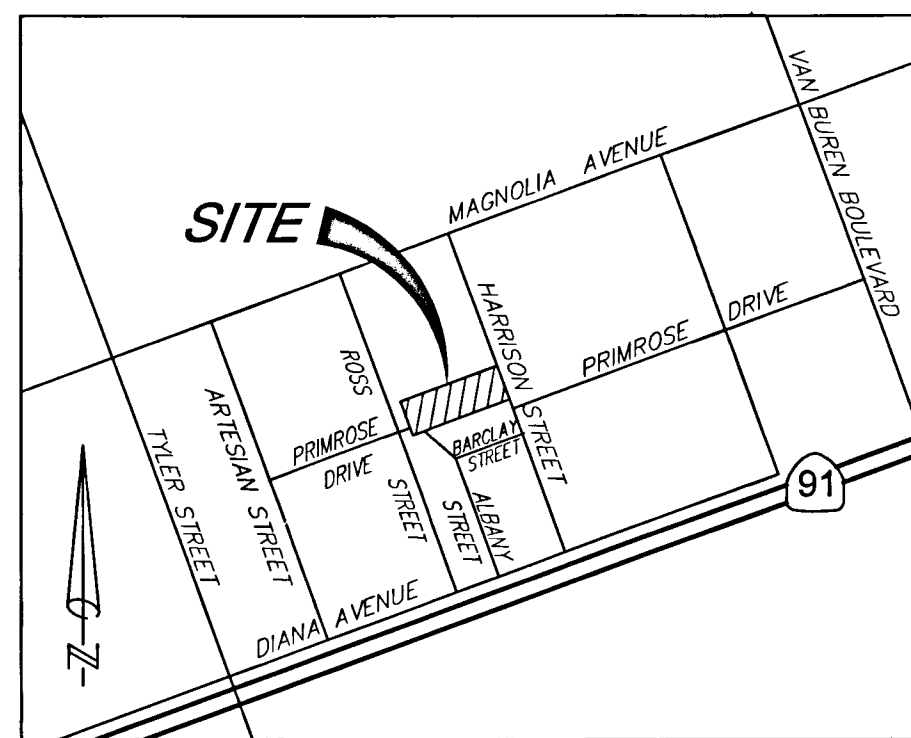


TRACT 33404 STREET IMPROVEMENT PLAN



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- 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.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE PAVEMENT SHALL BE TRIMMED IN A SMOOTH STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- SEE STREET LIGHTING PLANS FOR LOCATION AND QUANTITY OF REQUIRED STREET LIGHTS.
- 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.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- 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.
- 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.
- 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.
- ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/ CUT SHEETS.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR OPENING THE STREETS TO TRAFFIC.

NOTICE TO CONTRACTOR:

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION.

OWNER / APPLICANT

LA QUINTA DEVELOPMENT
320 GODDARD, STE. 150
IRVINE, CA. 92618
VOICE (949) 833-3145
FAX (949) 833-2217

ENGINEER

SDH & ASSOCIATES INC.
5225 CANYON CREST DRIVE
BLDG. 300 SUITE 357
RIVERSIDE, CA. 92507
PHONE (951) 788-2344
FAX (951) 788-2314

LEGEND

T.B. - TOP OF BERM
F.G. - FINISHED GRADE
F.L. - FLOW LINE
H.P. - HIGH POINT
EXIST. - EXISTING
P.E. - PAD ELEVATION
G.B. - GRADE BREAK
TRACT BOUNDARY
CENTERLINE
CURB AND GUTTER
EXISTING CONTOUR LINE
LOT LINE
SLOPE

PUBLIC UTILITIES:
WATER DIVISION

BY *M.W. R. W.* DATE 1/31/07

PUBLIC UTILITIES:
ELECTRIC DIVISION

BY *Brian G. Escate* DATE 1/31/07

CONSTRUCTION NOTES & QUANTITY ESTIMATES

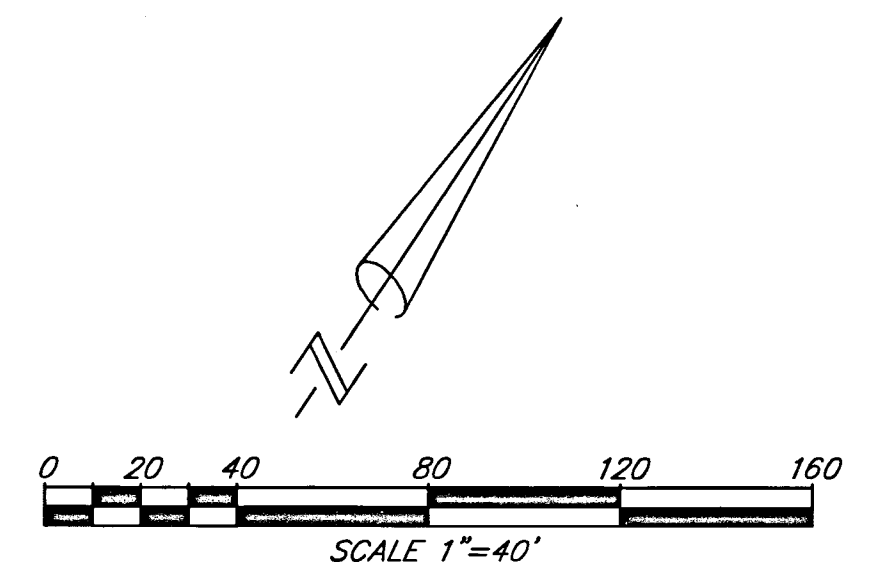
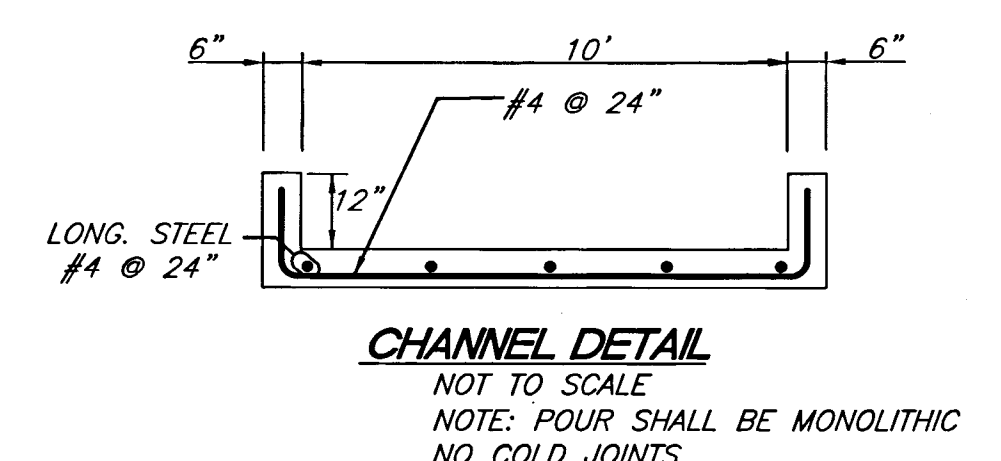
- CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD #200 (TYPE 1) 845 LF
- CONSTRUCT " " A.C. OVER " " A.B. PER S.R. R= 16,120 SF
- CONSTRUCT WHEELCHAIR RAMP TYPE I PER CITY OF RIVERSIDE STD. #304 2 EA
- CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD #325 11,070 SF
- CONSTRUCT CROSS GUTTER PER RIV. CITY STD #220 W=6' 600 SF
- CONSTRUCT CROSS GUTTER PER RIV. CITY STD #220 W=6' 256 SF
- CONSTRUCT 10' WIDE 12" DEEP CHANNEL PER DETAIL HEREON 1,202 LF
- CONSTRUCT 6" WIDE PARKWAY DRAIN PER APWA STD. 151-1 1 EA
- EXIST. WATER METER TO BE ABANDONED (BY CITY FORCES) 2 EA
- SAWCUT AND REMOVE EXIST. PAVEMENT 2,900 SF
- CONSTRUCT " " A.C. OVER " " A.B. PER S.R. R= 2,900 SF
- CONSTRUCT OVERLAY TO JOIN EXISTING PAVEMENT. MIN DEPTH 0.10' 1,790 SF
- SAWCUT AND REMOVE EXISTING CURB AND GUTTER 43 LF
- CONSTRUCT 6" CURB ONLY PER CITY OF RIVERSIDE STD. 200 (TYPE 2) 29 LF
- CONSTRUCT 2X4 REDWOOD HEADER AT EDGE OF PAVEMENT 400 LF

SHEET INDEX

SHEET 1.- TITLE SHEET
SHEET 2.- BUNGALOW DRIVE/ALBANY STREET
SHEET 3.- HARRISON STREET

STREET SIGN & BLOCK LEGEND

STREET NAME	BLOCK NUMBER	QUANTITY
(A) R-1 STOP SIGN		1 EA.
(B) HARRISON STREET	3600	1 EA.
(C) BUNGALOW DRIVE	9900	1 EA.
(D) BUNGALOW DRIVE	9900	1 EA.
(E) ALBANY STREET	3600	1 EA.

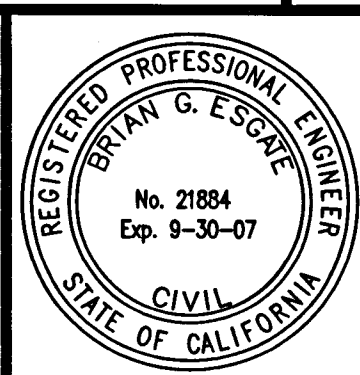


Underground Service Alert



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 THE 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.



PLANS PREPARED UNDER SUPERVISION OF
Brian G. Escate DATE 1/31/2006
BRIAN G. ESCATE
R.C.E. 21884
EXP. 9/31/07
BENCH MARK:
POINT ID: 601-24-68 ELEV. 780.012
A STANDARD C.S.D.H. BRASS DISK STAMPED "CENTERLINE
HARRISON STREET CUL-DE-SAC" IN A MONUMENT WELL
(13.5' NORTHWEST OF INDIANA AVENUE)

SDH & Associates, Inc.

Civil Engineering - Land Planning
5225 Canyon Crest Drive Bldg. 300 Suite 357
Riverside, California 92507
TEL: (951) 788-2344 FAX (951) 788-2314

DESIGNED BY *S.S.* DRAWN BY *T.S.* CHECKED BY *B.G.E.*

CITY BUSINESS TAX CERTIFICATE NO. 107994 EXP. 06/13/07

W.D.I.D.# 8 33C341419 PW 06-0361

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

APPROVED BY *[Signature]* DATE 1/22/07
PRINCIPAL ENGINEER *[Signature]* DATE 1/22/07
TRAFFIC DIVISION *[Signature]* DATE 1/22/07

TRACT 33404 STREET IMPROVEMENT PLAN

JOB NO. 0423

R-3972

SHEET 1 OF 3

INDEXED 2-5-07

PROFILE SCALE
HORIZ. 1"=40 FT.
VERT. 1"=4 FT.

765

765

770

765

765

770

765

765

770

770

770

770

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
① 90°01'58"	35.00'	55.00'	35.02'
② 89°58'02"	35.00'	54.96'	34.98'
③ 90°08'39"	45.00'	70.80'	45.11'
④ 90°08'39"	27.00'	42.48'	27.07'
⑤ 59°05'27"	61.00'	62.91'	34.58'
⑥ 10°00'00"	100.00'	17.45'	8.75'

LINE DATA

BEARING	DISTANCE
① N44°05'01"E	60.78'

16+00

17+00

18+00

10+00

11+00

12+00

13+00

14+00

15+00

BUNGALOW DRIVE
SEE RIGHT

SEE DETAIL

ALBANY STREET
SEE LEFT

BUNGALOW DRIVE

STA. 10+00.00 TO STA. 14+47.15

CONSTRUCTION NOTES

- CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. #200 (TYPE 1)
- CONSTRUCT " A.C. OVER " A.B. PER S.R. R=
- CONSTRUCT WHEELCHAIR RAMP TYPE I PER CITY OF RIVERSIDE STD. #304
- CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. #325
- CONSTRUCT CROSS GUTTER PER RIV. CITY STD. #220 W=6'
- CONSTRUCT CROSS GUTTER PER RIV. CITY STD. #220 W=5'
- CONSTRUCT 10' WIDE 12" DEEP CHANNEL PER DETAIL ON SHEET 1
- CONSTRUCT 6' WIDE PARKWAY DRAIN PER APWA STD. 151-1
- EXIST. WATER METER TO BE ABANDONED (BY CITY FORCES)
- SAWCUT AND REMOVE EXIST. PAVEMENT
- CONSTRUCT " A.C. OVER " A.B. PER S.R. R=
- CONSTRUCT OVERLAY TO JOIN EXISTING PAVEMENT. MIN. DEPTH 0.10'
- SAWCUT AND REMOVE EXISTING CURB AND GUTTER
- CONSTRUCT 6" CURB ONLY PER CITY OF RIVERSIDE STD. 200 (TYPE 2)
- CONSTRUCT 2x4 REDWOOD HEADER AT EDGE OF PAVEMENT

REMOVE & REPLACE EXIST. PAVEMENT

0 20 40 80 120 160
SCALE 1"=40'

21287

Underground Service Alert

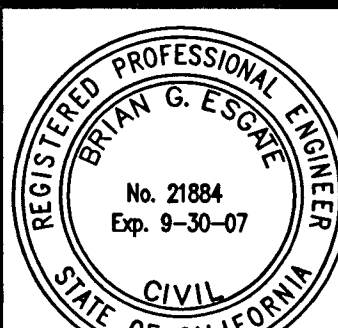


CALL BEFORE YOU DIG
CALL-TOLL FREE
1-800
227-2600

TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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PLANS PREPARED UNDER SUPERVISION OF
Brian G. Esate 11/30/2006
BRIAN G. ESATE DATE
R.C.E. 21884
EXP. 3/31/07

BENCH MARK:

POINT ID: 601-24-68 ELEV. 780.012
A STANDARD C.S.D.H. BRASS DISK STAMPED "CENTERLINE
HARRISON STREET CUL-DE-SAC" IN A MONUMENT WELL
137.5' NORTHWEST OF INDIANA AVENUE

SDH & Associates, Inc.

Civil Engineering - Land Planning
5225 Canyon Crest Drive Bldg. 300 Suite 357
Riverside, California 92507
TEL: (951) 788-2344 FAX (951) 788-2314

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER	SA	11/02	CITY ENGINEER
STREET SERVICES	SA	11/02	
TRAFFIC DIVISION	SA	11/02	
PARKS DEPARTMENT			

DESIGNED BY S.S. DRAWN BY J.S. CHECKED BY B.G.E.

TRACT 33404
STREET IMPROVEMENT PLAN
ALBANY STREET
STA. 16+32.67 TO STA. 17+76.67
BUNGALOW DRIVE
STA. 10+00.00 TO STA. 14+47.15

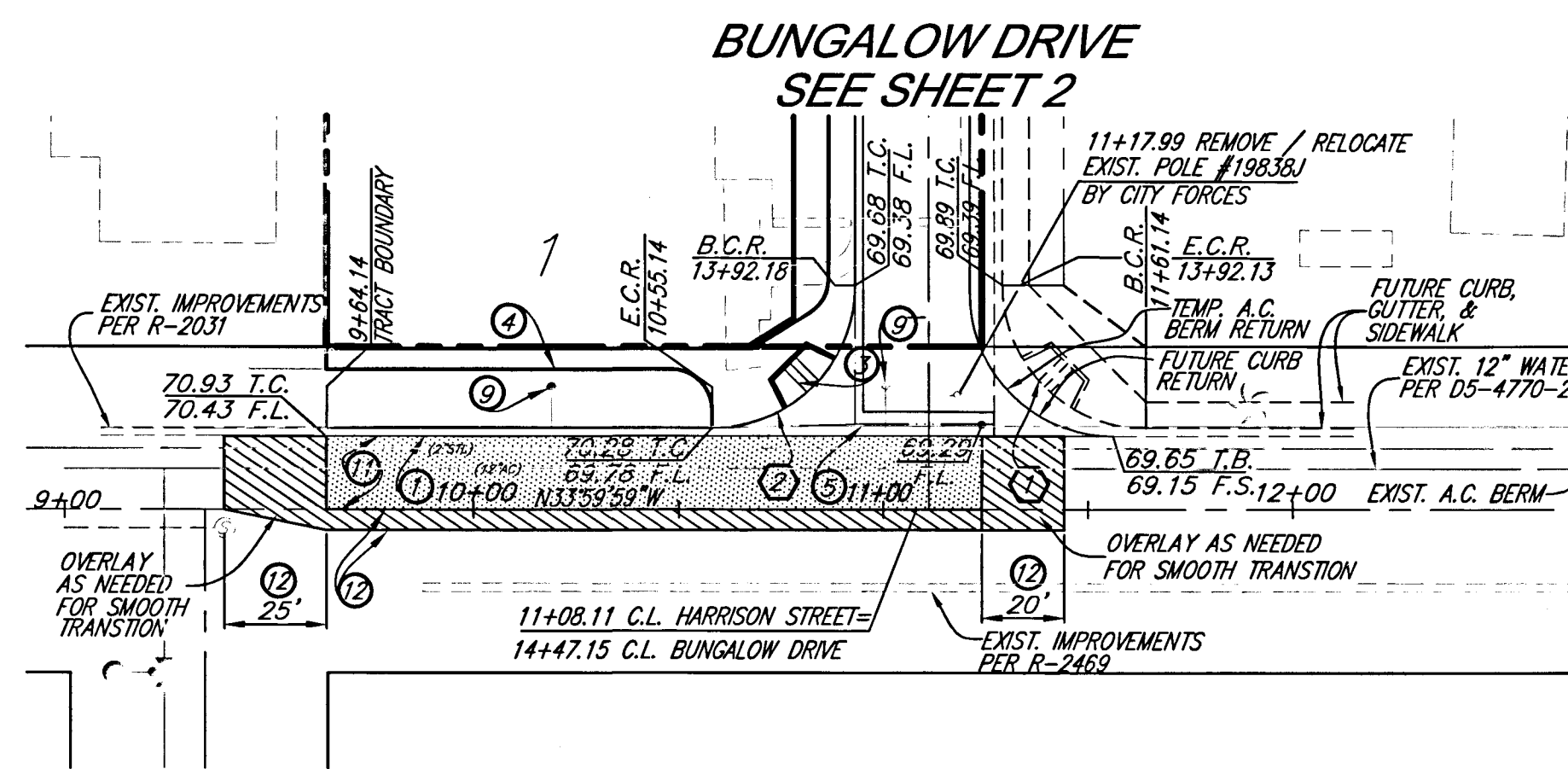
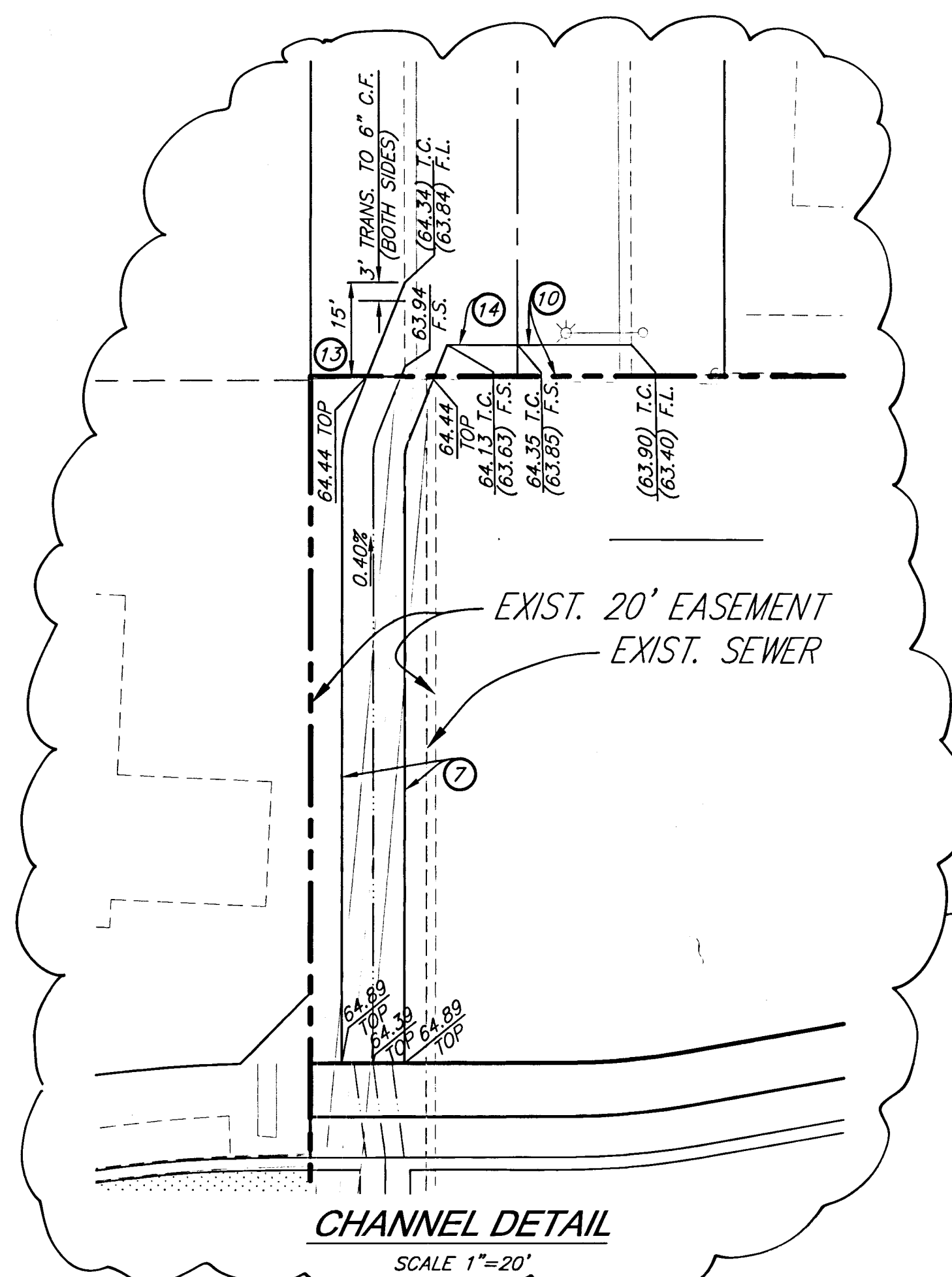
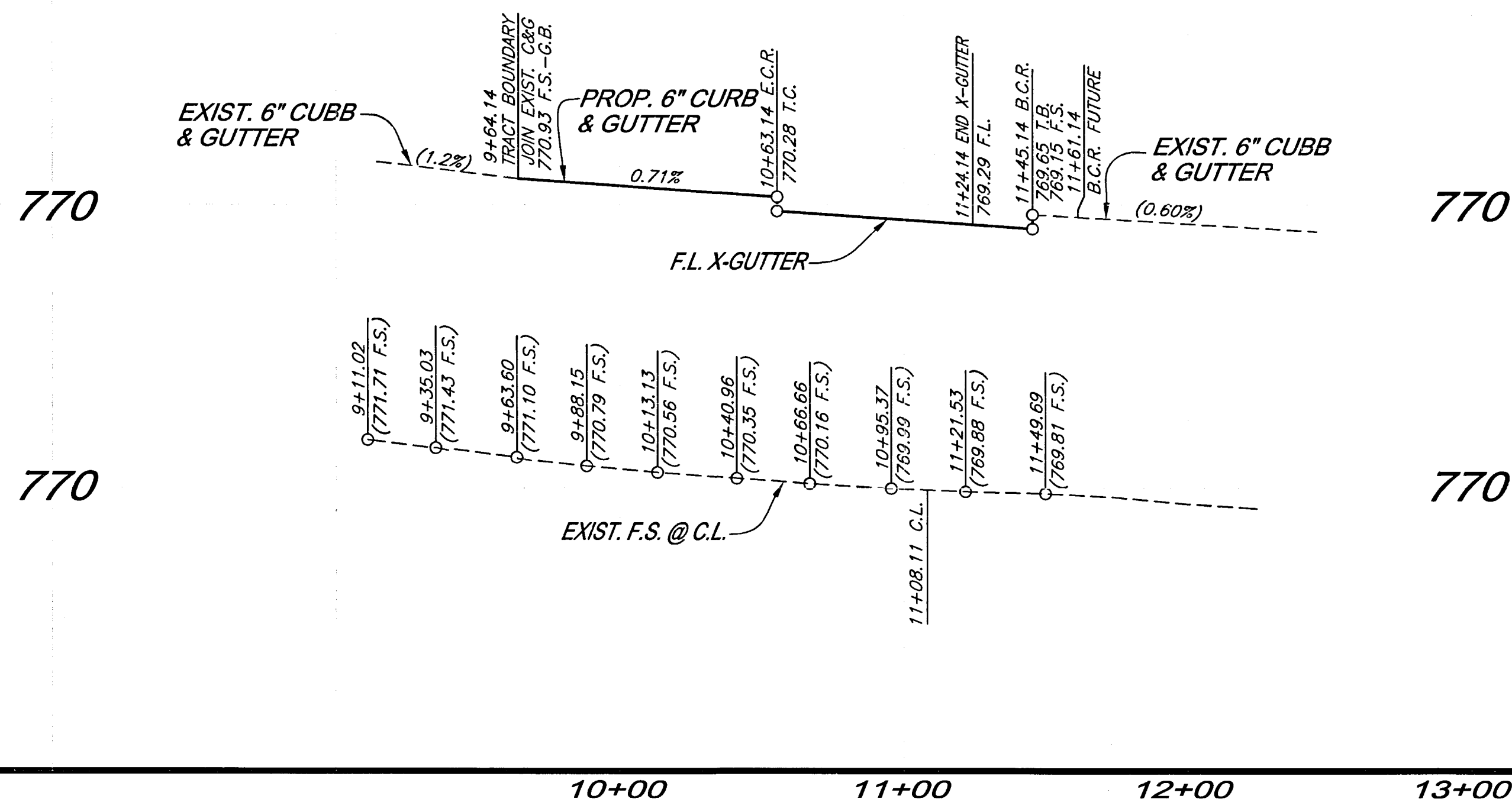
JOB NO. 0423

R-3972

SHEET 2 OF 3

INDEXED 2-5-07 LTH

PROFILE SCALE
HORIZ. 1"=40 FT.
VERT. 1"=4 FT.



CURVE DATA

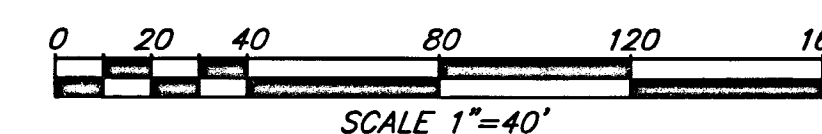
DELTA	RADIUS	LENGTH	TANGENT
① 90°01'58"	35.00'	55.00'	35.02'
② 89°58'02"	35.00'	54.96'	34.98'

CONSTRUCTION NOTES

- ① CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. #200 (TYPE I)
- ② CONSTRUCT " A.C. OVER " A.B. PER S.R. R=
- ③ CONSTRUCT WHEELCHAIR RAMP TYPE I PER CITY OF RIVERSIDE STD. #304
- ④ CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. #325
- ⑤ CONSTRUCT CROSS GUTTER PER RIV. CITY STD. #220 W=6'
- ⑥ CONSTRUCT CROSS GUTTER PER RIV. CITY STD. #220 W=8'
- ⑦ CONSTRUCT 10' WIDE 12" DEEP CHANNEL PER DETAIL ON SHT. 1
- ⑧ CONSTRUCT 6' WIDE PARKWAY DRAIN PER APWA STD. 151-1
- ⑨ EXIST. WATER METER TO BE ABANDONED (BY CITY FORCES)
- ⑩ SAWCUT AND REMOVE EXIST. PAVEMENT
- ⑪ CONSTRUCT " A.C. OVER " A.B. PER S.R. R=
- ⑫ CONSTRUCT OVERLAY TO JOIN EXISTING PAVEMENT. MIN DEPTH 0.10'
- ⑬ SAWCUT AND REMOVE EXISTING CURB AND GUTTER
- ⑭ CONSTRUCT 6" CURB ONLY PER CITY OF RIVERSIDE STD. XXX
- ⑮ CONSTRUCT 2X4 REDWOOD HEADER AT EDGE OF PAVEMENT

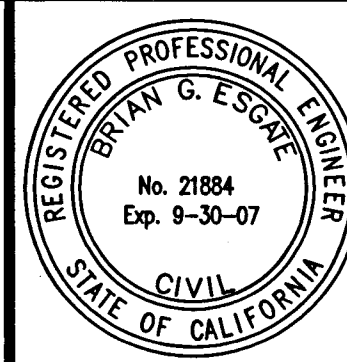
REMOVE & REPLACE EXIST. PAVEMENT

OVERLAY EXIST. PAVEMENT
GRIND FOR MIN. 0.1" OVERLAY



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

PRIVATE ENGINEERING NOTE
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PLANS PREPARED UNDER SUPERVISION OF
Brian G. Escate 11/30/2006
BRIAN G. ESCATE
R.C.E. 21884
EXP. 3/31/07
BENCH MARK:
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SDH & Associates, Inc.
Civil Engineering - Land Planning
5225 Canyon Crest Drive Bldg. 300 Suite 357
Riverside, California 92507
TEL: (951) 788-2344 FAX: (951) 788-2314

MARK	REVISIONS	APPR.	DATE
1	REVISED PER COMMENTS	TS	11/30/06
2	REVISED PER COMMENTS	TS	11/30/06
3	REVISED PER COMMENTS	TS	11/30/06
4	REVISED PER COMMENTS	TS	11/30/06
5	REVISED PER COMMENTS	TS	11/30/06
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99	REVISED PER COMMENTS	TS	11/30/06
100	REVISED PER COMMENTS	TS	11/30/06

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER	TS	11/30/06	
STREET SERVICES			
TRAFFIC DIVISION			
PARKS DEPARTMENT			
DESIGNED BY	SS	DRAWN BY	TS
CHECKED BY	B.G.E.		

TRACT 33404 STREET IMPROVEMENT PLAN		JOB NO. 0423
HARRISON STREET STA. 9+64.14 TO STA. 11+45.14		R-3972
SHEET 3 OF 3		

INDEXED 2-5-07 LPH