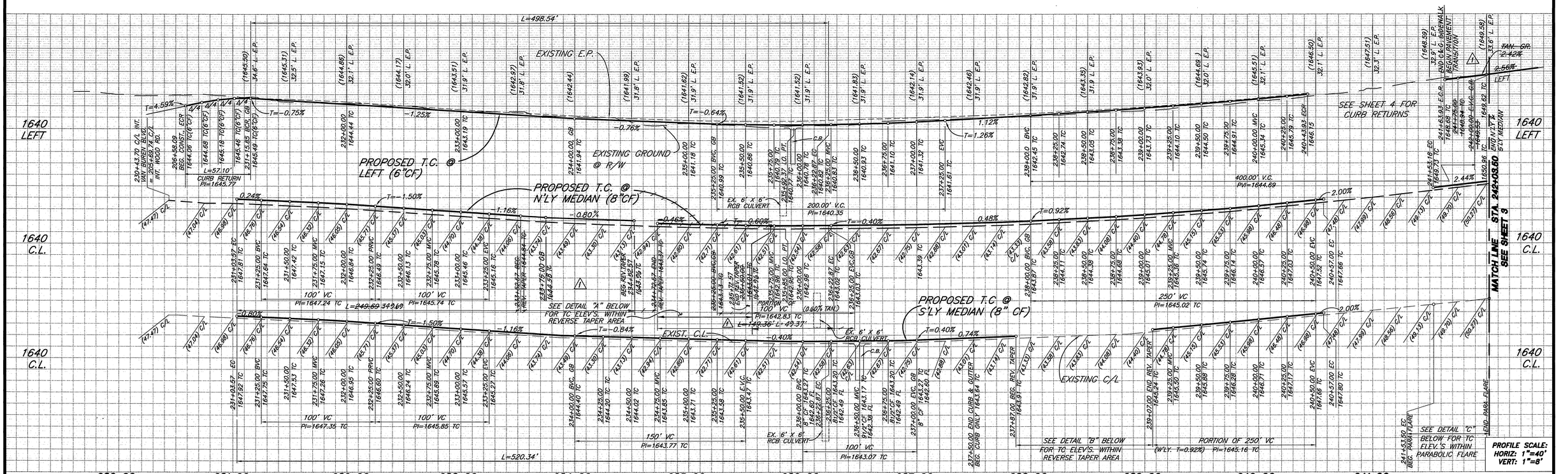
STREET IMPROVEMENT PLANS
TRACT 28863
OFF-SITE VAN BUREN BLVD.
INDEX SHEET

HORIZ. SCALE: AS SHOWN VERT. SCALE: -

ACCOUNT NO. 31414
R-3555
SHEET 1 OF 6

INDEXED 5-5-2000 4H

PC - 4154 - S
Plotted: 03/31/00 14:18:11 : N:\31414.000\dwg\Plot0093.dwg



NOTE:
STATIONING ON VAN BUREN IS PER PLAN R-2971

WOOD ROAD
SEE STREET IMPROVEMENTS TR. 28866-3 R-3538

DATA

	DELTA	RADIUS	LEN./DIST.	TANGENT
A	93°28'22"	35.00'	57.10'	37.19'
B	90°00'04"	35.00'	54.98'	35.00'
C	89°59'56"	35.00'	54.98'	35.00'
D	142°42'15"	1.00'	2.49'	2.96'
E	0°56'41" 02°51'30"	2994.00' 499.37'	549.36' 22.68' 574.69'	
F	180°00'00"	1.00'	3.14'	–
G	09°55'04"	3006.00'	520.34'	260.82'
H	6°40'11" 04°45'45"	3004.00' 349.00'	249.69' 175.04' 424.92'	
J	180°00'00"	1.00'	3.14'	–
K	09°40'58"	2950.00'	498.54'	249.87'
L	11°03'41"	3000.00'	579.17'	290.49'

*FROM C/L INT TO EC ONLY

DETAIL "A"

DETAIL "B"

DETAIL "C"

CITY BUSINESS TAX CERTIFICATION NO. 033595 EXP. DATE 4/2/00

VAN BUREN BLVD

BOUNTIFUL STREET
SEE STREET IMPROVEMENTS TR. 28866-3 R-3538
SEE SHEET 4 FOR CURB RETURNS

TRACT 19858
NOTE: THIS RAMP TO BE CONST. IN CONJUCTION WITH TRAFFIC SIGNAL. TRAFFIC SIGNAL CONST. PER PHASE II

8" MEDIAN CURB
120' REVERSE TAPER
EX. 10" SEWER PER PLAN S-1430A
SCALE IN FEET
SEE SHEET 5 FOR NEW STORM DRAIN CONSTRUCTION
SEE SHEET 5 FOR STORM DRAIN PROFILE
PROP. 16" WATER PER WMWD
EX. 8" SEWER PER PLAN S-1685
EXIST. AC BERM
EXIST. E.P.
EXIST R/W
EX. 8" SEWER PER PLAN S-1430A
N'LY. MEDIAN
S'LY. MEDIAN
EX. C & G PER R-2820
12" PVC @1.70%
N76°53'43"E
SEE SHEET 3 FOR STORM DRAIN PROFILE
STA. 230+49.70 VAN BUREN BLVD; STA. 205+68.74 WOOD RD.
MATCH LINE 242+03.60 SEE SHEET NO. 3
DC-41A4-C

CONSTRUCTION NOTES

1. CONST.6" A.C. OVER 12" C.A.B. PER SR.#1379;R-VALUE= 43
2. CONSTRUCT BARRICADE PER CITY STD. 180
3. CONSTRUCT 6" CF CURB AND GUTTER PER CITY STD. 200, TYPE I
4. CONSTRUCT 8" CURB PER CITY STD. 200, TYPE II
5. CONSTRUCT 8" CF CURB AND GUTTER PER CITY STD. 200, TYPE I
6. CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I
7. CONSTRUCT CURB SIDEWALK PER CITY STD. 325
8. SAWCUT EX. AC PAVEMENT 1' FROM EP FOR A CLEAN JOIN
9. INSTALL ST. TREES PER PARK AND RECREATION SPECIFICATIONS
10. CONSTRUCT AC OVERLAY
11. CONSTRUCT PARABOLIC FLARE PER CITY STD. NO. 123
12. CONSTRUCT REVERSE TAPER PER CITY STD. NO. 122
13. SAWCUT EXIST. PAVEMENT
15. CONSTRUCT 2"X6" REDWOOD HEADER
16. PAINT NOSE OF MEDIAN A REFLECTIVE YELLOW AS APPROVED BY CITY TRAFFIC DIVISION (SEE PLAN XL-436) ⚠1
17. COLD PLANE, CLEAN & SEAL 2' EDGE OF EXIST. PAV'T.
18. CONSTRUCT 6" PVC SCHEDULE 40 PIPE SLEEVE
19. CONSTRUCT 4" PVC SCHEDULE 40 PIPE SLEEVE
20. REMOVE EX. A.C. PAVEMENT
21. REMOVE EX. CONCRETE HEADWALL (SEE STORM DRAIN PLAN)
22. REMOVE EX. A.C. BERM
23. SALVAGE EX. GUARDRAIL & RETURN TO CITY YARD
24. REMOVE EX. FENCE
25. REMOVE EX. AC/ALUMINUM SIDE DOWN DRAIN
26. REMOVE EX. AC DOWN DRAIN
27. REMOVE EX. TRAFFIC SIGNAL PULL BOX, ETC. PER CO. OF RIV. TRAFFIC SIGNAL PLAN # 917P
28. RELOCATE EX. POWER POLE AND GUY WIRES (BY OTHERS)
29. ADJUST WATER VALVE TO GRADE
30. RELOCATE EX. TELEMETRY PEDESTAL AND GUARD POSTS (BY WMWD FORCES AT DEVELOPERS EXPENCE)
31. RELOCATE EX. WATER AIR RELEASE VALVE (BY WMWD FORCES FORCES AT DEVELOPERS EXPENCE)
32. ADJUSTMENT OF EXIST SEWER MANHOLE PER DETAIL SHT. NO. 4
33. CONSTRUCT 24" X 24" GRATED INLET BY BROOKS PRODUCTS (NDS 1230) OR APPROVED EQUAL
34. CONSTRUCT 12" PVC SOLID WALL SDR35 PIPE
35. CONSTRUCT DRIVEWAY APPROACH PER CITY STD. 302 (A=15', B=33')
36. SAWCUT EX. CURB, REMOVE EX. SIDEWALK AND CONSTRUCT WHEELCHAIR RAMP PER CITY STD. NO. 304, TYPE I
37. CONSTRUCT PIPE SWING GATE PER DETAIL SHT. NO. 4
38. CONSTRUCT R10 (RT) SIGN PER CALTRANS TRAFFIC MANUAL
39. CONST.TYPE I ASPHALT CONC.BERM PER CITY STD 250
40. INSTALL SURFACE MOUNTED TYPE F1 FLEXIBLE POST ON TOP OF A.C. BERM

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
APPROVED BY — DATE 4-7-00

CALL BEFORE YOU DIG
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 VB8-64 AT S.W. COR. OF PLUMMER RD. AND VAN BUREN BLVD. 259.0 FT. SO. OF VAN BUREN BLVD. 205.0 FT. W. OF PLUMMER RD., ON THE TOP OF A 4.0 FT. x 10.0 FT. GRANITE BOULDER A BRASS DISK FLUSH AND MARKED.

ELEV. 1638.123

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

The Keith Companies Inland Empire Division TKC
22930 Clarton Ave., Ste. 300, Moreno Valley, CA 92553 (909) 653-0224

APPROVED BY: [signature] DATE: 4/18/00
JOSEPH A. McGEE III R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02

MARK	REVISIONS:	APPR.	DATE
⚠1	PHASED CONST. & REVISED L-TURN POCKET	DBH	3/30/01

DESIGNED BY DBH DRAWN BY DAH CHECKED BY DBH

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY	DATE	BY
PRINCIPAL ENGINEER			
PARK DEPARTMENT		5/16/00	
TRAFFIC DIVISION		5/31/00	
P.W. ENGR. MANAGER		5/31/00	
STREET SERVICES		4/7/00	

R. McGrath
PUBLIC WORKS DIRECTOR
DATE 5-3-2000

STREET IMPROVEMENT PLANS
TRACT 28863
OFF-SITE VAN BUREN BLVD
PHASE I ⚠1

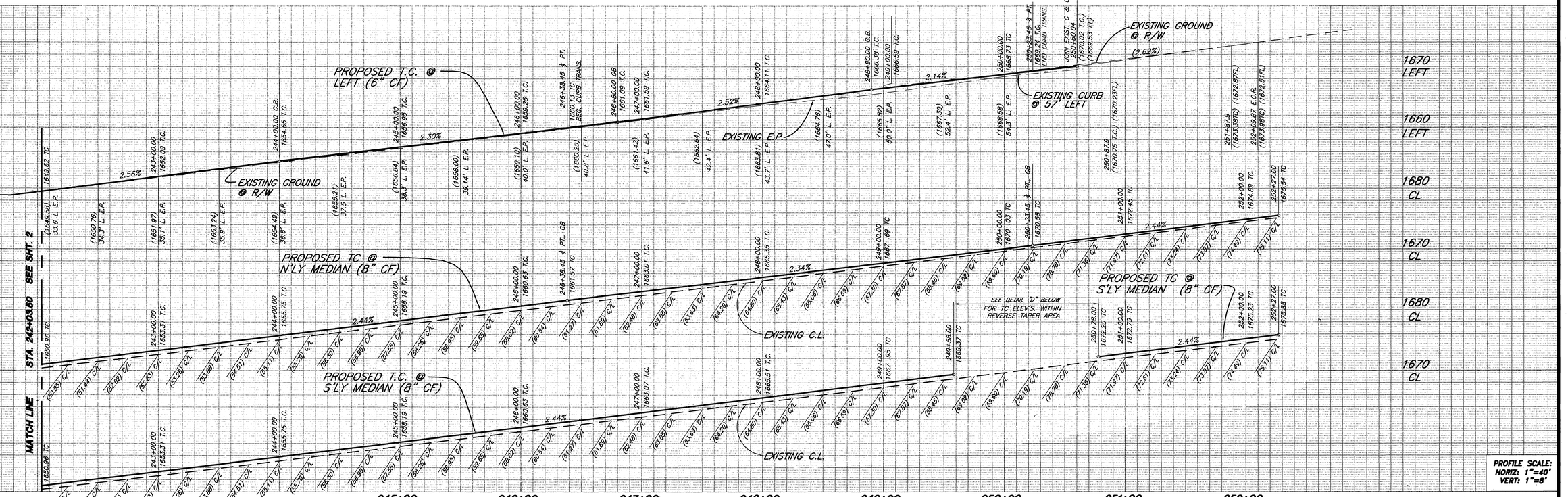
HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 8'

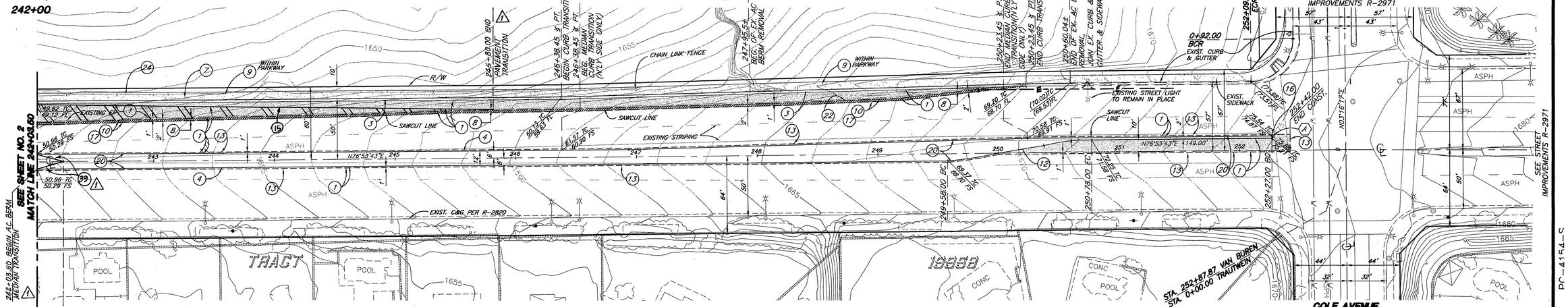
ACCOUNT NO. 31414

R-3555
SHEET 2 OF 6

Plotted: 03/31/00 14:12:26 - N:\31414.000\dwg\Pro0092.dwg

INDEXED 5-5-2000 GH



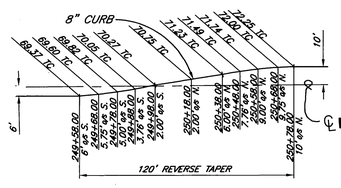


VAN BUREN BLVD.

CONSTRUCTION NOTES:

1. CONSTRUCT 6" A.C. OVER 12" C.A.B. PER SR#1379; R-VALUE= 43
3. CONSTRUCT 6" CF CURB AND GUTTER PER CITY STD. 200, TYPE I
4. CONSTRUCT 8" CURB PER CITY STD. 200, TYPE II
7. CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
8. SAW-CUT EX. A.C. PAV'T. 1' FROM EP. FOR A CLEAN JOIN
9. INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS
10. CONSTRUCT A.C. OVERLAY
12. CONSTRUCT REVERSE TAPER PER CITY STD. DWG. NO. 122
13. SAWCUT EXIST. PAVEMENT
16. PAINT NOSE OF MEDIAN A REFLECTIVE YELLOW, AS APPROVED BY CITY TRAFFIC DIVISION
17. COLD PLANE, CLEAN & SEAL 2' EDGE OF EXIST. PAV'T.
20. REMOVE EX. A.C. PAVEMENT
22. REMOVE EX. A.C. BERM
24. REMOVE EX. FENCE
39. CONSTRUCT TYPE I ASPHALT CONCRETE BERM PER CITY STD. 250
15. CONSTRUCT 2"x 8" REDWOOD HEADER

40' 0 40' 80' 120'
SCALE IN FEET



DETAIL "D"

NOTE:
STATIONING ON VAN BUREN IS PER PLAN R-2971

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
⬡	180°00'00"	1.0'	3.14'	–
4				

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
APPROVED BY 4-7-00 DATE

CITY BUSINESS TAX CERTIFICATION NO. 033595 EXP. DATE 4/2/00

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 VB8-64 AT S.W. COR. OF PLUMMER RD. AND VAN BUREN BLVD. 259.0 FT. SO. OF VAN BUREN BLVD. 205.0 FT. W. OF PLUMMER RD., ON THE TOP OF A 4.0 FT. x 10.0 FT. GRANITE BOULDER A BRASS DISK FLUSH AND MARKED.
ELEV. 1638.123

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

The Keith Companies Inland Empire Division TKC
3880 Cocha Ave., Ste. 300, Moreno Valley, CA 92553 (909) 653-0334

APPROVED BY: Joseph A. McGee DATE: 4/18/00
JOSEPH A. McGEE III R.C.E. NO. 28089 REGISTRATION EXPIRES 03-31-02

MARK	REVISIONS:	APPR.	DATE
1	PHASED CONSTRUCTION	TJB	3/31/01

DESIGNED BY DBH DRAWN BY DAH CHECKED BY DBH

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY	DATE	BY
PRINCIPAL ENGINEER			
PARK DEPARTMENT		4/19/00	RE
TRAFFIC DIVISION		5/2/00	
P.W. ENGR. MANAGER		5/2/00	TJB
STREET SERVICES		4/7/00	

R. McGrath
PUBLIC WORKS DIRECTOR
DATE 5-3-2000

STREET IMPROVEMENT PLANS
TRACT 28863
OFF-SITE VAN BUREN BLVD
PHASE I 1

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

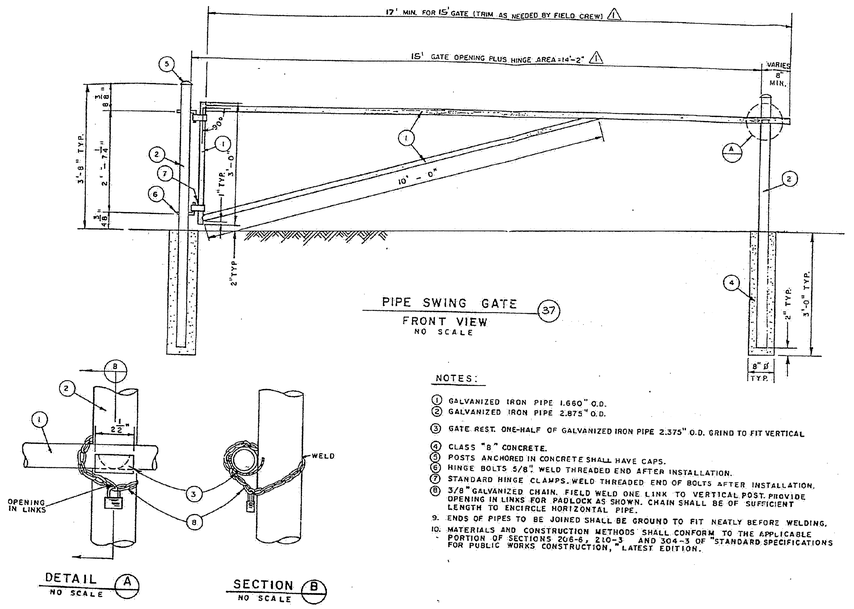
ACCOUNT NO. 31414

R-3555
SHEET 3 OF 6

INDEXED 5-5-2000 GH

Plotted: 05/31/00 11:45:29 - K:\31414.000\dwg\PlotD093.dwg

DR-4154-S



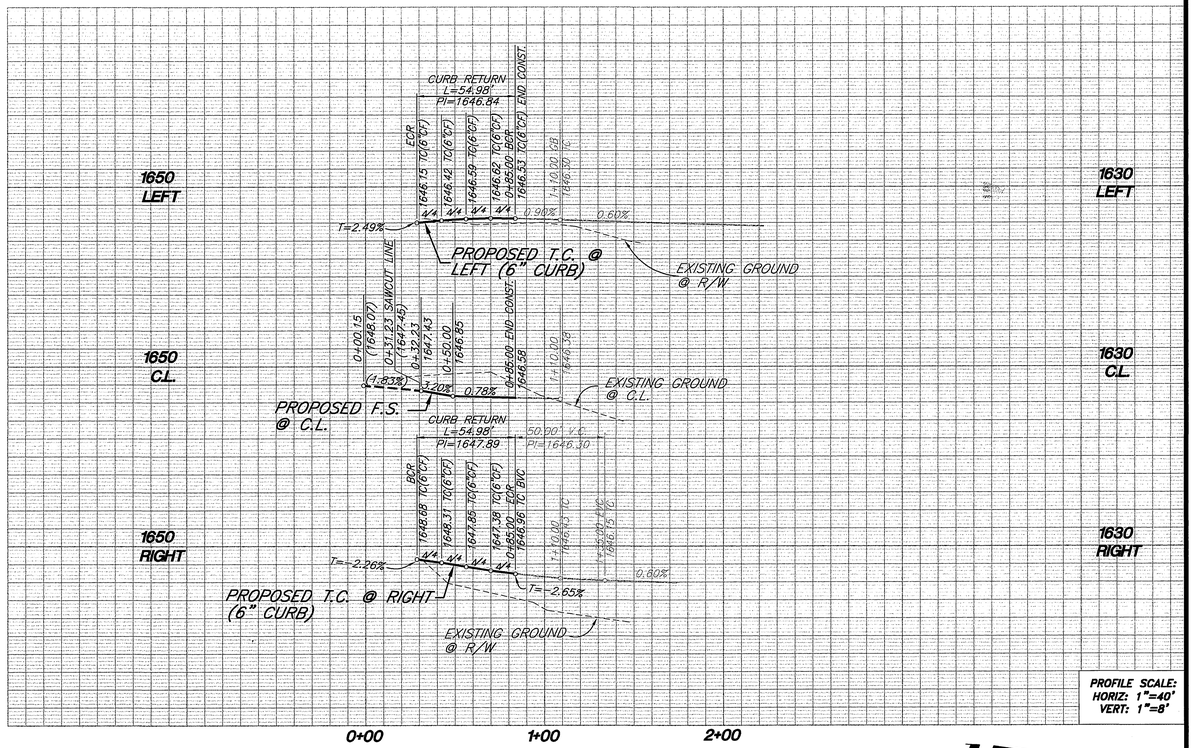
PIPE SWING GATE (37)
FRONT VIEW
NO SCALE

DETAIL (A)
NO SCALE

SECTION (B)
NO SCALE

NOTES:

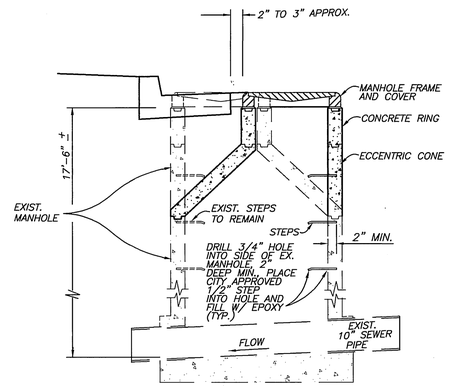
1. (1) GALVANIZED IRON PIPE 1.660" O.D.
   (2) GALVANIZED IRON PIPE 2.875" O.D.
2. (3) GATE REST. ONE-HALF OF GALVANIZED IRON PIPE 2.375" O.D. GRIND TO FIT VERTICAL
3. (4) CLASS "B" CONCRETE.
4. (5) POSTS ANCHORED IN CONCRETE SHALL HAVE CAPS.
5. (6) HINGE BOLTS 5/8" WELD THREADED END AFTER INSTALLATION.
6. (7) STANDARD HINGE CLAMPS. WELD THREADED END OF BOLTS AFTER INSTALLATION.
7. (8) 3/8" GALVANIZED CHAIN. FIELD WELD ONE LINK TO VERTICAL POST. PROVIDE OPENING IN LINKS FOR PADLOCK AS SHOWN. CHAIN SHALL BE OF SUFFICIENT LENGTH TO ENCIRCLE HORIZONTAL PIPE.
8. ENDS OF PIPES TO BE JOINED SHALL BE GROUND TO FIT NEATLY BEFORE WELDING.
9. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE APPLICABLE PORTION OF SECTIONS 206-6, 210-3 AND 304-3 OF "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," LATEST EDITION.



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

DATA

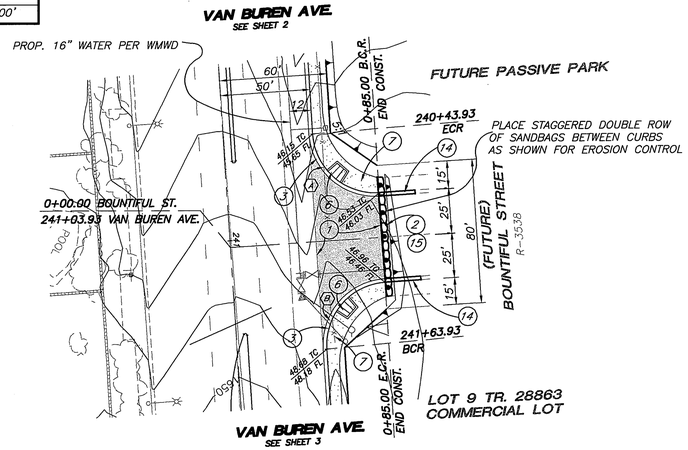
	DELTA	RADIUS	LENGTH	TANGENT
(A)	90°00'04"	35.00'	54.98'	35.00'
(B)	89°59'56"	35.00'	54.98'	35.00'



NOTE:

1. SALVAGE (AS POSSIBLE)
   A. EXISTING MANHOLE FRAME AND COVER
   B. EXISTING ECCENTRIC CONE WITH EXISTING 2" STEP.
   C. EXISTING CONCRETE RING
2. ROTATE EXISTING ECCENTRIC CONE 180° OR UNTIL MANHOLE IN OVER INLET.
3. CONSTRUCTION OF MANHOLE FRAME AND COVER, CONCRETE RINGS, ECCENTRIC CONE, STEPS AND ADJUSTMENT TO GRADE TO BE PER CITY STANDARD DRAWING NO 500.

(32) ADJUSTMENT OF EXIST. SEWER MANHOLE
N.T.S.



40' 0 40' 80' 120'
SCALE IN FEET

BOUNTIFUL STREET

CONSTRUCTION NOTES

(1) CONSTRUCT 6" AC OVER 12" CAB PER SR# 1379, R-VALVE=43
(2) CONSTRUCT BARRICADE PER CITY STD. NO. 180
(3) CONSTRUCT 6" CF CURB AND GUTTER PER CITY STD. 200 TYPE 1
(6) CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE 1
(7) CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
(14) CONSTRUCT 20' LONG X 2' WIDE X 2 -1/2" THICK, AC DRAINAGE APRON
(15) CONSTRUCT 2" X 6" REDWOOD HEADER

CITY BUSINESS TAX CERTIFICATION NO. 033595 EXP. DATE 4/2/00

CALL BEFORE YOU DIG — 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 VB8-64 AT S.W. COR. OF PLUMMER RD. AND VAN BUREN BLVD. 259.0 FT. SO. OF VAN BUREN BLVD. 205.0 FT. W. OF PLUMMER RD., ON THE TOP OF A 4.0 FT. x 10.0 FT. GRANITE BOULDER A BRASS DISK FLUSH AND MARKED.

ELEV. 1638.123

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

The Keith Companies — Inland Empire Division — TKC
22690 Cactus Ave., Ste. 200, Moreno Valley, CA 92553 (909) 653-0234

APPROVED BY: Joseph A. McGee
DATE: 4/18/00
JOSEPH A. McGEE III R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02

MARK	REVISIONS:	APPR.	DATE

DESIGNED BY DBH DRAWN BY DAH CHECKED BY DBH

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY
APPROVED BY		
PRINCIPAL ENGINEER		
PARK DEPARTMENT	4/19/00	RC
TRAFFIC DIVISION	5/3/00	
P.W. ENGR. MANAGER	5/2/00	JM
STREET SERVICES	4/7/00	Jon

R. McGrath
PUBLIC WORKS DIRECTOR
DATE 5-3-2000

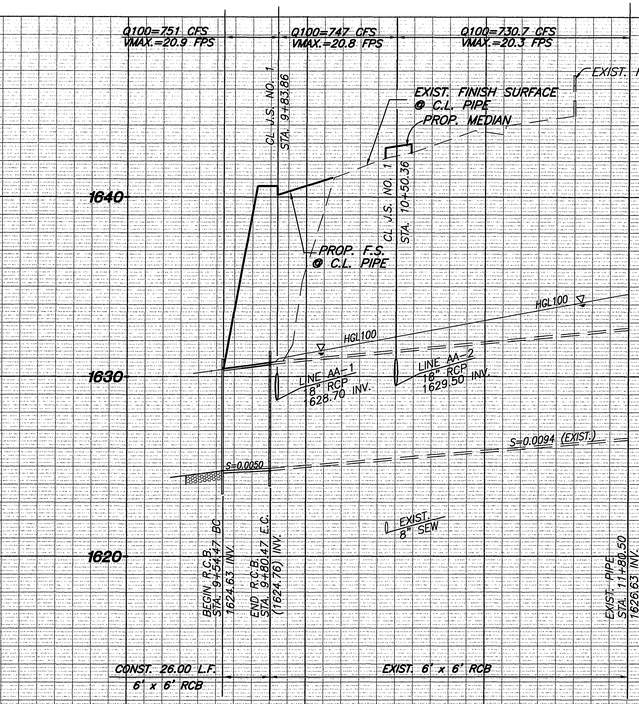
STREET IMPROVEMENT PLANS
TRACT 28863
BOUNTIFUL STREET
STA. 0+00.00 TO STA. 0+85.00
HORIZ. SCALE: 1=40' VERT. SCALE: 1"=8'

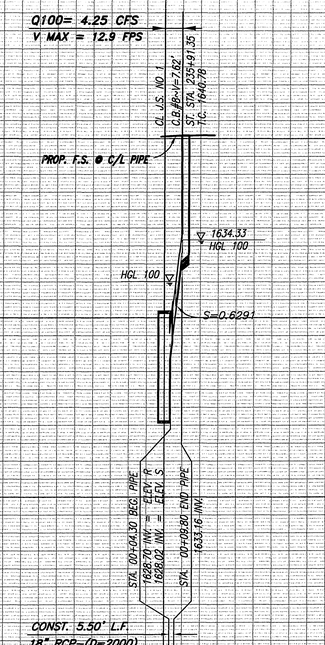
ACCOUNT NO. 31414
R-3555
SHEET 4 OF 6

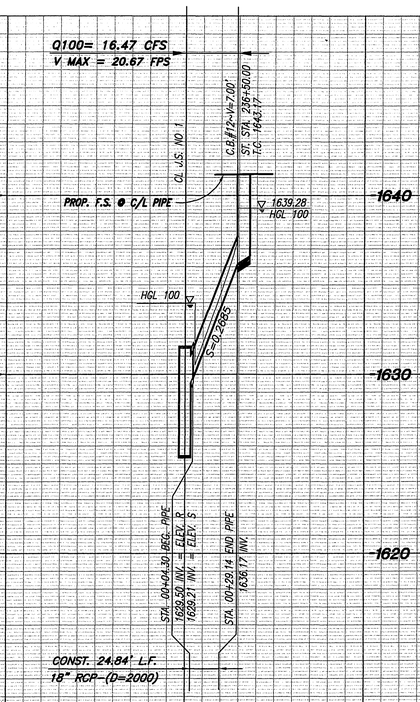
INDEXED 5-5-2000 GH

PC - 4154 - S

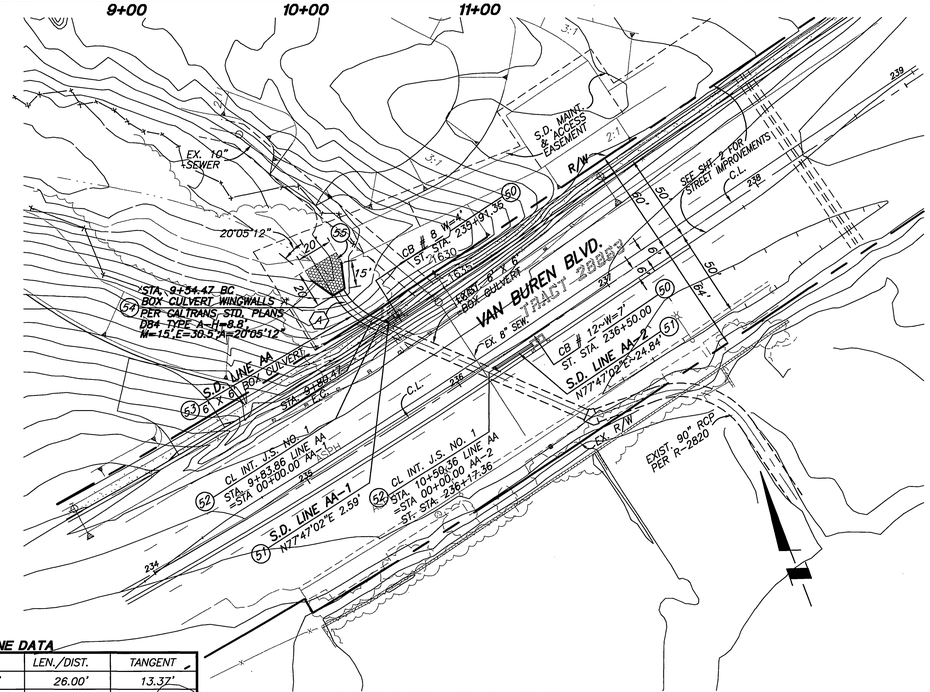
Plotted: 05/31/00 14:20:30 - R:\31414.000\dwg\Pst0086.dwg

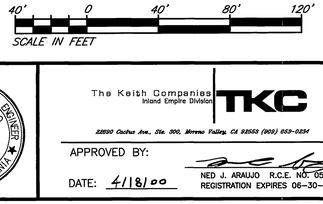




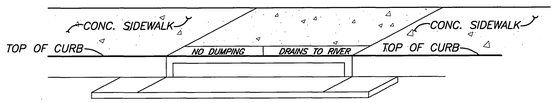


PROFILE SCALE:
HORIZ. 1"=40'
VERT. 1"=4'





LINE "AA"



CATCH BASIN STENCILING DETAIL

N.T.S.

(A) STENCILS TO HAVE 2" LETTERS AS FOLLOWS :
NO DUMPING
DRAINS TO RIVER

(B) PLACE BOTH STENCILS CENTERED WITHIN THE CATCHBASIN OPENING AND WITHIN THE TOP OF CURB.

(C) SPRAY BOTH STENCILS WITH WHITE PAINT.

(D) REMOVE STENCILS WHEN PAINT IS DRY.

CONSTRUCTION NOTES:

(50) CONSTRUCT CATCH BASIN PER CITY STD. 405 W & V AS NOTED
(51) CONSTRUCT 18" RCP
(52) CONSTRUCT JUNCTION STRUCTURE NO. 1 PER R.C.F.C. & W.C.D. SHEET 6
(53) CONSTRUCT 6' X 6' SINGLE BOX CULVERT PER CALTRANS STD. PLAN NO. D80 SHEET 6
(54) CONSTRUCT BOX CULVERT WINGWALLS TYPE A PER CALTRANS STD. PLAN NO. D84 SHEET 6
(55) INSTALL GROUTED RIPRAP (D50=1 TON , 5'-" THICK)

CURVE/LINE DATA

⬡	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(4)	33°06'15"	45.00'	26.00'	13.37'

CITY OF RIVERSIDE JUNCTION STRUCTURE DATA TABLE

PLAN NO.	MAIN LINE	LATERAL LEFT NAME	A	B	C	LATERAL RIGHT NAME	A	B	C	D_1	D_2
J.S. NO. 1	LINE "AA"	LINE AA-1	56"	18"	4.7'					6'X6' BOX	6'X6' BOX
J.S. NO. 1	LINE "AA"	LINE AA-2	56"	18"	4.7'					6'X6' BOX	6'X6' BOX

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
APPROVED BY — DATE 4-7-00

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 'VBB-64 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD. 259.0 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. 1638.14

REGISTERED PROFESSIONAL ENGINEER
NED J. ARAUJO
No. 057835
Exp. 6/30/02
CIVIL
STATE OF CALIFORNIA

The Keith Companies
Inland Empire Division
TKC
22930 Cactus Ave., Ste. 200, Moreno Valley, CA 92553 (909) 653-0834

APPROVED BY:
DATE: 4/18/00
NED J. ARAUJO R.C.E. NO. 057835
REGISTRATION EXPIRES 06-30-02

MARK	REVISIONS:	APPR.	DATE

DESIGNED BY SN DRAWN BY MV CHECKED BY SN

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
P.W. ENGR. MANAGER	5/30/00	
STREET SERVICES	4/7/00	

PUBLIC WORKS DIRECTOR
DATE 6-3-2000

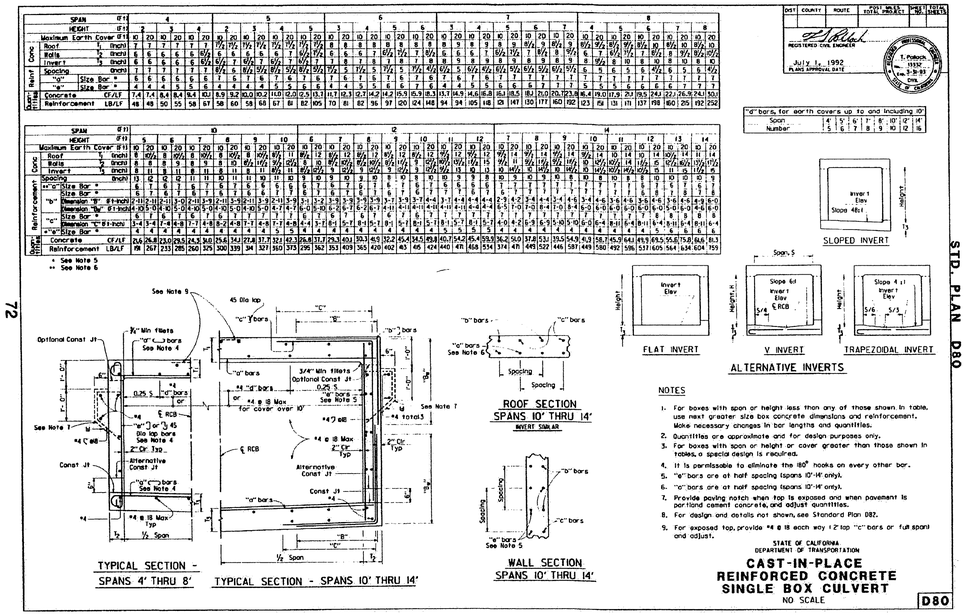
STORM DRAIN IMPROVEMENT PLANS
TRACT 28863
OFF-SITE VAN BUREN BLVD.
LINE AA, LINE AA-1, AND LINE AA-2

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

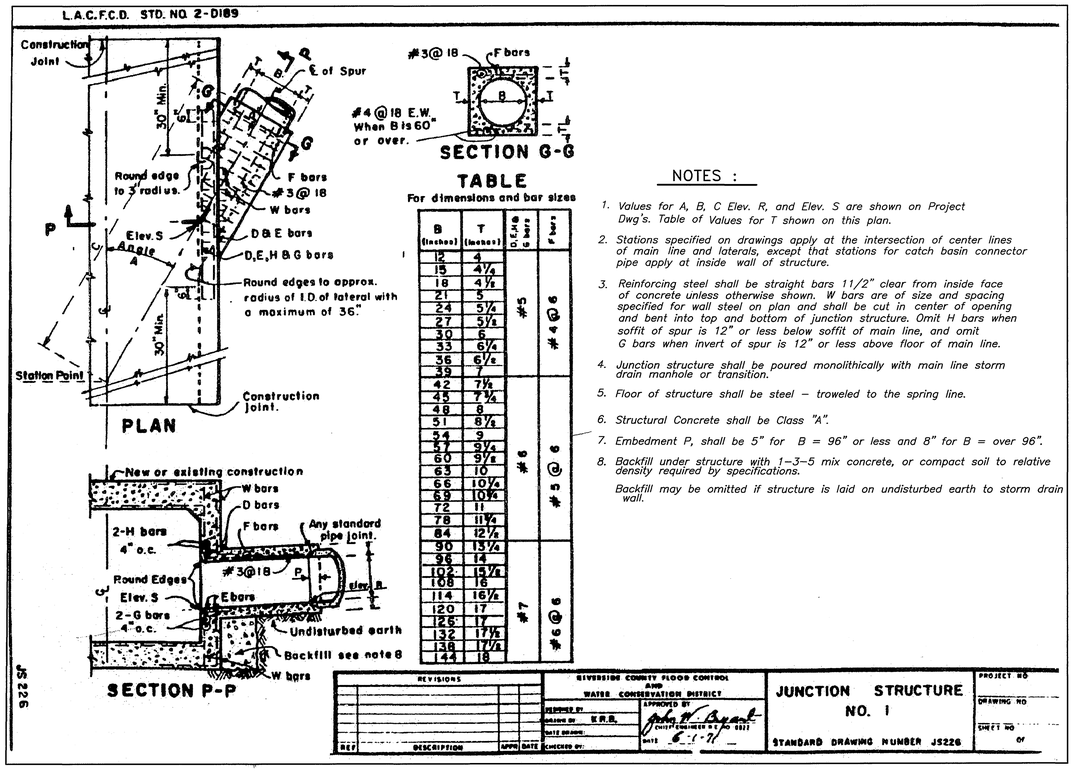
ACCOUNT NO. 31414.000
R-3555
SHEET 5 OF 6

INDEXED 5-5-2000 GH

Plotted: 03/17/00 10:13:34 - N:\31414.000\dwg\storm_drain\LINE-A\Prod-28863-van_buren.dwg

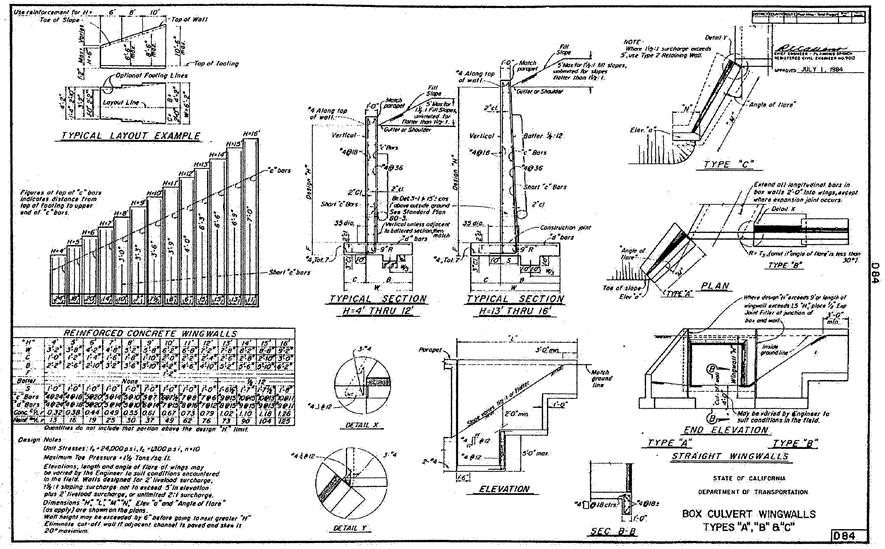


CAST–IN–PLACE REINFORCED CONCRETE SINGLE BOX CULVERT D80



B (inches)	T (inches)	D, E & H G bars	F bars
12	4	#5	#4 @ 6
15	4½		
18	4½		
21	5		
24	5¼		
27	5½		
30	6		
33	6¼		
36	6½		
39	7	#6	#5 @ 6
42	7¼		
45	7½		
48	8		
51	8½		
54	9		
57	9¼		
60	9½		
63	10		
66	10¼		
69	10½		
72	11		
78	11¼		
84	12½		
90	13¼	#7	#6 @ 6
96	14		
102	15½		
108	16		
114	16½		
120	17		
126	17		
132	17½		
138	17½		
144	18		

CAST–IN–PLACE REINFORCED CONCRETE SINGLE BOX CULVERT D84



JUNCTION STRUCTURE NO. 1

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
APPROVED BY — DATE 4-7-00

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 VBB-64 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD. 259.0 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. 1638.14

REGISTERED PROFESSIONAL ENGINEER — NED J. ARAUJO — No. 057835 Exp. 6/30/02 — CIVIL — STATE OF CALIFORNIA

APPROVED BY:
DATE: 4/18/00
NED J. ARAUJO R.C.E. NO. 057835
REGISTRATION EXPIRES 06-30-02

DESIGNED BY SN DRAWN BY MV CHECKED BY SN

MARK	REVISIONS:	APPR.	DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY
APPROVED BY		
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
P.W. ENGR. MANAGER	5/3/00	
STREET SERVICES	4/7/0	

R. McGrath
PUBLIC WORKS DIRECTOR
DATE 5-3-2000

STORM DRAIN IMPROVEMENT PLANS
TRACT 28863
OFF-SITE VAN BUREN BLVD.
DETAILS

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

ACCOUNT NO. 31414.000
R-3555
SHEET 6 OF 6

INDEXED 5-5-2000 GH

Plotted: 03/31/00 15:10:15 - N:\31414.000\dwg\storm_drain\LINE-A\Prof-28863-DETAIL.dwg

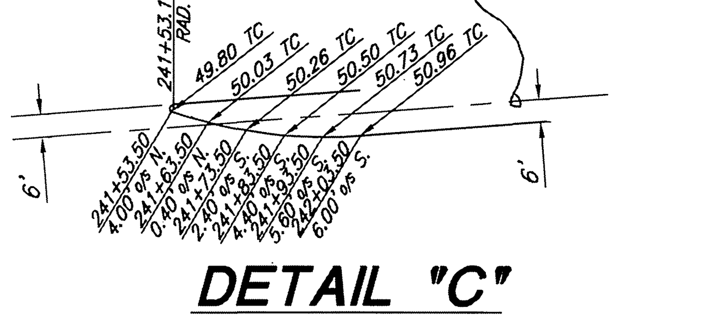
PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=8'

NOTE:
STATIONING ON VAN BUREN IS PER PLAN R-2971

DATA

	DELTA	RADIUS	LEN./DIST.	TANGENT
A	93°28'22"	35.00'	57.10'	37.19'
B	90°00'04"	35.00'	54.98'	35.00'
C	89°59'56"	35.00'	54.98'	35.00'
D	142°42'15"	1.00'	2.49'	2.96'
E	02°51'30"	2994.00'	149.36'	74.69'
F	180°00'00"	1.00'	3.14'	–
G	09°55'04"	3006.00'	520.34'	260.82'
H	04°45'45"	3004.00'	249.69'	124.92'
J	180°00'00"	1.00'	3.14'	–
K	09°40'58"	2950.00'	498.54'	249.87'
L*	11°03'41"	3000.00'	579.17'	290.49'

*FROM C/L INT TO EC ONLY



NOTE: THIS RAMP TO BE CONST. IN CONJUCTION WITH TRAF. SIGNAL. TRAFFIC SIGNAL CONST. PER PHASE II

CONSTRUCTION NOTES

1. CONST. 6" A.C. OVER 12" C.A.B. PER SR.#1379; R-VALUE= 43
2. CONSTRUCT BARRICADE PER CITY STD. 180
3. CONSTRUCT 6" CF CURB AND GUTTER PER CITY STD. 200, TYPE I
4. CONSTRUCT 8" CURB PER CITY STD. 200, TYPE II
5. CONSTRUCT 8" CF CURB AND GUTTER PER CITY STD. 200, TYPE I
6. CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I
7. CONSTRUCT CURB SIDEWALK PER CITY STD. 325
8. SAWCUT EX. AC PAVEMENT 1' FROM EP FOR A CLEAN JOIN
9. INSTALL ST. TREES PER PARK AND RECREATION SPECIFICATIONS
10. CONSTRUCT AC OVERLAY
11. CONSTRUCT PARABOLIC FLARE PER CITY STD. NO. 123
12. CONSTRUCT REVERSE TAPER PER CITY STD. NO. 122
13. SAWCUT EXIST. PAVEMENT
15. CONSTRUCT 2"X8" REDWOOD HEADER
16. PAINT NOSE OF MEDIAN A REFLECTIVE YELLOW, AS APPROVED BY CITY TRAFFIC DIVISION
17. COLD PLANE, CLEAN & SEAL 2' EDGE OF EXIST. PAV'T.
18. CONSTRUCT 6" PVC SCHEDULE 40 PIPE SLEEVE
19. CONSTRUCT 4" PVC SCHEDULE 40 PIPE SLEEVE
20. REMOVE EX. A.C. PAVEMENT
21. REMOVE EX. CONCRETE HEADWALL (SEE STORM DRAIN PLAN)
22. REMOVE EX. A.C. BERM
23. SALVAGE EX. GUARDRAIL & RETURN TO CITY YARD
24. REMOVE EX. FENCE
25. REMOVE EX. AC/ALUMINUM SIDE DOWN DRAIN
26. REMOVE EX. AC DOWN DRAIN
27. REMOVE EX. TRAFFIC SIGNAL PULL BOX, ETC. PER CO. OF RIV. TRAFFIC SIGNAL PLAN # 917P
28. RELOCATE EX. POWER POLE AND GUY WIRES (BY OTHERS)
29. ADJUST WATER VALVE TO GRADE
30. RELOCATE EX. TELEMETRY PEDESTAL AND GUARD POSTS (BY WMWD FORCES AT DEVELOPERS EXPENCE)
31. RELOCATE EX. WATER AIR RELEASE VALVE (BY WMWD FORCES AT DEVELOPERS EXPENCE)
32. ADJUSTMENT OF EXIST SEWER MANHOLE PER DETAIL SHT. NO. 4
33. CONSTRUCT 24" X 24" GRATED INLET BY BROOKS PRODUCTS (NDS 1230) OR APPROVED EQUAL
34. CONSTRUCT 12" PVC SOLID WALL SDR35 PIPE
35. CONSTRUCT DRIVEWAY APPROACH PER CITY STD. 302 (A=15', B=33')
36. SAWCUT EX. CURB, REMOVE EX. SIDEWALK AND CONSTRUCT WHEELCHAIR RAMP PER CITY STD. NO. 304, TYPE I
37. CONSTRUCT PIPE SWING GATE PER DETAIL SHT. NO. 4
38. CONSTRUCT R10 (RT) SIGN PER CALTRANS TRAFFIC MANUAL

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
John L Seery — APPROVED BY — 4-7-00 DATE

CITY BUSINESS TAX CERTIFICATION NO. 033595 EXP. DATE 4/2/00

CALL BEFORE YOU DIG
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 VB8-64 AT S.W. COR. OF PLUMMER RD. AND VAN BUREN BLVD. 259.0 FT. SO. OF VAN BUREN BLVD. 205.0 FT. W. OF PLUMMER RD., ON THE TOP OF A 4.0 FT. x 10.0 FT. GRANITE BOULDER A BRASS DISK FLUSH AND MARKED.

ELEV. 1638.123

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

The Keith Companies Inland Empire Division TKC
22690 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 653-0234

APPROVED BY: Joseph A. McGee
DATE: 4/18/00
JOSEPH A. McGEE III R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02

MARK	REVISIONS:	APPR.	DATE
1	PHASE CONSTRUCTION	FRED	3/22/01 DRB

DESIGNED BY DBH DRAWN BY DAH CHECKED BY DBH

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		
PARK DEPARTMENT	4/18/00	
TRAFFIC DIVISION	5/3/00	
P.W. ENGR. MANAGER	5/3/00	DRB
STREET SERVICES	4/7/0	

R. McGrath
PUBLIC WORKS DIRECTOR
DATE 5-3-2000

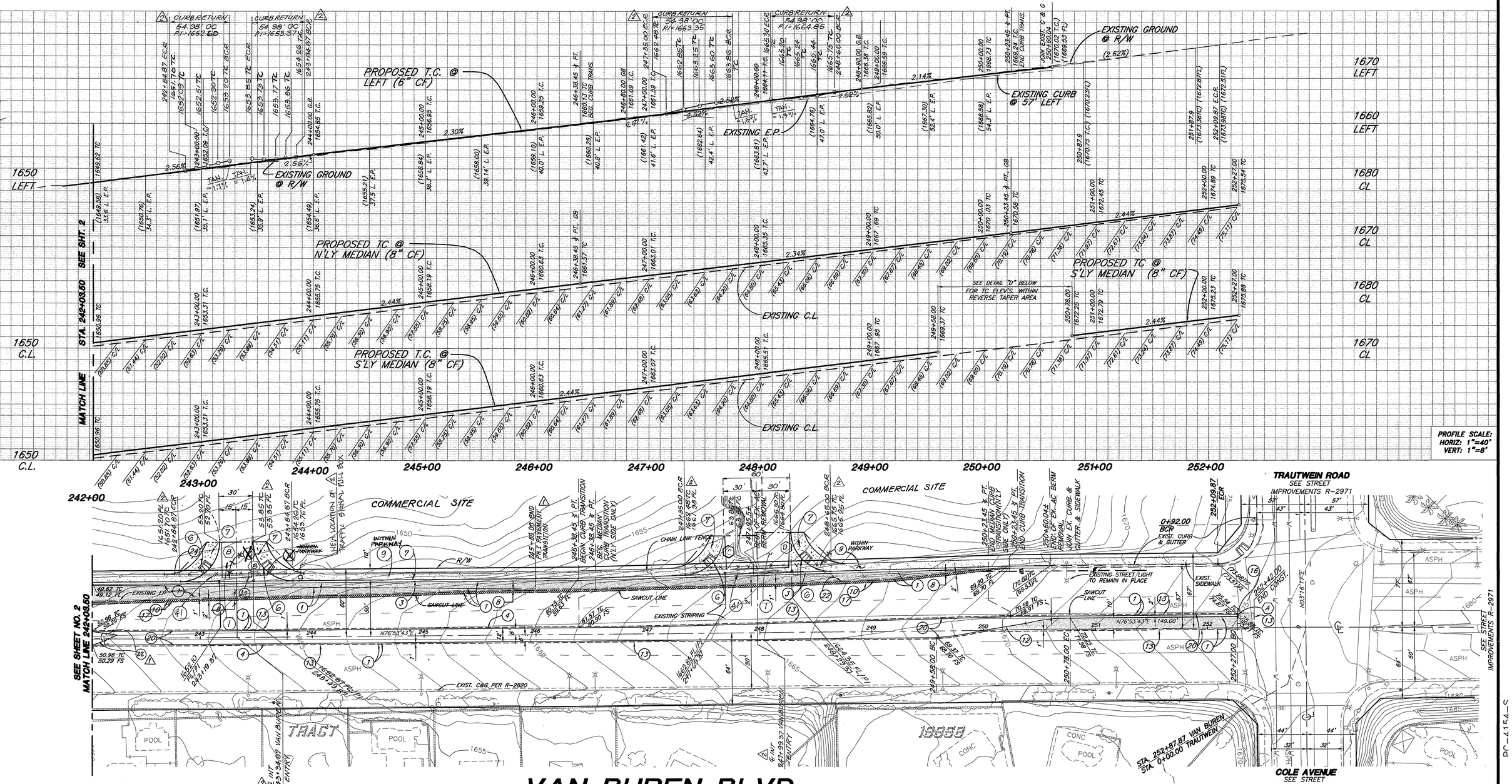
STREET IMPROVEMENT PLANS
TRACT 28863
OFF-SITE VAN BUREN BLVD
PHASE II 1

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

ACCOUNT NO. 31414
R-3555
SHEET 2A 1 OF 6

Plotted: 03/31/00 14:12:26 : N:\31414.000\dwg\Prst0092.dwg

INDEXED 5-5-2000 GH



CONSTRUCTION NOTES:

1. CONSTRUCT 6" A.C. OVER 12" C.A.B. PER SR#1379; R-VALUE= 43
2. CONSTRUCT WHEELCHAIR RAMP PER CITY STD.304, TYPE I
3. CONSTRUCT 6" CF CURB AND GUTTER PER CITY STD. 200, TYPE I
4. CONSTRUCT 8" CURB PER CITY STD. 200, TYPE II
5. CONSTRUCT CROSSGUTTER PER CITY STD 220 (6' WIDE)
6. CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
7. SAW-CUT EX. A.C. PAVT. 1' FROM EP. FOR A CLEAN JOIN
8. INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS
9. CONSTRUCT A.C. OVERLAY
10. CONSTRUCT REVERSE TAPER PER CITY STD. DWG. NO. 122
11. SAWCUT EXIST. PAVEMENT
12. RELOCATE EXIST. TRAFFIC SIGNAL PULL BOX & REWIRE AS NECESSARY
13. PAINT NOSE OF MEDIAN A REFLECTIVE YELLOW, AS APPROVED BY CITY TRAFFIC DIVISION
16. COLD PLANE, CLEAN & SEAL 2' EDGE OF EXIST. PAVT.
17. REMOVE EX. A.C. PAVEMENT
20. REMOVE EX. A.C. BERM
22. REMOVE EX. FENCE
24. REMOVE EX. FENCE

SCALE IN FEET: 40' 0 40' 80' 120

CITY BUSINESS TAX CERTIFICATION NO. 033595 EXP. DATE 4/2/00

REGISTERED PROFESSIONAL ENGINEER — TREVOR SCOTT DODSON — No. 42029 — EXP. 3-31-04 — CIVIL — STATE OF CALIFORNIA

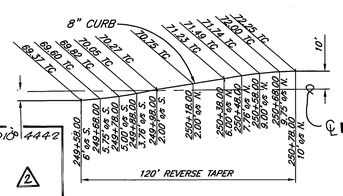
CITY BUSINESS TAX CERTIFICATION # 00108 4442 EXP. DATE 5/25/02

REVISION #2 BY

MDS CONSULTING
17320 REDHILL AVE, SUITE 350
IRVINE, CA 92614
(949) 251-8821

TREVOR S. DODSON RCE# 42029 DATE 3-29-02

VAN BUREN BLVD.



DETAIL "D"

* AS-BUILT PER ENGINEER 4-15-05 GH

NOTE: STATIONING ON VAN BUREN IS PER PLAN R-2971

C	88°44'03"	35.00'	54.20'	34.24'
D	88°50'45"	35.00' DATA	54.27'	34.30'
	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
4	180°00'00"	1.0'	3.14'	–
B	90°00'00"	35.00'	54.98'	35.00'

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
APPROVED BY — 4-7-00 DATE

Underground Service Alert — CALL BEFORE YOU DIG — 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 VB8-64 AT S.W. COR. OF PLUMMER RD. AND VAN BUREN BLVD. 259.0 FT. SO. OF VAN BUREN BLVD. 205.0 FT. W. OF PLUMMER RD., ON THE TOP OF A 4.0 FT. x 10.0 FT. GRANITE BOULDER A BRASS DISK FLUSH AND MARKED.

ELEV. 1638.123

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

The Keith Companies — Inland Empire Division — TKC
22820 Cactus Ave., Ste. 200, Moreno Valley, CA 92553 (909) 653-6224

APPROVED BY: JOSEPH A. McGEE III R.C.E. NO. 28089
DATE: 4/18/00 REGISTRATION EXPIRES 03-31-02

MARK	REVISIONS:	APPR.	DATE
2	ADDED ENTRIES	RVZ	4/10/02
1	PHASED CONSTRUCTION	TRS	3/27/01

DESIGNED BY DBH DRAWN BY DAH CHECKED BY DBH

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY	DATE	BY
	PRINCIPAL ENGINEER		
	PARK DEPARTMENT	4/18/00	RES
	TRAFFIC DIVISION	5/3/00	SB
	P.W. ENGR. MANAGER	5/26/00	TMR
	STREET SERVICES	4/7/00	DM

R. McGrath
PUBLIC WORKS DIRECTOR
DATE 6-3-2000

STREET IMPROVEMENT PLANS
TRACT 28863
OFF-SITE VAN BUREN BLVD
PHASE II 1

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

ACCOUNT NO. 31414

R-3555

SHEET 3A 1 OF 6

INDEXED 5-5-2000 GH

Plotted: 03/31/00 11:45:29 - N:\1141.020\dwg\Plot0093.dwg