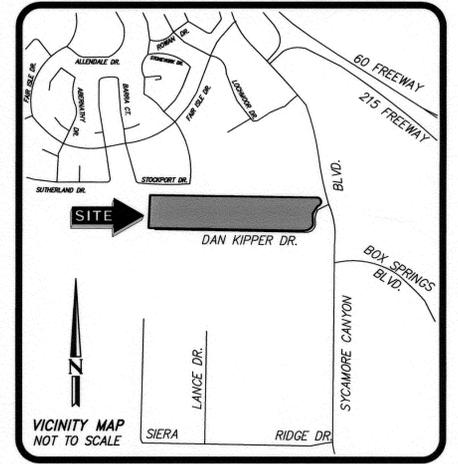
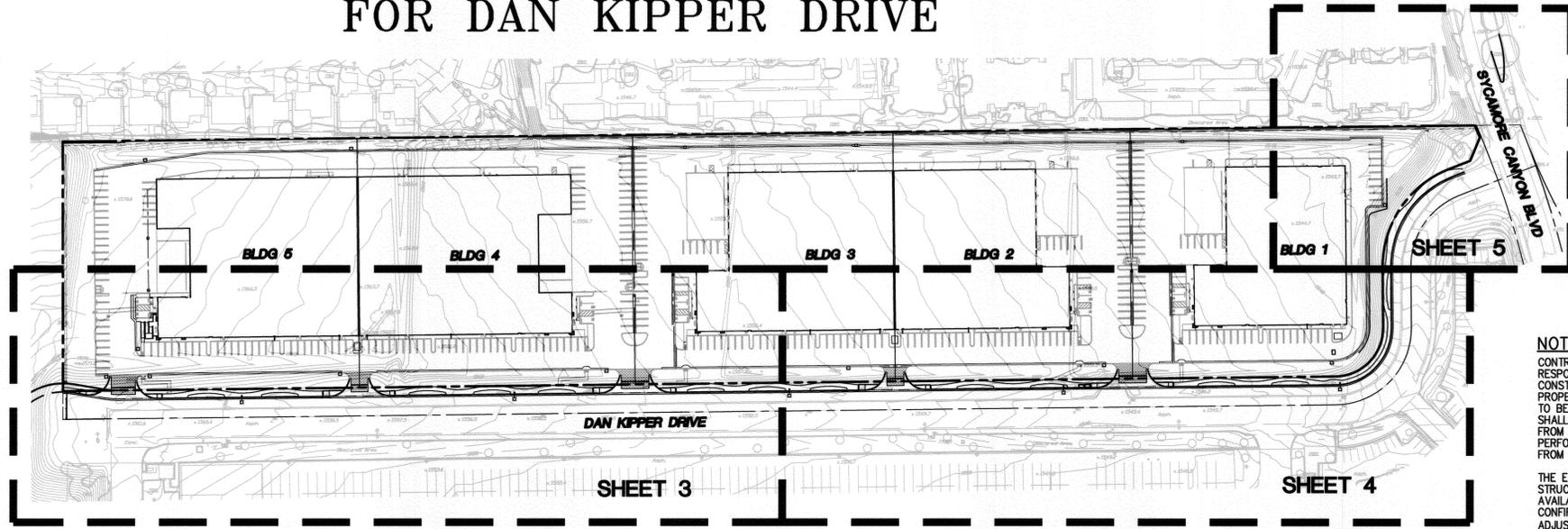


CITY OF RIVERSIDE STREET IMPROVEMENT PLANS FOR DAN KIPPER DRIVE

GENERAL STREET NOTES

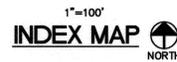
1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-TO-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
2. IT SHALL BE THE RESPONSIBILITY 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 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 ELEVATION SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8. 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 SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
9. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
10. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
11. 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 SUB GRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
12. 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 INSPECTOR.
13. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
14. 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 USA.
15. 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.
16. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
17. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWINGS 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
18. 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 CONSTRUCTIONS. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES. (FOR TRACTS ONLY)



NOTICE TO CONTRACTOR

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THESE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS; AND THAT 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 AND THE ENGINEER.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.



STREET CONSTRUCTION NOTES:

NO.	DESCRIPTION	QUANTITY	UNIT
1	INSTALL 4" AC OVER 7" CLASS II AB	51,000	SF
2	CONSTRUCT 6" CONCRETE CURB AND GUTTER (TYPE I) PER CITY OF RIVERSIDE STD. DWG. 200	2,000	LF
3	CONSTRUCT AC BERM TYPE I PER CITY OF RIVERSIDE STD. DWG. 250	90	LF
4	CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. 220	3,700	SF
5	CONSTRUCT CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. DWG. 325	8,900	SF
6	CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. 302 AND DETAILS ON SHEET 2	900	SF
7	CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. DWG. 405 ("W" AND "V" PER PLAN)	1	EA
8	INSTALL BARRICADE PER CITY OF RIVERSIDE STD. DWG. 180	1	EA
9	ADJUST EXISTING MANHOLE TO GRADE (AFTER FINAL LIFT OF PAVING)	2	EA
10	INSTALL 24" RCP (2000-D) WITH PIPE BEDDING (CASE 1) PER CITY OF RIVERSIDE STD. DWG. 452	39	LF
11	INSTALL CONCRETE COLLAR PER CITY OF RIVERSIDE STD. DWG. 424	1	EA
12	SAWCUT EXISTING AC PAVEMENT	2,100	LF
13	REMOVE EXISTING CATCH BASIN	1	EA
14	REMOVE INTERFERING PORTION OF EXISTING 24" RCP	10	LF
15	STREET LIGHT PER RIVERSIDE PUBLIC UTILITIES PROJECT #150001-26	5	EA
16	NOT USED	N/A	N/A
17	CONSTRUCT WHEELCHAIR RAMP TYPE III PER CITY OF RIVERSIDE STD. DWG. 304 AND DETAILS ON SHEET 2	10	EA
18	ADJUST EXISTING FIRE HYDRANT AND VALVES TO GRADE (MAINTAIN 4' MIN. CLEAR SIDEWALK AROUND FIRE HYDRANT PER DETAIL ON SHEET 2)	5	EA
19	ADJUST EXISTING CATHODIC PROTECTION TEST STATION TO GRADE	7	EA
20	REMOVE EXISTING CONCRETE MEDIAN CURB	220	LF
21	CONSTRUCT 6" CONCRETE CURB (TYPE I) PER CITY OF RIVERSIDE STD. DWG. 200	25	LF
22	INSTALL SEWER LATERAL PER CITY OF RIVERSIDE STD. DWG. 562	130	LF
23	INSTALL 6" PVC CLASS 200 DR14 SEWER LATERAL (CONTINUOUS SECTION OF PIPE WITHIN 4' OF WAWD WATER MAIN CROSSING) PER CITY OF RIVERSIDE STD. DWG. 502 AND STD. DWG. 554 CASE E, TRENCH AND BEDDING PER CITY OF RIVERSIDE STD. DWG. 453 (TRANSITION FROM VCP TO PVC AFTER WYE)	86	LF

QUANTITY UNIT

SHEET INDEX

- 1 TITLE SHEET
- 2 DETAIL SHEET
- 3 PLAN & PROFILE
- 4 PLAN & PROFILE
- 5 PLAN & PROFILE
- 6 SIGNING & STRIPING PLAN

LEGEND

- RIGHT OF WAY
- STREET CENTERLINE
- FLOWLINE
- PCC SIDEWALK
- RIDGE LINE
- STEM WALL/DEEPEEN FOOTING
- TC TOP OF CURB
- FS FINISH SURFACE
- FL FLOWLINE
- BW BACK OF WALK
- EC END CURVE
- BC BEGIN CURVE
- Q CENTERLINE
- INT INTERSECTION
- HP HIGH POINT
- FG FINISH GRADE
- TG TOP OF GRADE
- INV INVERT
- SW STEM WALL
- DF DEEPEEN FOOTING
- FF FINISH FLOOR
- CF CURB FACE
- R RADIUS
- GB GRADE BREAK
- SD STORM DRAIN
- PR./PROP. PROPOSED
- RD ROOF DRAIN
- LP LOW POINT
- R/W RIGHT OF WAY
- S SLOPE
- L LENGTH
- SS SEWER
- EX./EXIST. EXISTING
- WA WATER
- SD STORM DRAIN
- CB CATCH BASIN
- R PROPERTY LINE
- EP EDGE OF PAVEMENT
- CRB RTN CURB RETURN

REFERENCE PLANS

GRADING PLANS PW15-0048

APN NUMBERS

263-020-076
263-020-077
263-020-078

OWNER/DEVELOPER

CTPR SYCAMORE CANYON LLC
65 ENTERPRISE
ALISO VIEJO, CA 92656
949-330-5773

24-HOUR CONTACT

CTPR SYCAMORE CANYON LLC
65 ENTERPRISE
ALISO VIEJO, CA 92656
949-330-5773

SOILS ENGINEER

GLOBAL GEO-ENGINEERING, INC.
MOHAN UPASANI
3 CORPORATE PARK, SUITE 270
IRVINE, CA 92606
949-221-0900

ENGINEER

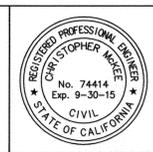
DRC ENGINEERING, INC.
CHRISTOPHER MCKEE
160 S OLD SPRINGS RD., SUITE 210
ANAHEIM HILLS, CA 92808
714-685-6860



WESTERN MUNICIPAL WATER DISTRICT For Non-Interference Compliance SHEET 1 THROUGH 6 <i>Derek Kowalik</i> Reviewed BY: Derek Kowalik DATE: 9-28-2015 Director of Engineering	CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT ELECTRICAL DIVISION <i>Sumit</i> APPROVED BY: DATE: 11/16/2015
--	---

PLAN PREPARED UNDER THE SUPERVISION OF:

 CHRISTOPHER MCKEE R.C.E. 74414 DATE: 9/8/15



PREPARED BY:

 DRC Engineering, Inc.
 Civil Engineering/Land Surveying/Land Planning
 160 S. Old Springs Rd., Ste. 210
 Anaheim Hills, California 92808
 (714) 685-6860

BENCHMARK DESCRIPTION
 POINT ID: 11-B3
 AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT ALONG THE SOUTHERLY CURB OF RIVER CREST DRIVE, 70 FEET WESTERLY OF BOX SPRINGS BLVD.
 ADJUSTED AND ENTERED: MAY 1997

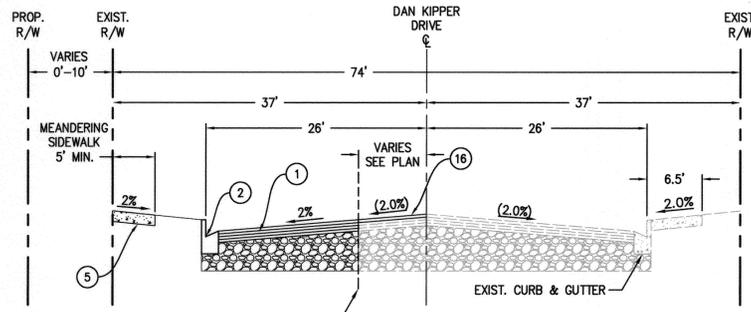
REVISIONS	

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

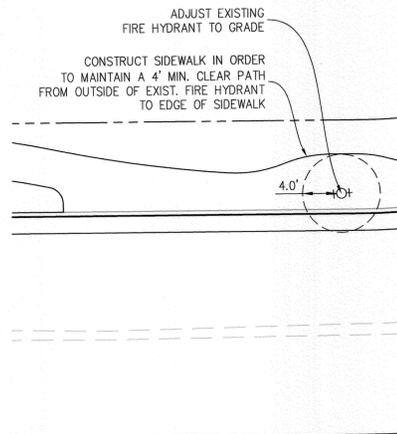
APPROVED BY: DATE: BY: APPROVED BY:
 PRINCIPAL ENGINEER DATE: 11/16/2015
 TRAFFIC DIVISION CITY ENGINEER

STREET IMPROVEMENT PLANS
 TITLE SHEET
 DAN KIPPER DRIVE
 RIVERSIDE, CA 92507
 PW15-0069
 WDD No. 833C372509
 R-4331
 SHEET 1 OF 6
 FILE NO.

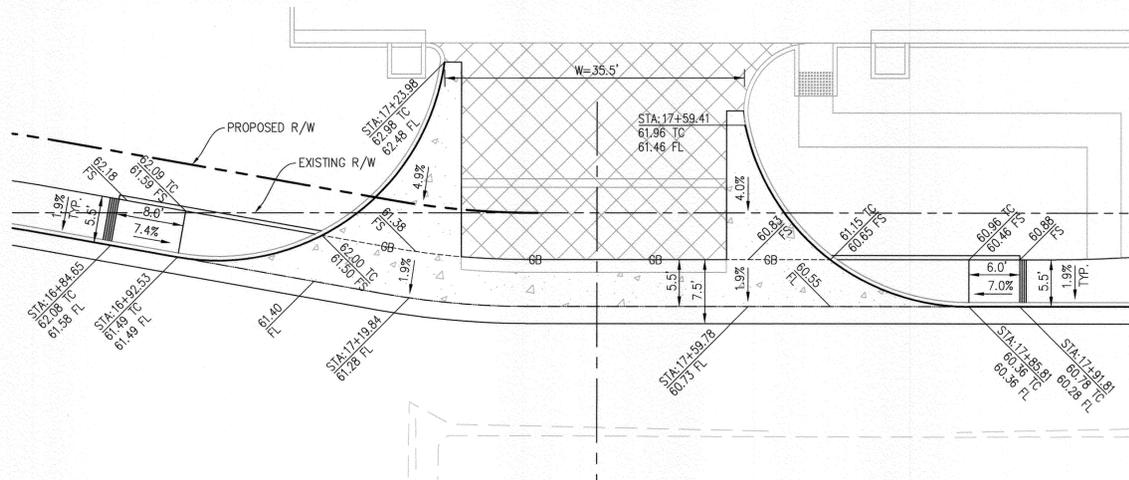
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=40'



DAN KIPPER DRIVE
 STA. 17+24.76 TO STA. 36+99.63
 N.T.S.
 R = 58
 TI = 8



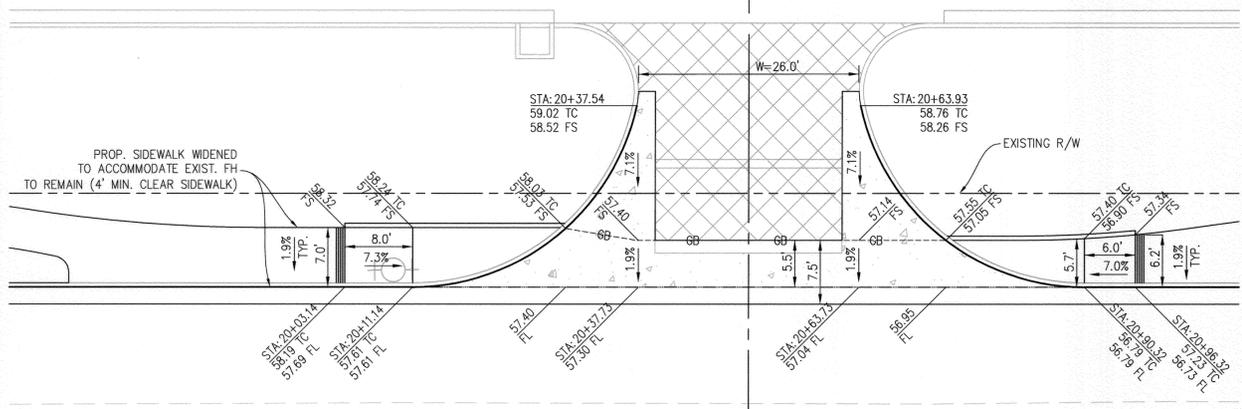
EXIST. FIRE HYDRANT DETAIL (18)
 SCALE: 1"=10'



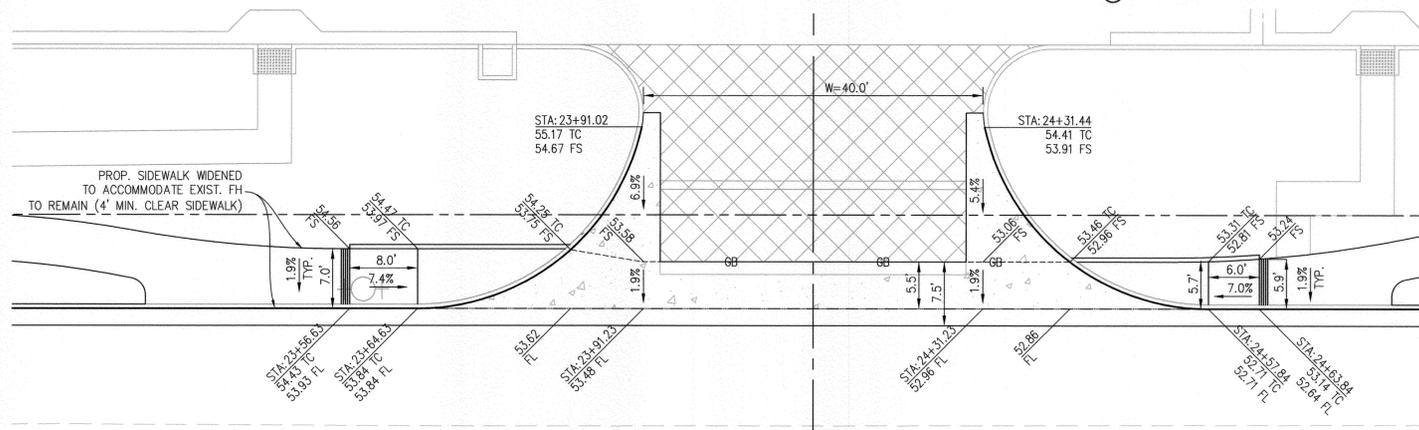
STA: 17+41.97 DRIVEWAY DETAIL
 SCALE: 1"=10'

STREET CONSTRUCTION NOTES:

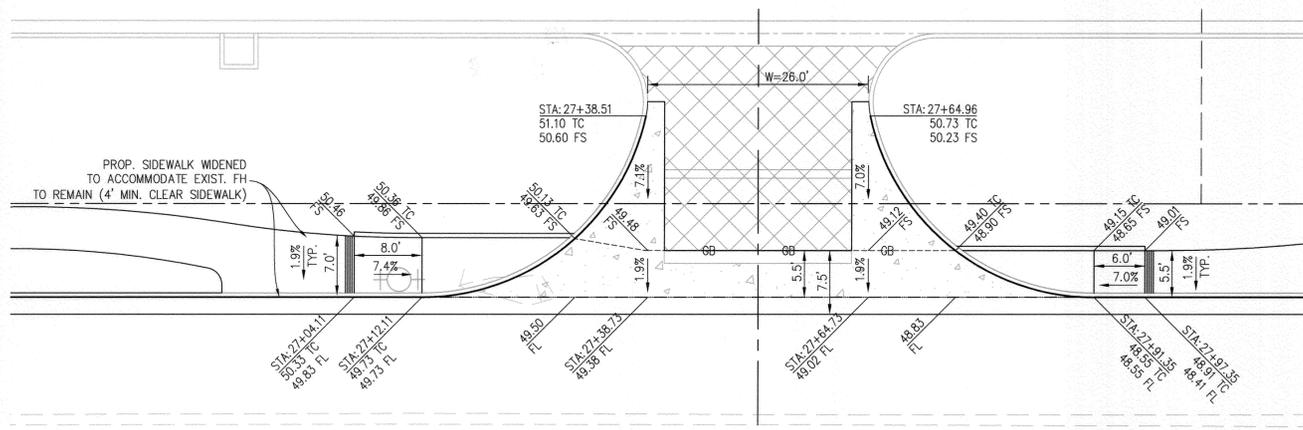
- 1 - INSTALL 4" AC OVER 7" CLASS II AB
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- 3 - CONSTRUCT AC BERM TYPE I PER CITY OF RIVERSIDE STD. DWG. 250
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- 7 - CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. DWG. 405 ("W" AND "V" PER PLAN)
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- 11 - INSTALL CONCRETE COLLAR PER CITY OF RIVERSIDE STD. DWG. 424
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- 13 - REMOVE EXISTING CATCH BASIN
- 14 - REMOVE INTERFERING PORTION OF EXISTING 24" RCP
- 15 - STREET LIGHT PER RIVERSIDE PUBLIC UTILITIES PROJECT #150001-26
- 16 - NOT USED
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- 21 - CONSTRUCT 6" CONCRETE CURB (TYPE II) PER CITY OF RIVERSIDE STD. DWG. 200
- 22 - INSTALL SEWER LATERAL PER CITY OF RIVERSIDE STD. DWG. 562



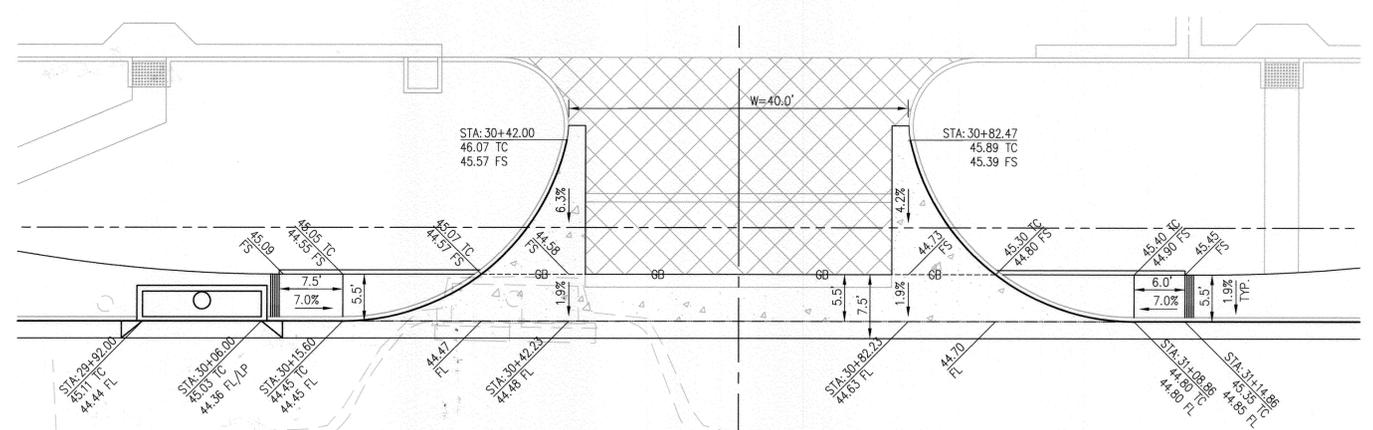
STA: 20+50.74 DRIVEWAY DETAIL
 SCALE: 1"=10'



STA: 24+11.24 DRIVEWAY DETAIL
 SCALE: 1"=10'



STA: 27+51.74 DRIVEWAY DETAIL
 SCALE: 1"=10'



STA: 30+62.24 DRIVEWAY DETAIL
 SCALE: 1"=10'

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

PLAN PREPARED UNDER THE SUPERVISION OF:
 CHRISTOPHER MCKEE R.C.E. 74414 DATE 9/15



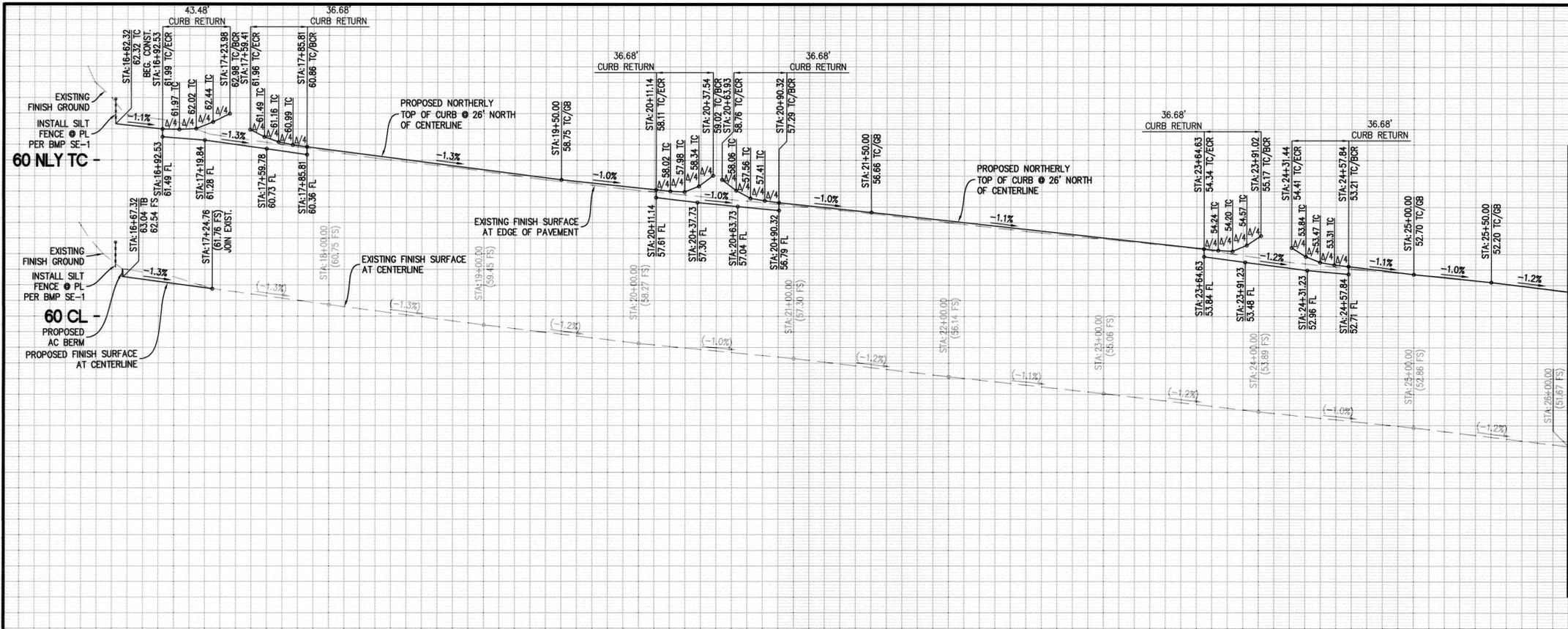
PREPARED BY:
DORC
 DRC Engineering, Inc.
 Civil Engineering/Land Surveying/Land Planning
 160 S. Old Springs Rd., Ste. 210
 Anaheim Hills, California 92808
 (714) 685-6860

BENCHMARK DESCRIPTION
 POINT ID: 11-B3
 ELEV.: 1537.343
 DATUM: 1929
 ADJ. YEAR: 1971
 3RD ORDER POINT
 DESCRIPTION: P.K. NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT ALONG THE SOUTHERLY CURB OF RIVER CREST DRIVE, 70 FEET WESTERLY OF BOX SPRINGS BLVD.
 ADJUSTED AND ENTERED: MAY 1997

REVISIONS	

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature]
 PRINCIPAL ENGINEER
 TRAFFIC DIVISION 11/15/15
 DATE: 11-16-2015

STREET IMPROVEMENT PLANS
 PW15-0069
 TYPICAL SECTIONS
 DAN KIPPER DRIVE
 RIVERSIDE, CA 92507
 HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=40'
 DWID No. 833C372509
 R-4331
 SHEET 2 OF 6
 FILE NO.

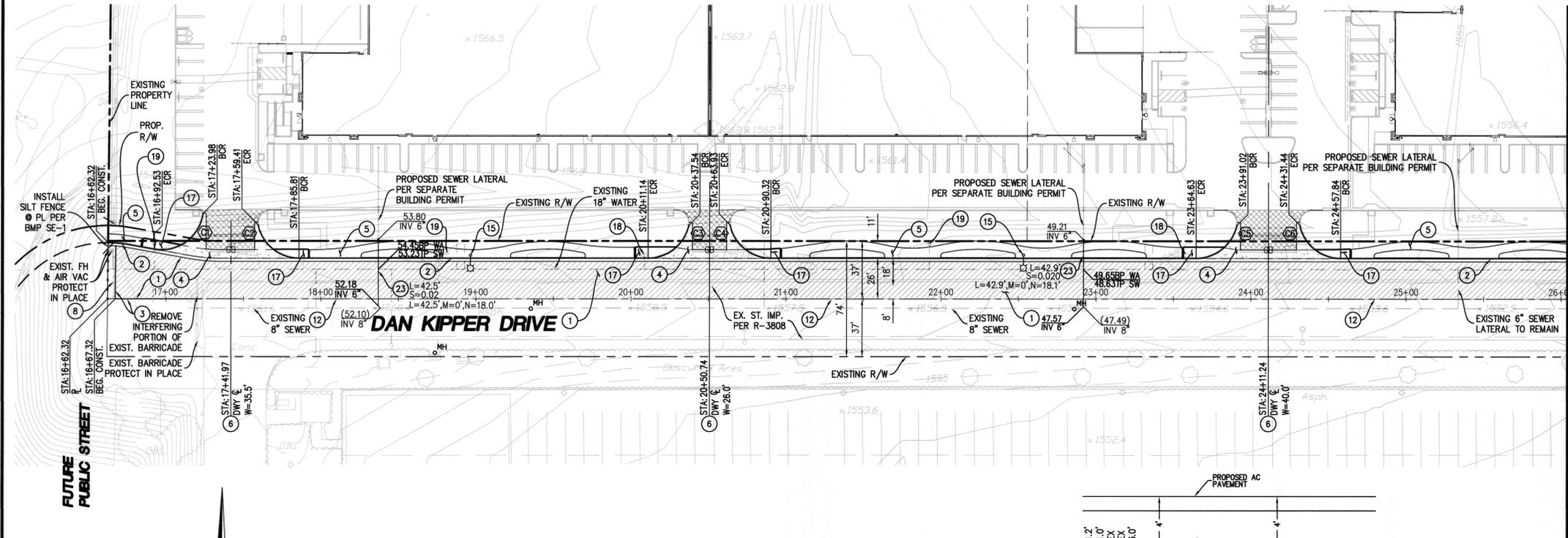


SEE SHEET 4 - MATCHLINE STA. 26+00.00

- 50 NLY TC
- 50 CL

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

17+00 18+00 19+00 20+00 21+00 22+00 23+00 24+00 25+00 26+00

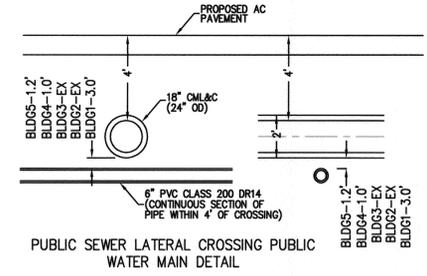


SEE SHEET 4 - MATCHLINE STA. 26+00.00

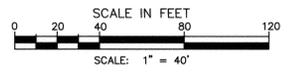
STREET CONSTRUCTION NOTES:

- 1 - INSTALL 4" AC OVER 7" CLASS II AB
- 2 - CONSTRUCT 6" CONCRETE CURB AND GUTTER (TYPE I) PER CITY OF RIVERSIDE STD. DWG. 200
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- 7 - CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. DWG. 405 ("W" AND "V" PER PLAN)
- 8 - INSTALL BARRICADE PER CITY OF RIVERSIDE STD. DWG. 180
- 9 - ADJUST EXISTING MANHOLE TO GRADE (AFTER FINAL LIFT OF PAVING)
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- 11 - INSTALL CONCRETE COLLAR PER CITY OF RIVERSIDE STD. DWG. 424
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- 13 - REMOVE EXISTING CATCH BASIN
- 14 - REMOVE INTERFERING PORTION OF EXISTING 24" RCP
- 15 - STREET LIGHT PER RIVERSIDE PUBLIC UTILITIES PROJECT #150001-26
- 16 - NOT USED
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CURVE TABLE			
Curve	LENGTH	RADIUS	TANGENT
C1	43.48'	27.00'	92°16'25"
C2	36.68'	27.00'	77°50'48"
C3	36.68'	27.00'	77°50'48"
C4	36.68'	27.00'	77°50'48"
C5	36.68'	27.00'	77°50'48"
C6	36.68'	27.00'	77°50'48"



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TWO WORKING DAYS BEFORE YOU DIG



PLAN PREPARED UNDER THE SUPERVISION OF:
CHRISTOPHER MCKEE R.C.E. 74414 DATE 9/8/15



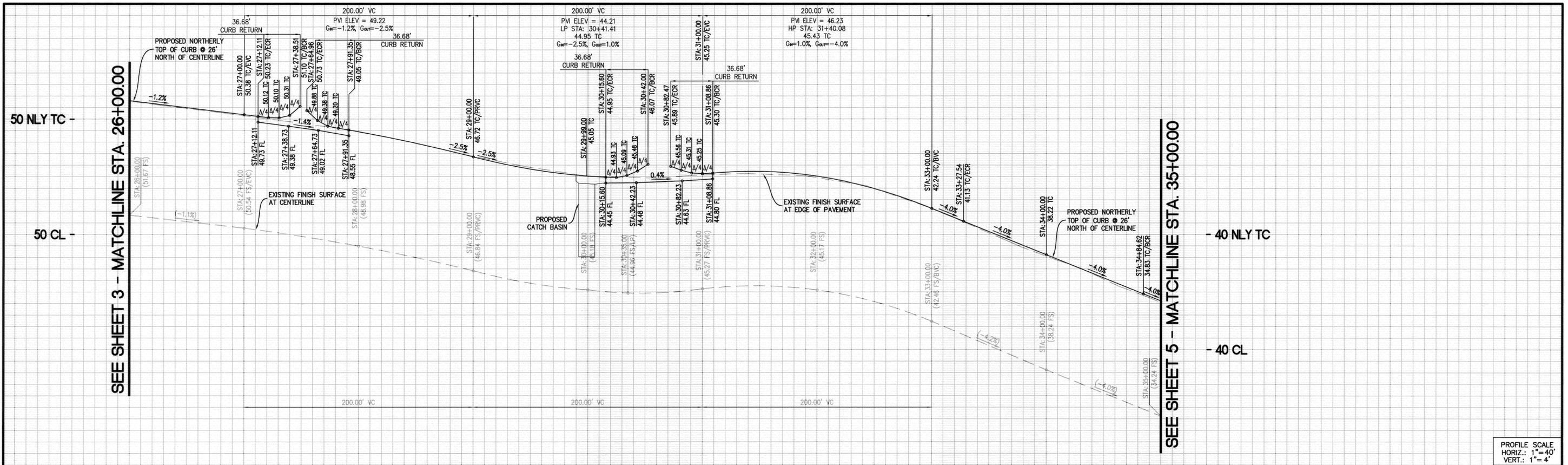
PREPARED BY:
DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

BENCHMARK DESCRIPTION
POINT ID: L1-B3
ELEV.: 1537.343
DATUM: 1929
ADJ. YEAR: 1971
3RD ORDER POINT
ADJUSTED AND ENTERED: MAY 1997

REVISIONS	

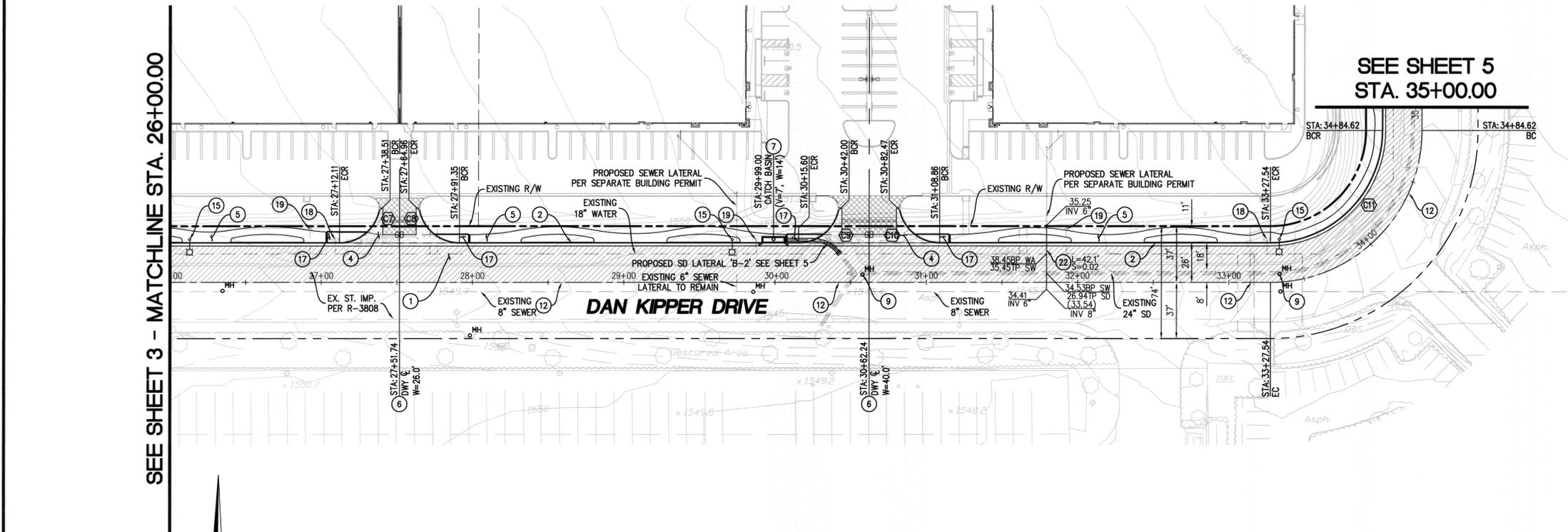
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: _____ DATE: _____ BY: _____
PRINCIPAL ENGINEER
TRAFFIC DIVISION 11/9/15
DATE: 11-6-2015

STREET IMPROVEMENT PLANS
PLAN AND PROFILE DAN KIPPER DRIVE RIVERSIDE, CA 92507
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=40'
PW15-0069
WDID No. 833C372509
R-4331
SHEET 3 OF 6
FILE NO.



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

26+00 27+00 28+00 29+00 30+00 31+00 32+00 33+00 34+00 35+00



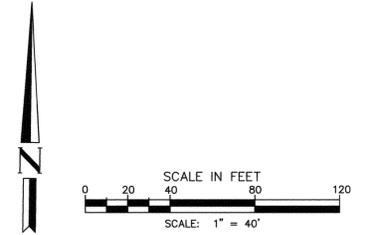
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- 20 - REMOVE EXISTING CONCRETE MEDIAN CURB
- 21 - CONSTRUCT 6" CONCRETE CURB (TYPE II) PER CITY OF RIVERSIDE STD. DWG. 200
- 22 - INSTALL SEWER LATERAL PER CITY OF RIVERSIDE STD. DWG. 562

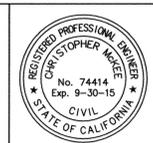
CURVE TABLE

Curve	LENGTH	RADIUS	DELTA	TANGENT
C7	36.68'	27.00'	77°50'48"	21.80
C8	36.68'	27.00'	77°50'48"	21.80
C9	36.68'	27.00'	77°50'48"	21.80
C10	36.68'	27.00'	77°50'48"	21.80
C11	116.24'	74.00'	90°00'00"	74.00

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



PLAN PREPARED UNDER THE SUPERVISION OF:
CHRISTOPHER MCKEE R.C.E. 74414 DATE 9/15



PREPARED BY:
DORC
DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Rd, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

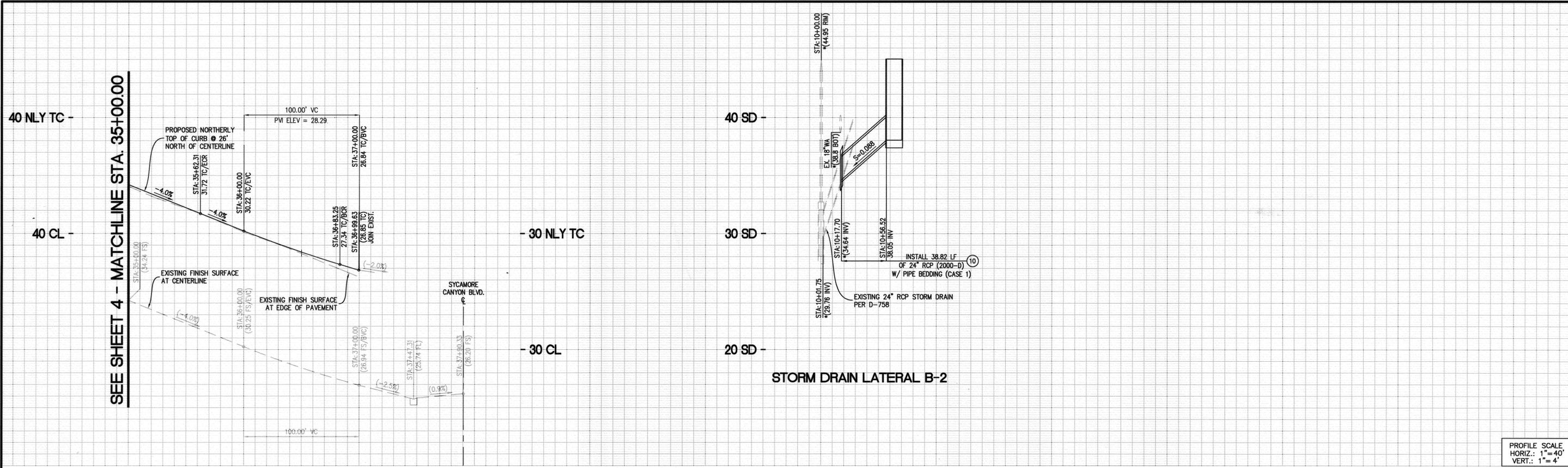
BENCHMARK DESCRIPTION
POINT ID: 11-B3
ELEV.: 1537.343
DATUM: 1929
ADJ. YEAR: 1971
3RD ORDER POINT
DESCRIPTION: P.K. NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT ALONG THE SOUTHERLY CURB OF RIVER CREST DRIVE, 70 FEET WESTERLY OF BOX SPRINGS BLVD.
ADJUSTED AND ENTERED: MAY 1997

REVISIONS

No.	Description	Date

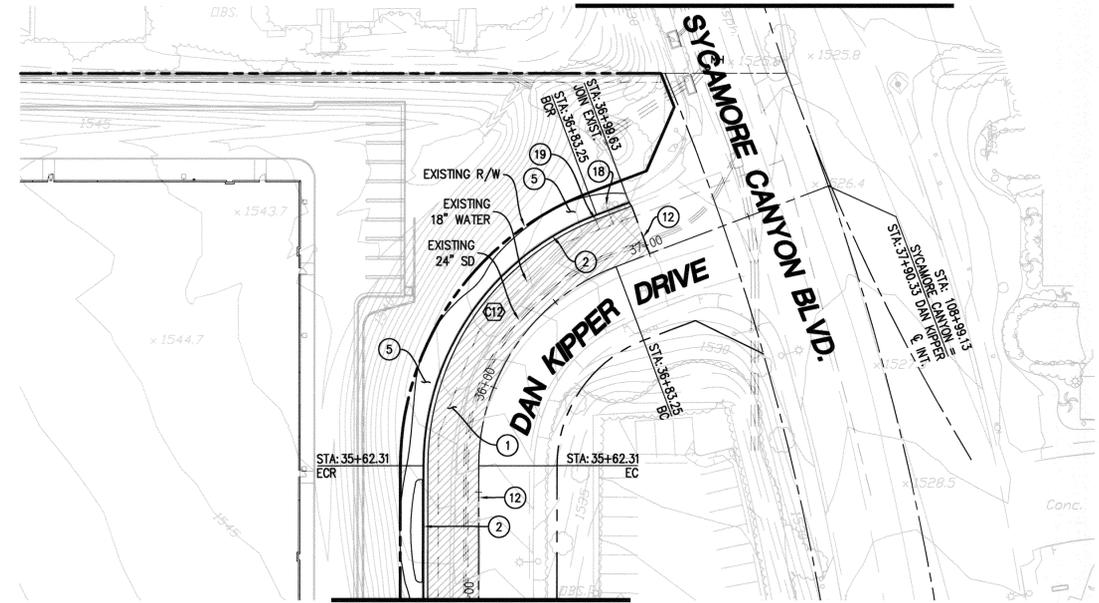
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: DATE: BY: APPROVED BY:
PRINCIPAL ENGINEER DATE: 1/16/15
TRAFFIC DIVISION
CITY ENGINEER
DATE: 11-16-2015

STREET IMPROVEMENT PLANS
PW15-0069
PLAN AND PROFILE
DAN KIPPER DRIVE
RIVERSIDE, CA 92507
WDID No. 833C372509
R-4331
SHEET 4 OF 6
FILE NO.
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=40'

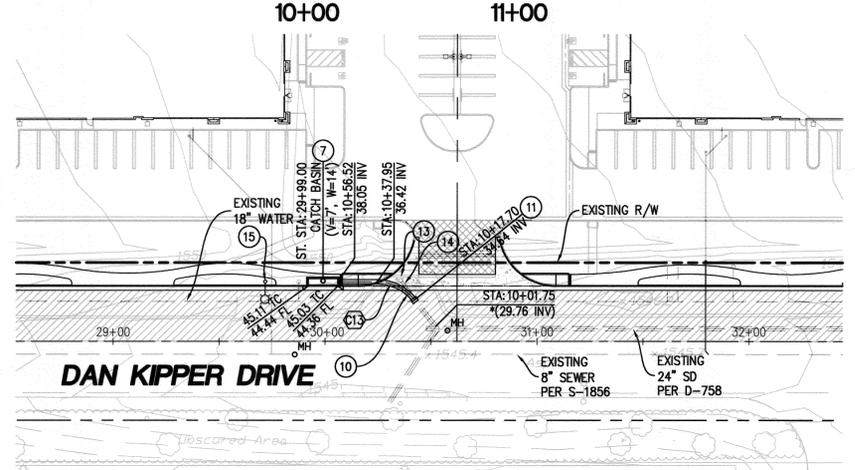


PROFILE SCALE
HORIZ.: 1"=40'
VERT.: 1"=4'

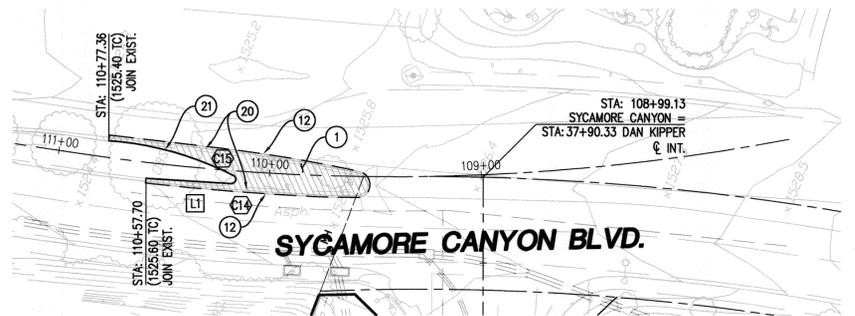
SEE BELOW RIGHT
FOR SYCAMORE CANYON



SEE SHEET 4
STA. 35+00.00



NOTE:
*CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES AT LEAST 72 HOURS PRIOR TO CONSTRUCTION AND NOTIFY DRC ENGINEERING OF ANY DISCREPANCIES.



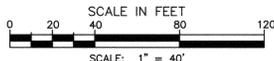
STREET CONSTRUCTION NOTES:

- 1 - INSTALL 4" AC OVER 7" CLASS II AB
- 2 - CONSTRUCT 6" CONCRETE CURB AND GUTTER (TYPE I) PER CITY OF RIVERSIDE STD. DWG. 200
- 3 - CONSTRUCT AC BERM TYPE I PER CITY OF RIVERSIDE STD. DWG. 250
- 4 - CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. 220
- 5 - CONSTRUCT CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. DWG. 325
- 6 - CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. 302 AND DETAILS ON SHEET 2
- 7 - CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. DWG. 405 ("W" AND "V" PER PLAN)
- 8 - INSTALL BARRICADE PER CITY OF RIVERSIDE STD. DWG. 180
- 9 - ADJUST EXISTING MANHOLE TO GRADE (AFTER FINAL LIFT OF PAVING)
- 10 - INSTALL 24" RCP (2000-D) WITH PIPE BEDDING (CASE 1) PER CITY OF RIVERSIDE STD. DWG. 452
- 11 - INSTALL CONCRETE COLLAR PER CITY OF RIVERSIDE STD. DWG. 424
- 12 - SAWCUT EXISTING AC PAVEMENT
- 13 - REMOVE EXISTING CATCH BASIN
- 14 - REMOVE INTERFERING PORTION OF EXISTING 24" RCP
- 15 - STREET LIGHT PER RIVERSIDE PUBLIC UTILITIES PROJECT #150001-26
- 16 - NOT USED
- 17 - CONSTRUCT WHEELCHAIR RAMP TYPE III PER CITY OF RIVERSIDE STD. DWG. 304 AND DETAILS ON SHEET 2
- 18 - ADJUST EXISTING FIRE HYDRANT AND VALVES TO GRADE (MAINTAIN 4' MIN. CLEAR SIDEWALK AROUND FIRE HYDRANT PER DETAIL ON SHEET 2)
- 19 - ADJUST EXISTING CATHODIC PROTECTION TEST STATION TO GRADE
- 20 - REMOVE EXISTING CONCRETE MEDIAN CURB
- 21 - CONSTRUCT 6" CONCRETE CURB (TYPE II) PER CITY OF RIVERSIDE STD. DWG. 200
- 22 - INSTALL SEWER LATERAL PER CITY OF RIVERSIDE STD. DWG. 562

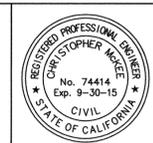
CURVE TABLE			
NO.	LENGTH	RADIUS	TANGENT
C12	152.39'	126.00'	69'17"44"
C13	19.81'	22.50'	50'26"22"
C14	5.86'	2.00'	167'57"54"
C15	61.16'	154.71'	22'39"02"

LINE TABLE	
NO.	BEARING
L1	N175°38'W

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TWO WORKING DAYS BEFORE YOU DIG



PLAN PREPARED UNDER THE SUPERVISION OF:
CHRISTOPHER MCKEE R.C.E. 74414 DATE 7/10/15



PREPARED BY:
DRC
DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Rd, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

BENCHMARK DESCRIPTION
POINT ID: L1-B3
ELEV.: 1537.343
DATE: 1929
ADJ. YEAR: 1971
3RD ORDER POINT
DESCRIPTION: P.K. NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT ALONG THE SOUTHERLY CURB OF RIVER CREST DRIVE 70 FEET WESTERLY OF BOX SPRINGS BLVD.
ADJUSTED AND ENTERED: MAY 1997

REVISIONS	

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: DATE: BY: APPROVED BY:
PRINCIPAL ENGINEER DATE: 11/16/15 BY: CITY ENGINEER
TRAFFIC DIVISION DATE: 11-16-2015

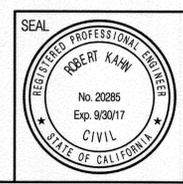
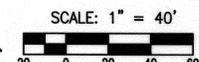
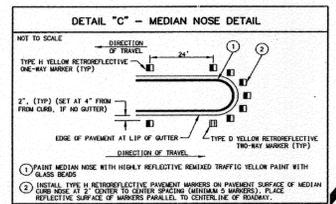
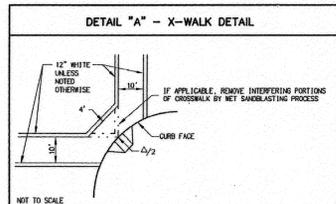
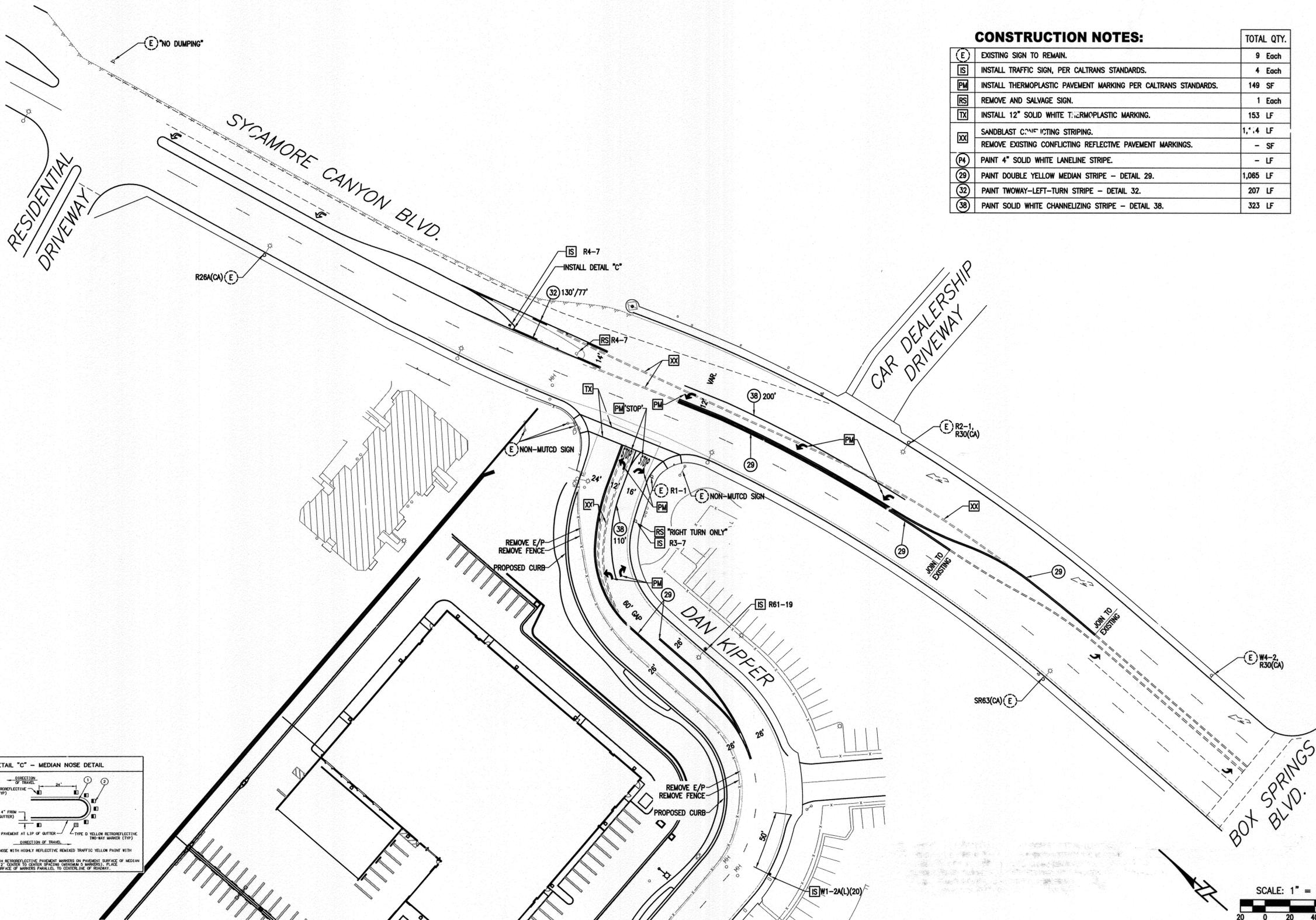
STREET IMPROVEMENT PLANS
PW15-0069
PLAN AND PROFILE
DAN KIPPER DRIVE
RIVERSIDE, CA 92507
WDID No. 833C372509
R-4331
SHEET 5 OF 6
FILE NO.

GENERAL SIGNING AND STRIPING NOTES:

- SIGNING AND STRIPING INSTALLATIONS SHALL CONFORM TO THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD PLANS AND SPECIFICATIONS DATED 2012, AND ALL ADDENDUMS THERETO, AND THE CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STANDARD DRAWINGS, CURRENT EDITION.
- ALL STRIPING, MARKINGS, AND LEGENDS SHALL BE REFLECTORIZED THERMOPLASTIC UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE AND INSTALL RAISED PAVEMENT MARKERS FOR ALL STRIPING. STRIPING, MARKINGS AND LEGENDS SHALL CONFORM TO THE LATEST CALTRANS STANDARDS PLANS A20A THRU A20D AND A24A THRU A24E.
- PRIOR TO FINAL ACCEPTANCE OF STREET IMPROVEMENTS, ALL PAVEMENT STRIPING AND STENCILING WITHIN THE PERIMETER OF THE CONSTRUCTION AREA SHALL BE RESTORED TO LIKE NEW CONDITION, IN A MANNER MEETING THE APPROVAL OF THE CITY OF RIVERSIDE.
- THE CONTRACTOR SHALL RE-STRIP EXISTING STRIPING AND CURB MARKINGS OBLITERATED BY NEW CONSTRUCTION, WHETHER OR NOT SHOWN ON THE PLANS FOR REPLACEMENT, AT NO COST TO THE CITY.
- AT LOCATIONS WHERE EXISTING PAINTED CURB IS TO BE RECONSTRUCTED, THE CONTRACTOR SHALL PAINT THE NEW CURB AS SHOWN ON THE PLANS WITHIN 10 WORKING DAYS OF CURB CONSTRUCTION OR AS DIRECTED BY ENGINEER. THE PAINT SHALL BE WATER-BASED WITH 2-YEAR GUARANTEE AGAINST COLOR FADING. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CITY WRITTEN PROOF OF THE MANUFACTURER'S 2-YEAR GUARANTEE.
- ALL NEW STRIPING SHALL BE "CAT TRACKED" AND APPROVED BY THE ENGINEER PRIOR TO FINAL INSTALLATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AFTER COMPLETING LAYOUT AND AT LEAST 3 WORKING DAYS BEFORE COMMENCING INSTALLATION OF STRIPING, MARKINGS, AND MARKERS.
- TRAFFIC SIGN FACE SHALL BE 3M DIAMOND GRADE DG3 REFLECTIVE SHEETING (ASTM XI) OR APPROVED EQUAL WITH PROTECTIVE GRAFTITI OVERLAY FILM OR AS OTHERWISE NOTED. ALL WARNING SIGNS SHALL HAVE A FLUORESCENT YELLOW BACKGROUND AND SCHOOL SIGNS NOTED SHALL HAVE A FLUORESCENT YELLOW-GREEN BACKGROUND.
- SIGNS SHALL BE STANDARD SIZE UNLESS NOTED OTHERWISE. PRIOR TO INSTALLATION, NEW SIGNS SHALL BE APPROVED BY THE CITY OF RIVERSIDE. EXACT LOCATIONS OF SIGNS SHALL BE DETERMINED BY THE CITY ENGINEER.
- SALVAGED SIGNS AND SIGN POSTS SHALL BE DELIVERED TO THE CITY OF RIVERSIDE SIGN DEPARTMENT.
- WHEN PAINT IS SPECIFIED, TRAFFIC STRIPES AND MARKINGS SHALL BE APPLIED IN TOW COATS. A MINIMUM OF SEVEN DAYS SHALL BE PROVIDED BETWEEN FIRST AND SECOND COATS.
- STRIPING SHALL BE APPLIED WITHIN 48 HOURS OF SURFACE COURSE REPLACEMENT ON STREET OPEN TO THE PUBLIC. IN NO CASE SHALL A NEWLY PAVED STREET OPEN TO THE PUBLIC BE LEFT UNSTRIPED OVER A WEEKEND OR HOLIDAY.
- CONTRACTOR SHALL INSTALL NEW SIGN(S) AND/OR POSTS PER CITY OF RIVERSIDE STANDARD DRAWING NO. 684, SEE SPECIFICATIONS.
- CONTRACTOR SHALL INSTALL NEW STREET NAME SIGNS AND POST PER CITY OF RIVERSIDE STANDARD DRAWING NO. 682, SEE SPECIFICATIONS.
- ALL CONFLICTING STRIPING, PAVEMENT MARKINGS, LEGENDS, AND RAISED PAVEMENT MARKERS SHALL BE REMOVED EVEN IF NOT SHOWN ON PLANS. REMOVALS OF PAINTED STRIPING, PAVEMENT MARKINGS AND LEGENDS SHALL BE DONE BY WET SANDBLASTING. REMOVALS OF THERMOPLASTIC STRIPING, PAVEMENT MARKINGS AND LEGENDS SHALL BE REMOVED BY WET SANDBLASTING, GRINDING OR OTHER APPROVED METHOD AND SHALL NOT DAMAGE THE PAVEMENT. "BLACK OUT" OF EXISTING DELINEATION IS NOT PERMITTED. ALL DAMAGED PAVEMENT DUE TO REMOVALS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A SMOOTH AND UNIFORM SURFACE OR AS DIRECTED BY THE ENGINEER. ALL STRIPING REMOVALS AND LEGENDS SHALL BE "FOG SEALED".
- WHERE APPLICABLE, OUTBOUND LANE LINE DETAILS SHALL COMMENCE AT THE CROSSWALK, MEANING THE PAINTED PORTION OF THE DETAIL SHALL JOIN THE CROSSWALK.

CONSTRUCTION NOTES:

	TOTAL QTY.	
(E) EXISTING SIGN TO REMAIN.	9 Each	
(IS) INSTALL TRAFFIC SIGN, PER CALTRANS STANDARDS.	4 Each	
(PM) INSTALL THERMOPLASTIC PAVEMENT MARKING PER CALTRANS STANDARDS.	149 SF	
(RS) REMOVE AND SALVAGE SIGN.	1 Each	
(TX) INSTALL 12" SOLID WHITE THERMOPLASTIC MARKING.	153 LF	
(XX) SANDBLAST CONFLICTING STRIPING.	1,174 LF	
	REMOVE EXISTING CONFLICTING REFLECTIVE PAVEMENT MARKINGS.	- SF
(P4) PAINT 4" SOLID WHITE LANELINE STRIPE.	- LF	
(29) PAINT DOUBLE YELLOW MEDIAN STRIPE - DETAIL 29.	1,085 LF	
(32) PAINT TWOWAY-LEFT-TURN STRIPE - DETAIL 32.	207 LF	
(38) PAINT SOLID WHITE CHANNELIZING STRIPE - DETAIL 38.	323 LF	



RK engineering group, inc.
 TRAFFIC ENGINEERING - PARKING STUDIES
 TRANSPORTATION PLANNING - ENVIRONMENTAL ENGINEERING
 www.rkengineer.com

NEWPORT BEACH
 4000 Westlary Place, Suite 280
 Newport Beach, CA 92660
 P: 949-474-0809 F: 949-474-0802

Robert Kahn Date: 9/8/15
 R.C.E. No. 20285 Exp. 8/30/17

DATE	BY	MARK	REVISIONS	APPR.	DATE
	ENGINEER				
	DESIGNED BY	SAZ	DRAWN BY	SAZ	CHECKED BY
					RK

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature]
 PRINCIPAL ENGINEER
 TRAFFIC DIVISION
 ENGINEERING MANAGER
 PUBLIC UTILITIES

DATE: 11-16-2015

SIGNING & STRIPING ACCT. NO.

NEW SIGNING & STRIPING PLAN
 DAN KIPPER DR AT SYCAMORE CANYON BLVD

SHEET 6 OF 6

SCALE: 1" = 40'

FILE NO.