

# STREET IMPROVEMENT PLANS

## TRACT 28628 IN THE CITY OF RIVERSIDE

### GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT-OF-WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STD. DWG., ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE AND WELLS FARGO BANK ARE NOT RESPONSIBLE FOR THEIR ACCURACY.
- 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. 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- SEE CITY OF RIVERSIDE PUBLIC UTILITIES DRAWING U/L5-694290 FOR LOCATION & QUANTITIES OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- 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.
- CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- WELLS FARGO BANK SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- HOURS OF OPERATION ARE 7 A.M. TO 6 P.M. MONDAY THROUGH FRIDAY. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER.
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- ON ALL AREAS WITHIN PUBLIC RIGHT-OF-WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- THE CONTRACTOR TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF GRADING AND/OR CONSTRUCTION AND ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK (351-6150).
- 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 "IDENTIFICATION NUMBER BY USA.
- THE TOP 0.10' OF A.C. SECTION SHALL NOT BE CONSTRUCTED AT THIS TIME. FINAL 0.10' CAP SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF PROPOSED HOMES.
- 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.
- REFERENCE TRAFFIC SIGNAL PLAN X-477 FOR UNDERGROUND SIGNAL FACILITIES.

### GENERAL NOTES FOR STREET TREE PLANTING

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

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	*NUMBER REQUIRED
A. GABLE LANE	KOELREUTERIA BIPINNATA		45' O.C.	15 EA.
B. BERGAMONT DR.	PRUNUS C. 'KRAUTER VESUVIUS'		45' O.C.	9 EA.
C. CLOVER COURT	PISTACIA CHINENSIS		45' O.C.	15 EA.
D. MEADOW LANE	KOELREUTERIA BIPINNATA		45' O.C.	11 EA.
E. KRAMERIA AVE.	PRUNUS C. 'KRAUTER VESUVIUS'		45' O.C.	9 EA.
F. MEADOW LANE	KOELREUTERIA BIPINNATA		45' O.C.	54 EA.
G. SUNFLOWER PLACE	PISTACIA CHINENSIS		45' O.C.	15 EA.
H. SPRINGBROOK COURT	ROBINIA A. 'PURPLE ROBE'		45' O.C.	15 EA.
I. MEADOW LANE	KOELREUTERIA BIPINNATA		45' O.C.	10 EA.
J. VILLAGE WAY	KOELREUTERIA BIPINNATA		45' O.C.	31 EA.
K. WEATHERVANE PLACE	ROBINIA A. 'PURPLE ROBE'		45' O.C.	15 EA.
L. WOOD ROAD, REVERSE FRONTAGE LANDSCAPE & TRAIL PLANS				

\*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 APPLICABLE PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

### 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 FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING 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.

### TRAFFIC & STREET NAME SIGN SCHEDULE

TRAFFIC & STREET NAME SIGN SCHEDULE	CONSTRUCT PER CITY STANDARD DWG. 662 & 666
A	KRAMERIA AVE. 19100
B	MEADOW LANE 9300
C	SUNFLOWER PLACE 19000
D	MEADOW LANE 9300
E	WEATHERVANE PLACE 19000
F	MEADOW LANE 9300
G	MEADOW LANE 19000
H	MEADOW LANE 9200
I	MEADOW LANE 19000
J	MEADOW LANE 9200
K	GABLE LANE 19000
L	VILLAGE WAY 9200
M	SPRINGBROOK COURT 19001
N	VILLAGE WAY 9200
O	CLOVER COURT 19000
P	VILLAGE WAY 9200
Q	BERGAMONT DR. 19100
R	VILLAGE WAY 9100
S	WOOD ROAD 9300
T	KRAMERIA AVE. 19000
U	W-53 "NOT A THROUGH STREET" (30')
V	MI STOP SIGN (30" OCTAGON)

\*AS-BUILT PER PLANS 9-04-03 4th

REVIEW BY:  
WESTERN MUNICIPAL WATER DISTRICT  
for Non-Interference Compliance

CIVIL ENGINEER: *John A. Shaw*  
DATE: 4/16/99 R.C.E. 38212-21643

TELEPHONE: \_\_\_\_\_ SOUTHERN CALIFORNIA GAS COMPANY

APPROVED BY: *John A. Shaw* DATE: 4-16-99

APPROVED BY: *Benjamin H. ...* DATE: 4-16-99

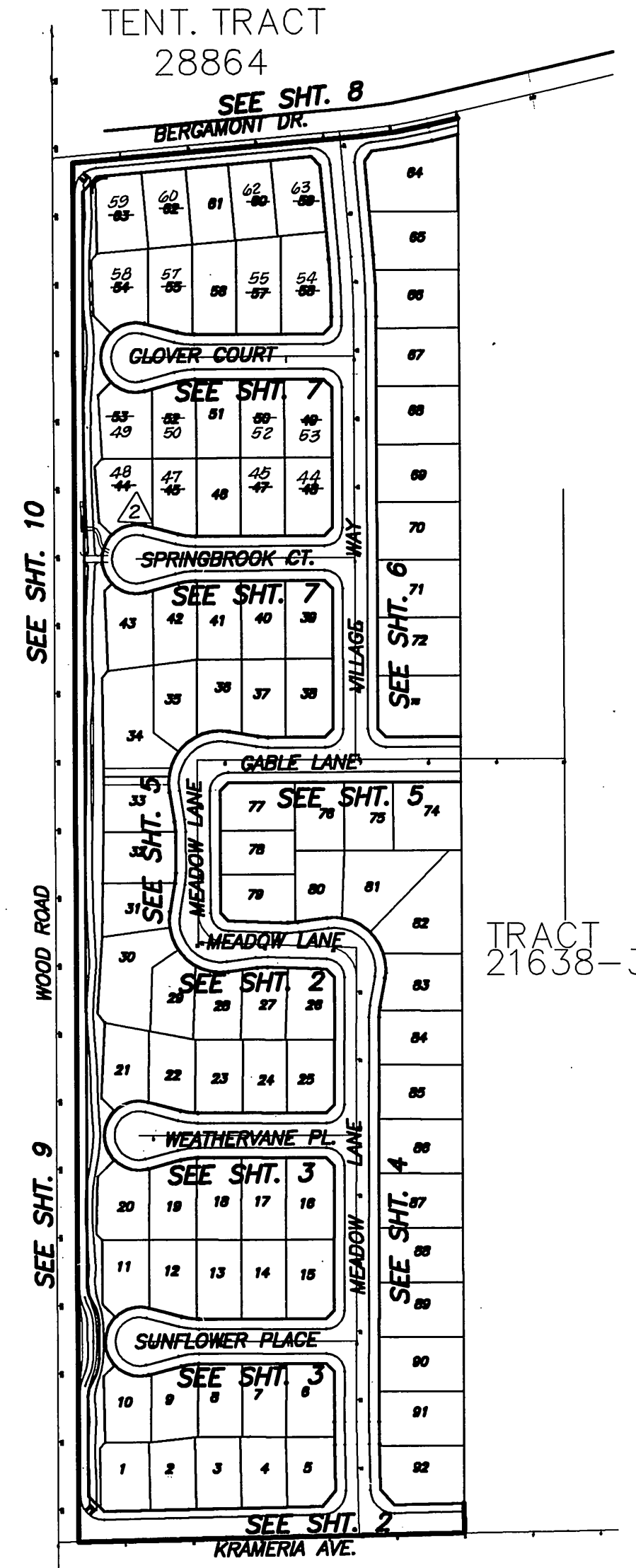
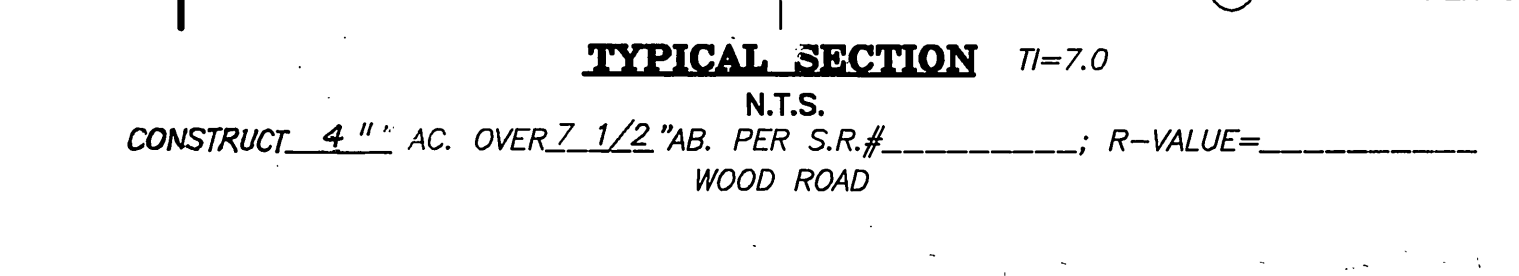
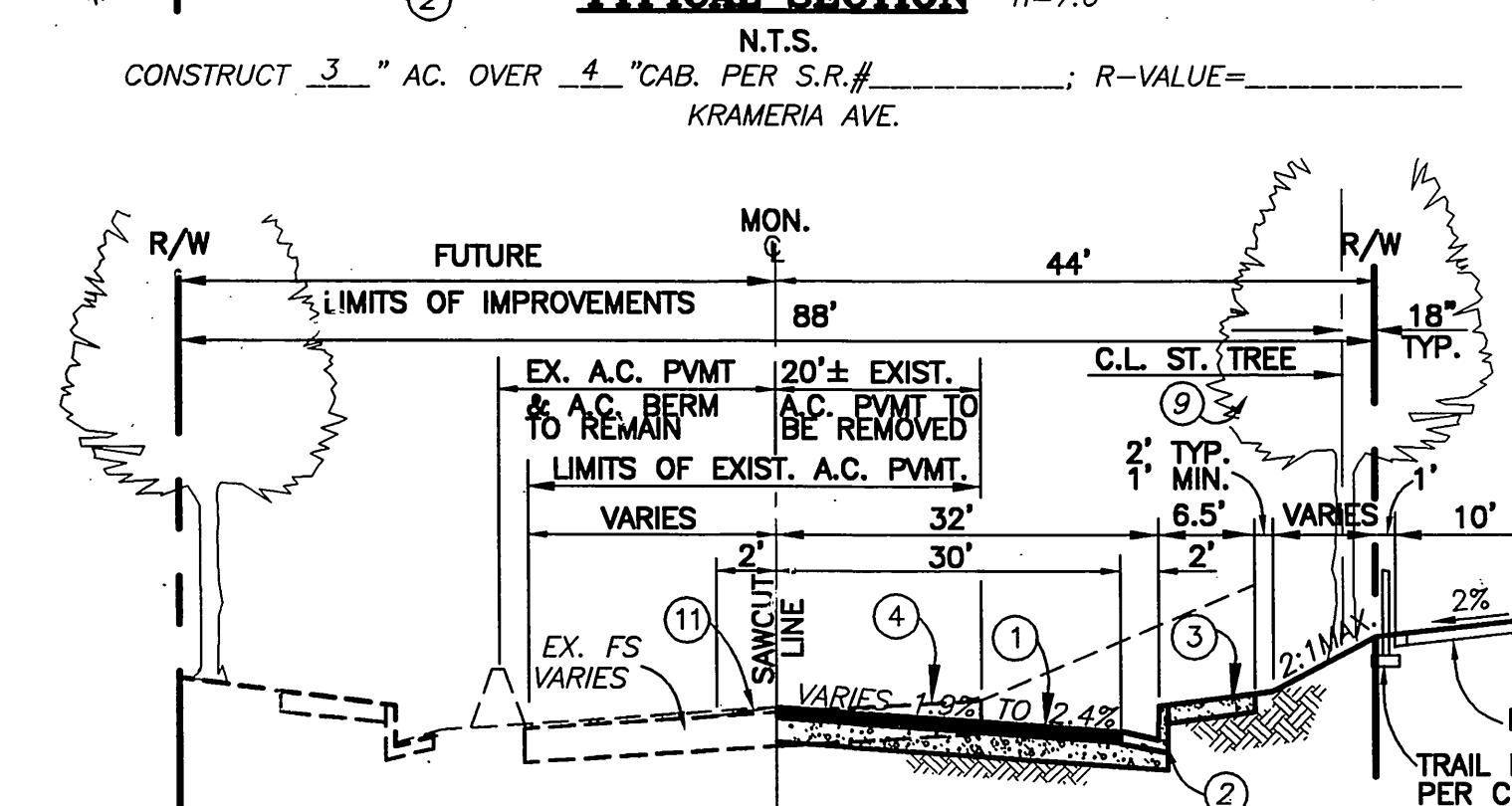
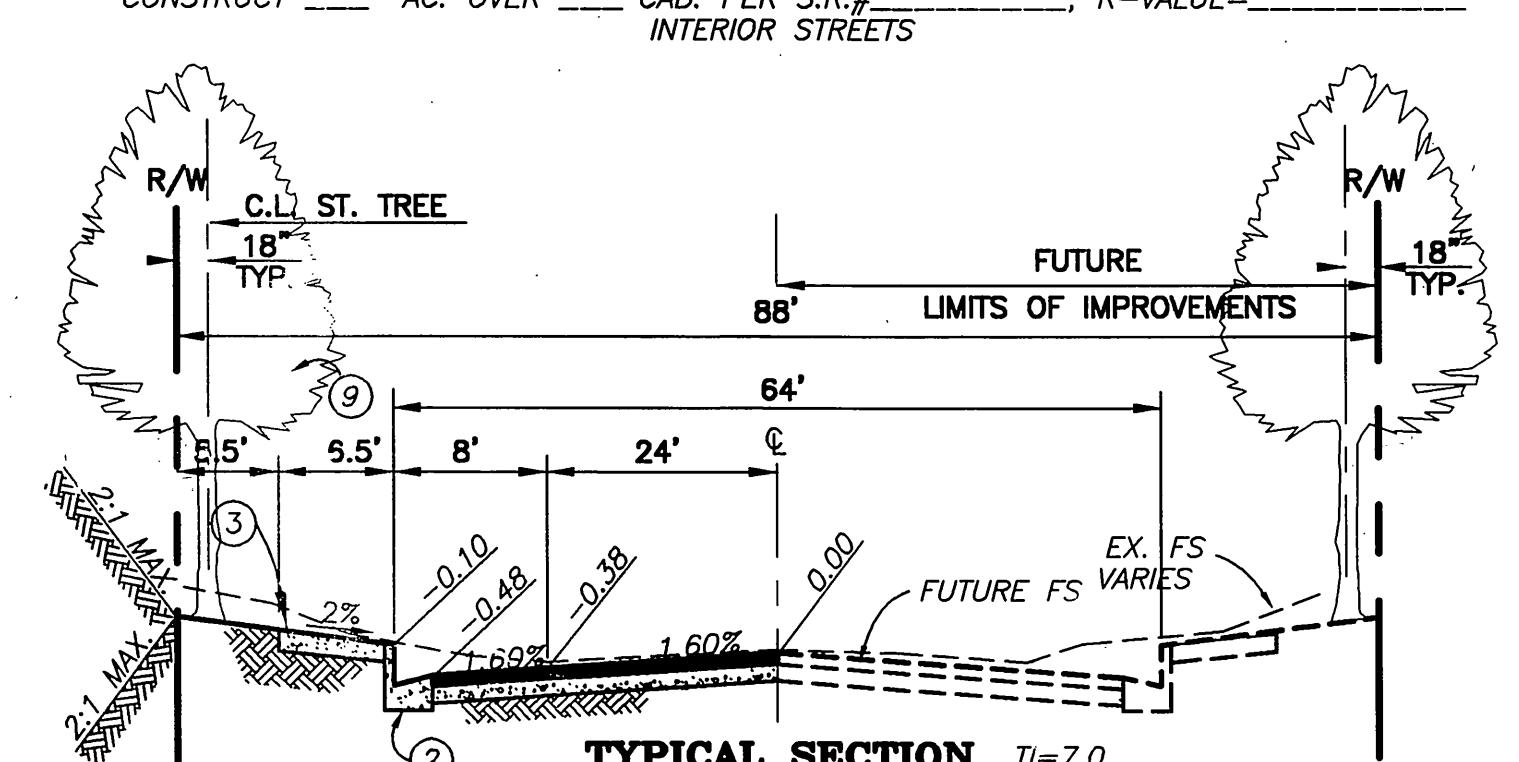
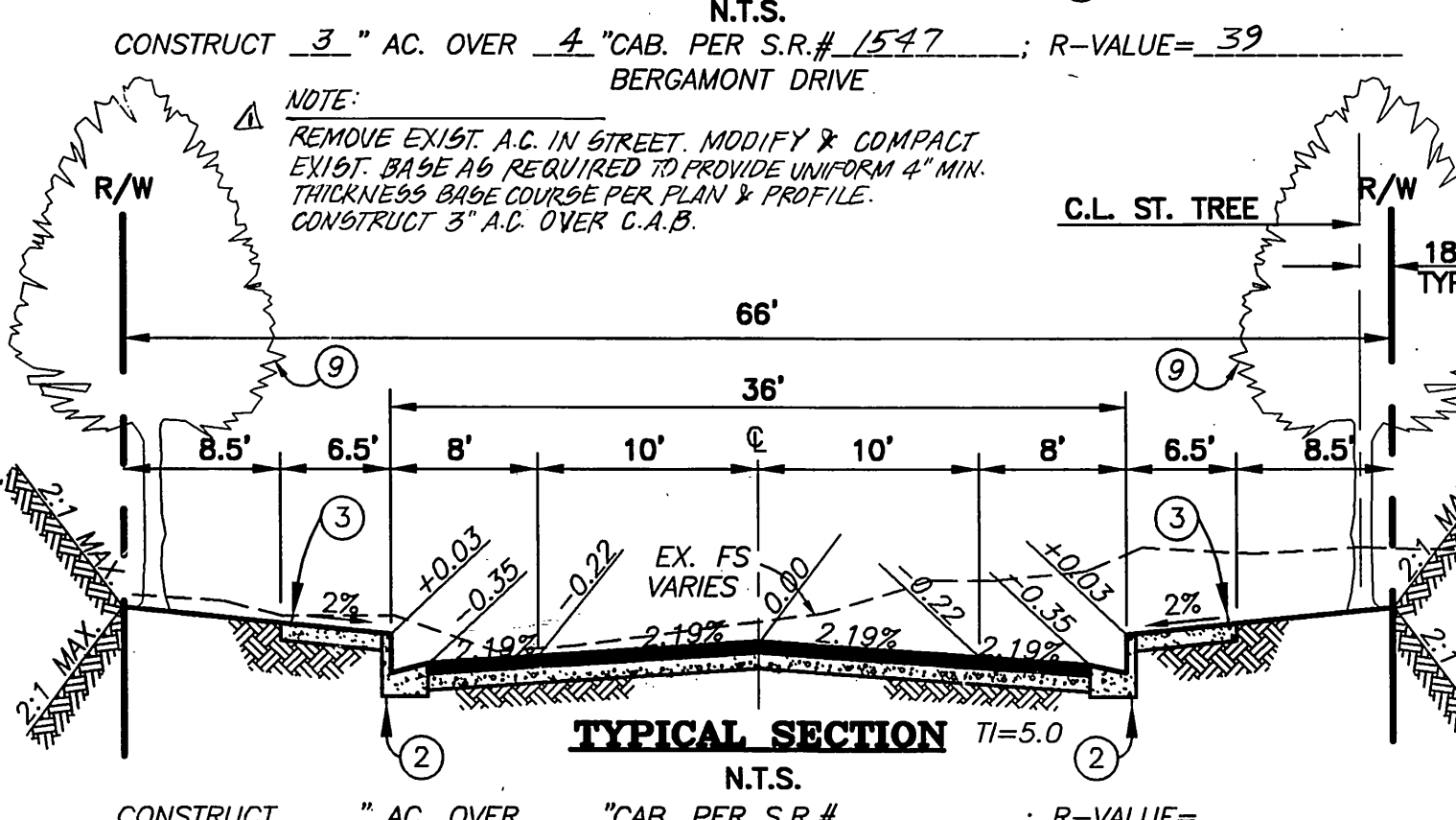
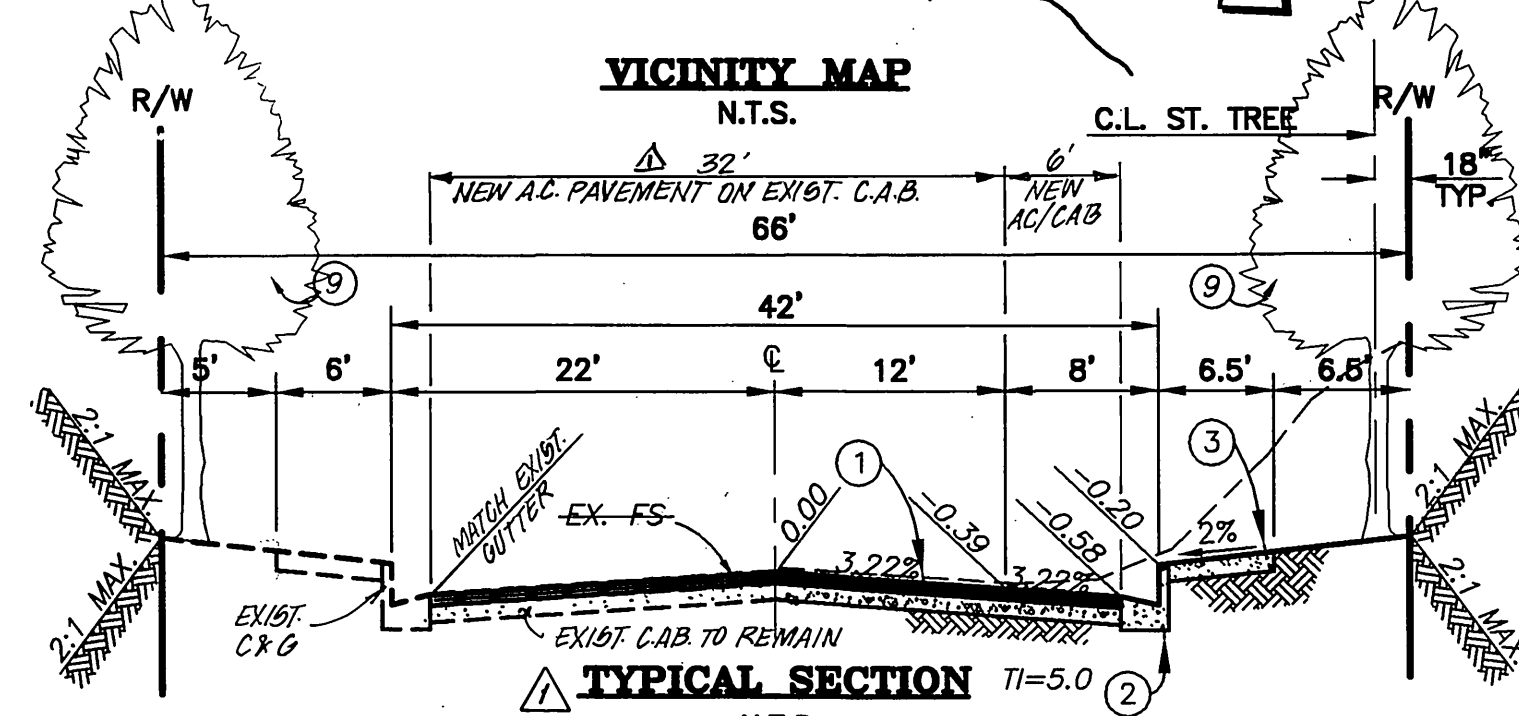
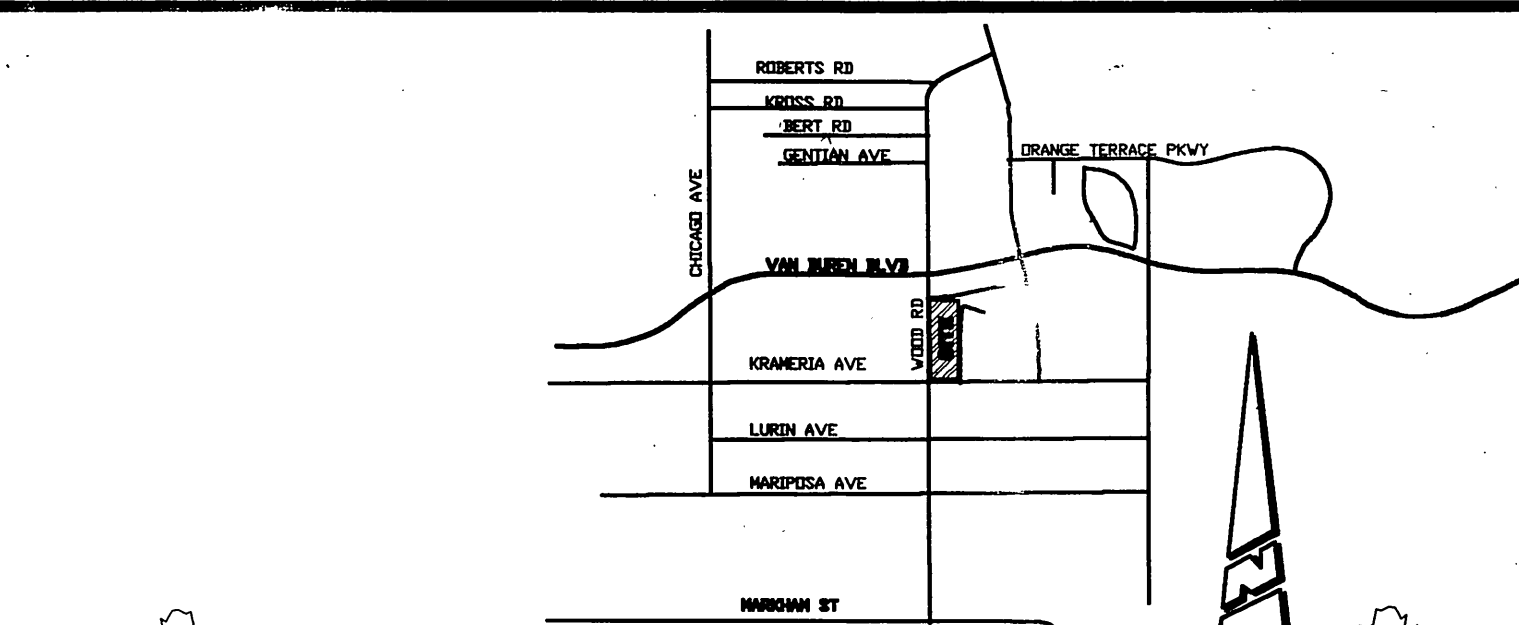
APPROVED BY: *John ...* DATE: 4-16-99

### CHARTER COMMUNICATIONS

APPROVED BY: *John ...* DATE: 4-8-99

CITY OF RIVERSIDE  
PUBLIC UTILITIES DEPT.-ELECTRIC  
OVERHEAD & UNDERGROUND

APPROVED BY: *John ...* DATE: 4-14-99



### CONSTRUCTION NOTES AND QUANTITY ESTIMATE

ITEM DESCRIPTION	UNIT	QUANTITY
1) CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.	S.F.	228,733
2) CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE I	L.F.	10,690
3) CONSTRUCT SIDEWALK PER CITY STD. 325.	S.F.	64,140
4) SAW-CUT AND REMOVE EX. A.C.	S.F.	58,685
5) CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I.	EA.	16
6) CONSTRUCT WHEELCHAIR RAMP TYPE II PER CITY STD. 304, DESIGN NOTES D4 & D5. MODIFIED AS SHOWN ON DETAIL SHEET 8.	EA.	4
7) CONSTRUCT 4" THICK x 10' WIDE CONC. WALK.	EA.	1
8) CONSTRUCT 4" THICK x 4' WIDE CONC. WALK.	EA.	1
9) CONSTRUCT METAL HAND RAILING PER APWA STD. PLAN 606-D TYPE A MODIFIED AS SHOWN ON PLANS.	EA.	1
10) APPLY WHITE PAINTED THERMOPLASTIC STOP LEGEND PER CALTRANS STD PLAN A24 D.	EA.	1
11) CONSTRUCT 3" A.C. OVER EXIST. C.A.B. MODIFIED AND COMPACTED AS REQUIRED. (SEE TYP. SECTION)	S.F.	12,065 SF
12) CONSTRUCT WHEELCHAIR RAMP TYPE II WITHIN DRIVEWAY PER CITY STD. 304, DESIGN NOTES D4 & D5. MODIFIED AS SHOWN ON DETAIL SHEET 8.	EA.	4 EA.
13) CONSTRUCT WHEELCHAIR RAMP TYPE II PER CITY STD. 304, DESIGN NOTES D4 & D5.	EA.	1 EA.
14) CONSTRUCT 4" THICK x 10' WIDE CONC. WALK.	EA.	1
15) CONSTRUCT 4" THICK x 4' WIDE CONC. WALK.	EA.	1
16) CONSTRUCT METAL HAND RAILING PER APWA STD. PLAN 606-D TYPE A MODIFIED AS SHOWN ON PLANS.	EA.	1
17) APPLY WHITE PAINTED THERMOPLASTIC STOP LEGEND PER CALTRANS STD PLAN A24 D.	EA.	1 EA.
18) CONSTRUCT 12"x12" DRAIN GRATE (NDS OR EQUAL)	EA.	1
19) INSTALL 4" PVC PIPE (SCHEDULE 40)	L.F.	12
20) INSTALL 3" C.I.P. IN R/W AND THROUGH CURB	L.F.	12
21) CONSTRUCT GUNITE DITCH PER SECTION A-A SHEET 9	L.F.	12

**CALL BEFORE YOU DIG**

Underground Service Alert  
Call: TOLL FREE  
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

**PRIVATE ENGINEERING NOTE**

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**BENCHMARK**

RIVERSIDE COUNTY BENCHMARK, STAMPED V88-64 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 289.0 FEET SOUTH OF VAN BUREN BOULEVARD, 305.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BULLDOZER A BRASS DISK FLUSH AND MARKED. ELEV. 1628.123

**REGISTERED PROFESSIONAL ENGINEER**

Civil  
George A. Lenfestey  
No. 45920  
Exp. 12-31-02

**KEITH INTERNATIONAL, INC.**

Planning • Civil Engineering • Environmental Services • Land Surveying • Public Works • Water Resources •

Inland Empire Division  
28800 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 659-0284

APPROVED BY: *George A. Lenfestey* DATE: 4/7/99

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**

APPROVED BY: *John ...* DATE: 4-8-99

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**

APPROVED BY: *John ...* DATE: 4-14-99

**STREET IMPROVEMENT PLANS**

TRACT 28628  
TITLE SHEET

APPROVED BY: *John ...* DATE: 4-16-99

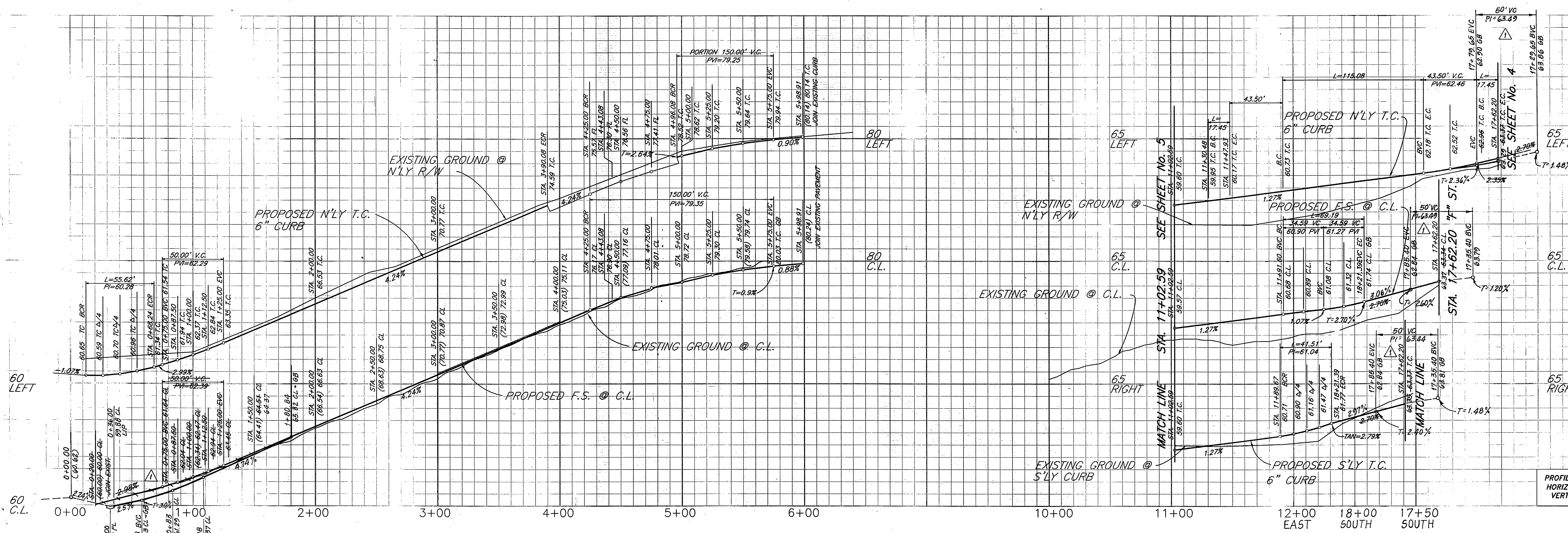
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R-3497

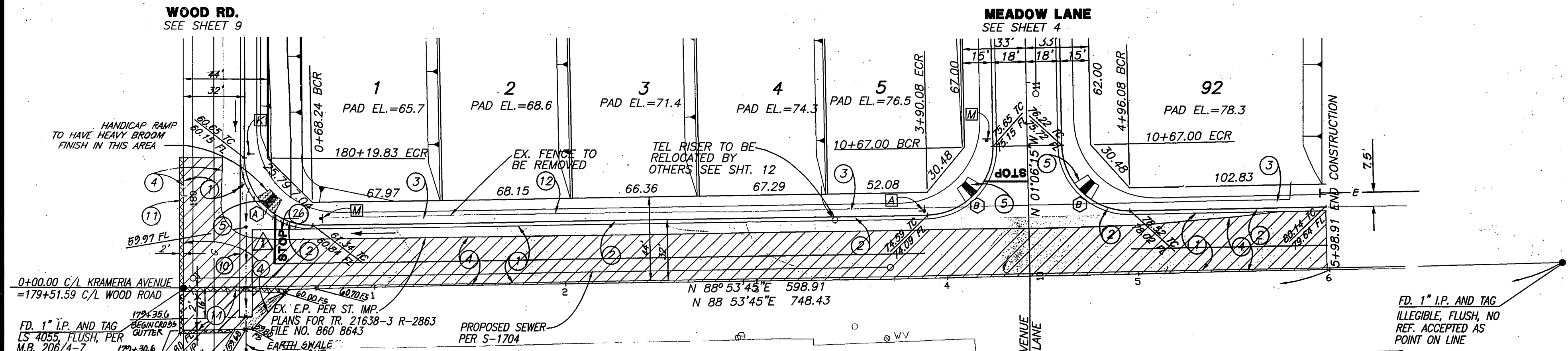
SHEET 1 OF 10

INDEXED 9-9-99 4th

PC-4088-5



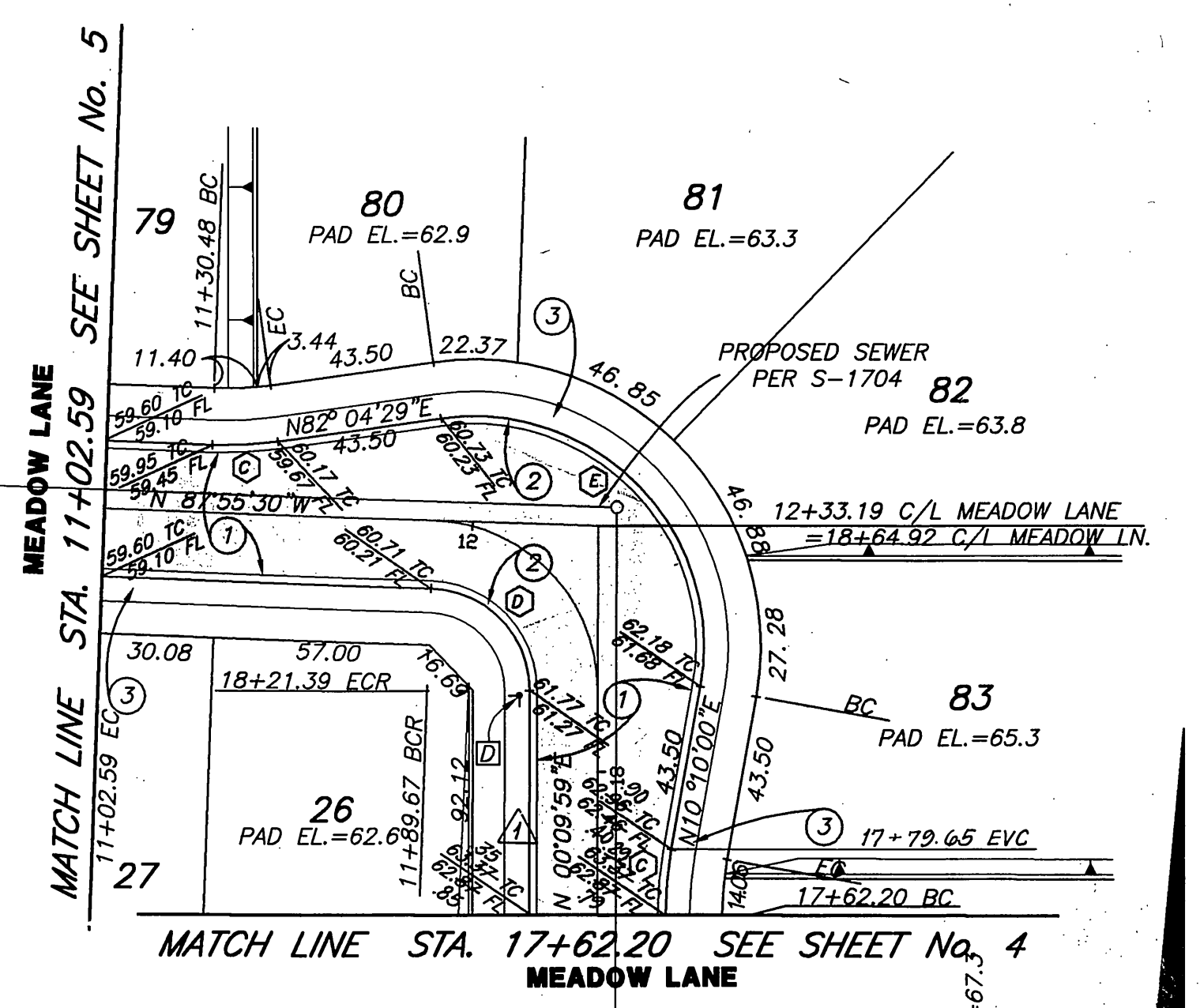
PROFILE SCALE:  
HORIZ: 1"=40'  
VERT: 1"=4'



- CONSTRUCTION NOTES:**
- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
  - CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE I
  - CONSTRUCT SIDEWALK PER CITY STD. 325.
  - SAW-CUT AND REMOVE EX. A.C.
  - CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I.
  - CONSTRUCT CATCH BASIN PER CITY STD. 405 W & V PER PLAN.
  - CONSTRUCT CURB OUTLET PER CITY STD. 410
  - CONSTRUCT HEADWALL PER CALTRANS STD. D89
  - INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS
  - CONSTRUCT CROSS GUTTER PER CITY STD. 220 (W=6' UNLESS NOTED OTHERWISE)
  - CONSTRUCT A.C. OVERLAY AND FEATHER.
  - EXIST. C.L. FENCE TO BE REMOVED
  - APPLY WHITE PAINTED THERMOPLASTIC 6\"/>

**DATA**

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(A)	91°02'50"	35.00	55.62	35.65
(B)	90°00'00"	35.00	54.98	35.00
(C)	10°00'01"	100.00	17.45	8.75
(D)	88°05'29"	27.00	41.51	26.12
(E)	108°05'31"	61.00	115.08	84.10

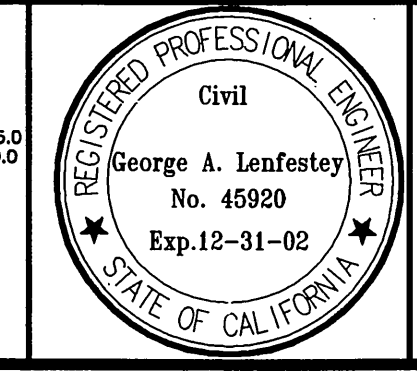


\*AS-BUILT PER PLANS 9-04-03 4H



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**KEITH INTERNATIONAL, INC.**  
Planning • Civil Engineering • Environmental Services • Land Surveying • Public Works • Water Resources  
Inland Empire Division  
28890 Cactus Ave., Ste. 300, Norwold Valley, CA 92553 (909) 658-0254  
APPROVED BY: *[Signature]*  
DATE: 4/7/99

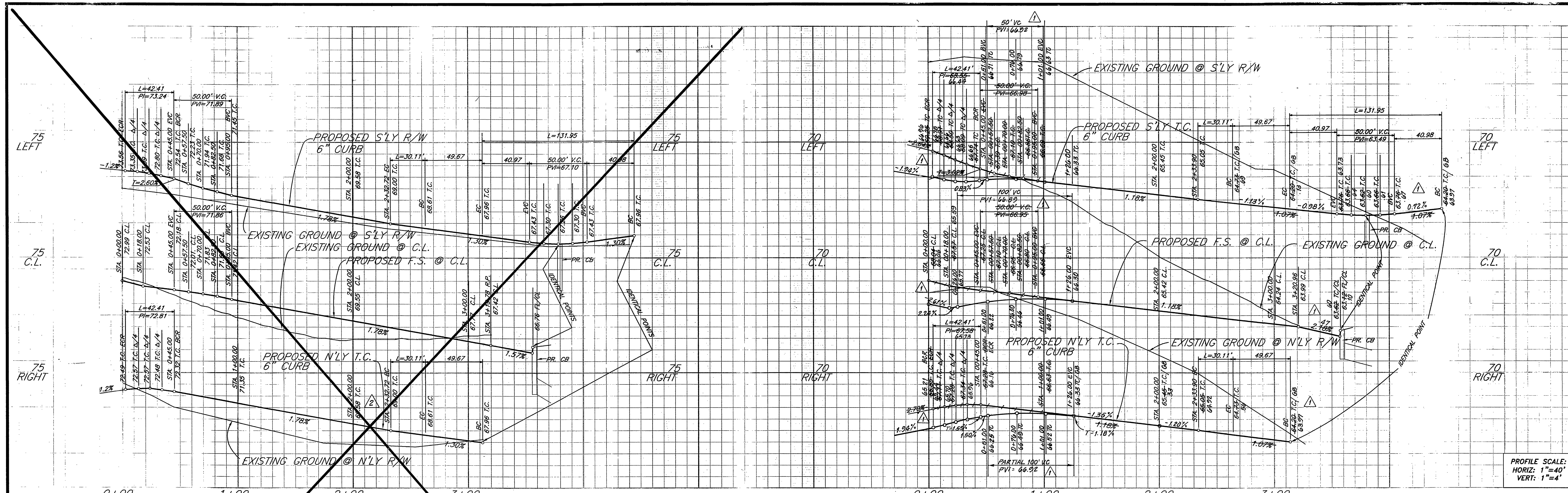
**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
APPROVED BY: *[Signature]*  
DATE: 7-23-99

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
APPROVED BY: *[Signature]*  
DATE: 7-23-99

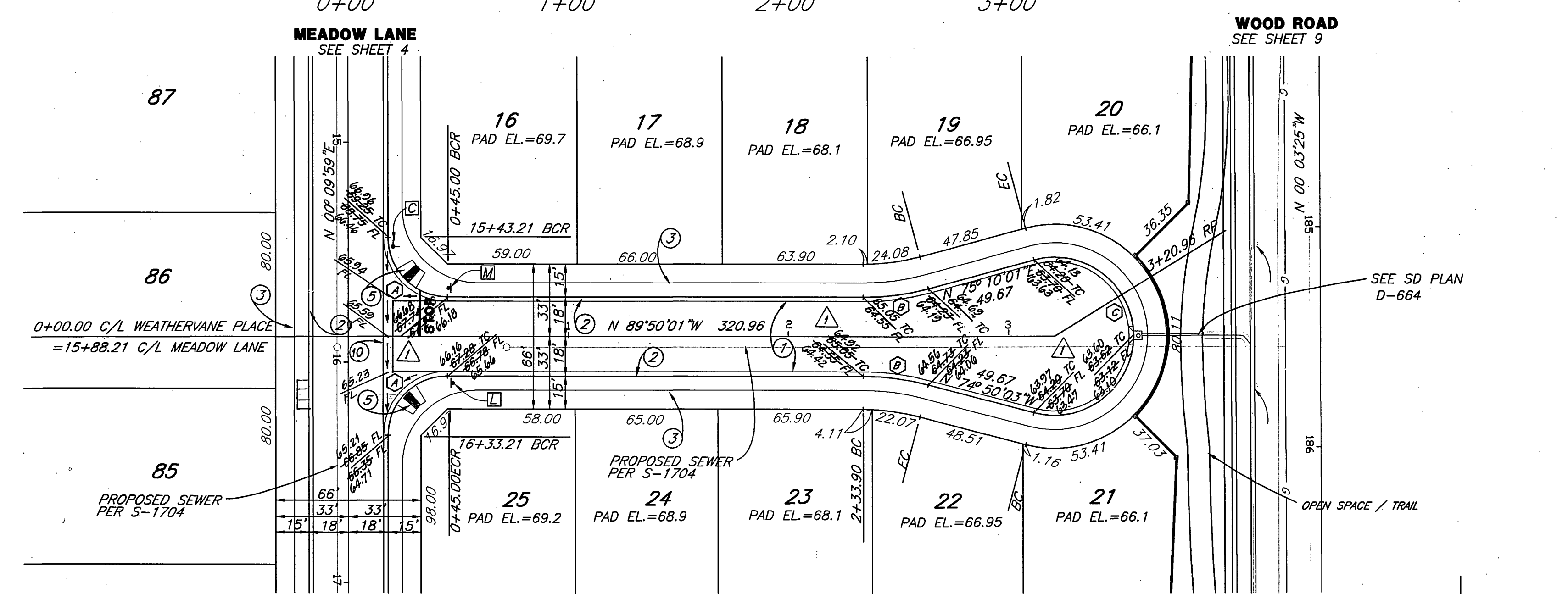
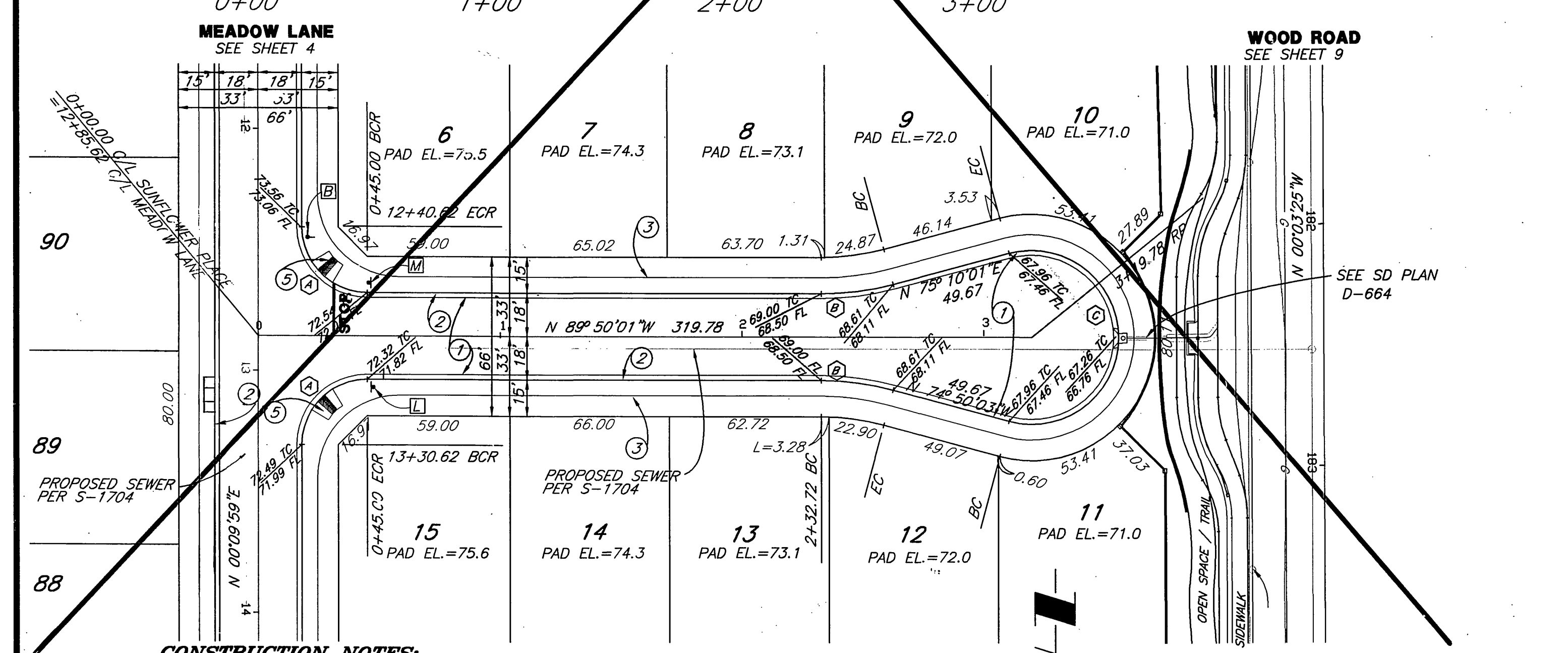
**STREET IMPROVEMENT PL 'S**  
TRACT 28628  
KRAMERIA AVE. AND MEADOW LANE  
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

ACCOUNT NO. 31377  
R-3497  
SHEET 2 OF 10  
INDEXED 9-9-99 4H

PC-4088-S



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

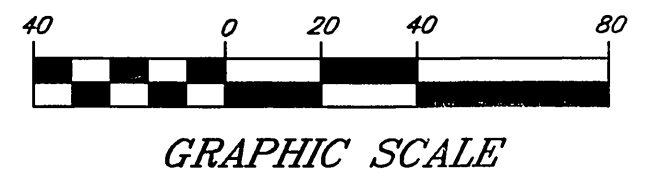


- CONSTRUCTION NOTES:**
- ① CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
  - ② CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE I
  - ③ CONSTRUCT SIDEWALK PER CITY STD. 325.
  - ④ SAW-CUT AND REMOVE EX. A.C.
  - ⑤ CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I.
  - ⑥ CONSTRUCT CATCH BASIN PER CITY STD. 405 W & V PER PLAN.
  - ⑦ CONSTRUCT CURB OUTLET PER CITY STD. 410
  - ⑧ CONSTRUCT HEADWALL PER CALTRANS STD. DB9
  - ⑨ INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS
  - ⑩ CONSTRUCT CROSS GUTTER PER CITY STD 220 (W=6" UNLESS NOTED OTHERWISE)
  - ⑪ CONSTRUCT A.C. OVERLAY AND FEATHER.

**SUNFLOWER PLACE**  
**WEATHERVANE PLACE**  
**SEE SHEET 3A**

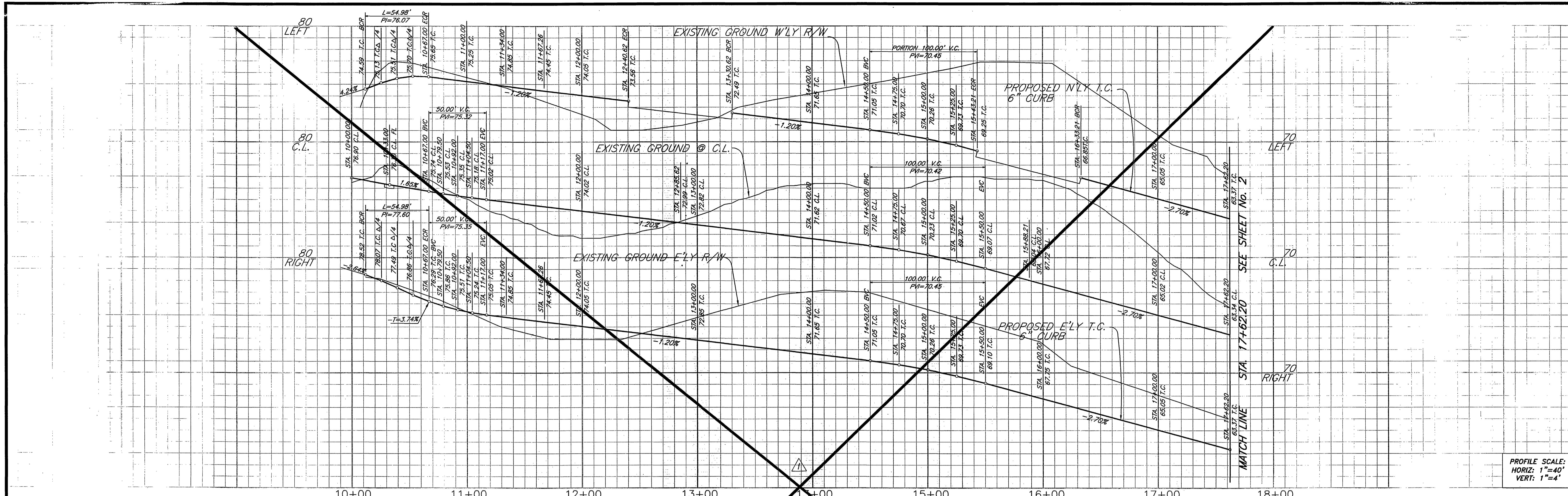
**DATA**

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
①	90°00'00"	27.00	42.41
②	14°59'58"	115.00	30.11
③	210°00'00"	36.00	131.95

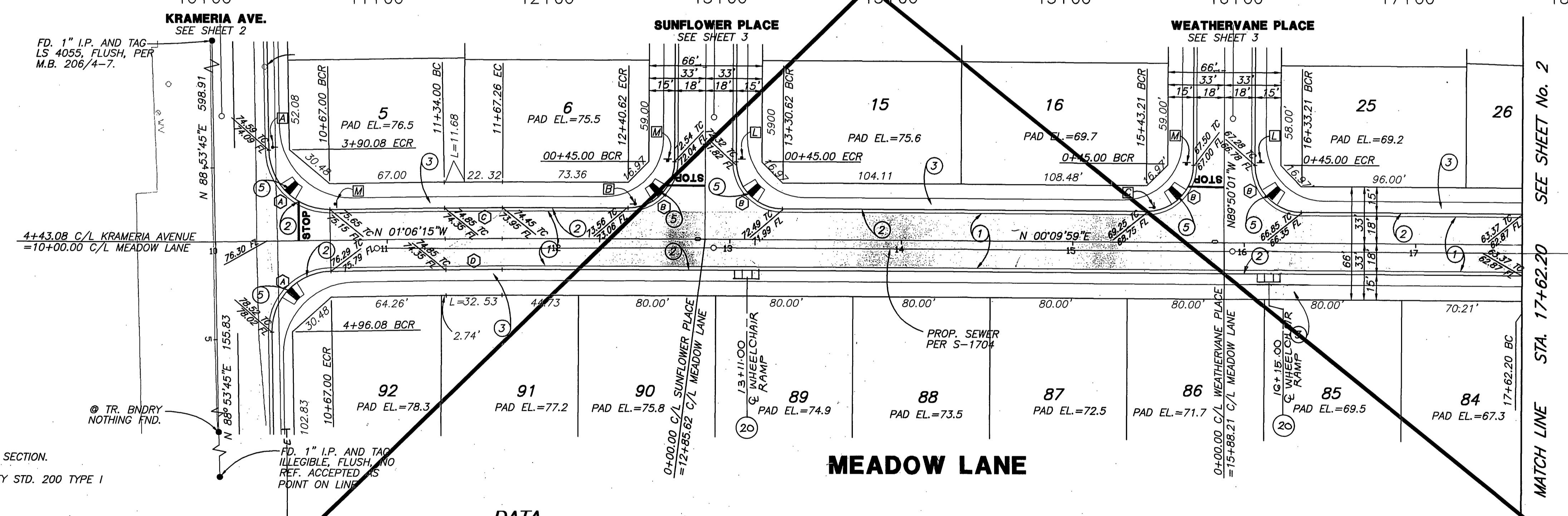


<p>Underground Service Alert Call: TOLL FREE <b>1-800-227-2600</b> TWO WORKING DAYS BEFORE YOU DIG</p>	<p>PRIVATE ENGINEERING NOTE</p> <p>CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE RESPONSIBLE TO ASSUME SOLE AND COMPLETE 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.</p>	<p>BENCHMARK</p> <p>RIVERSIDE COUNTY BENCHMARK, STAMPED 108-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 295.0 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. 1638.123</p>	<p> <b>George A. Lenfestey</b> Civil No. 45920 Exp. 12-31-02</p>	<p> <b>KEITH INTERNATIONAL, INC.</b> • Planning • Civil Engineering • Environmental Services • • Land Surveying • Public Parks • Water Resources • Inland Empire Division 20890 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 658-0284</p>	<p>APPROVED BY:  <b>George A. Lenfestey</b>, R.C.E., No. 45920 DATE: 4/7/99 REGISTRATION EXPIRES 12-31-02</p>	<p><b>CITY OF RIVERSIDE</b> PUBLIC WORKS DEPARTMENT</p> <p>APPROVED BY:  <b>R. McGrath</b>, PUBLIC WORKS DIRECTOR DATE: 7-23-99</p>	<p><b>STREET IMPROVEMENT PLANS</b> TRACT 28628 <b>SUNFLOWER PL. &amp; WEATHERVANE PLACE</b></p> <p>HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'</p>	<p>ACCOUNT NO. 31377 <b>R-3497</b> SHEET 3 OF 10 INDEXED 9-9-99 44</p>
	<p>CITY BUSINESS TAX CERTIFICATION NO. 033595 EXP. DATE 4/2/00</p> <p>DESIGNED BY: LHL DRAWN BY: LHL CHECKED BY: MS</p> <p>REVISIONS: 11.8.99 APPR. DATE P.W. ENGR. MANAGER</p>							

PC-4088-5



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

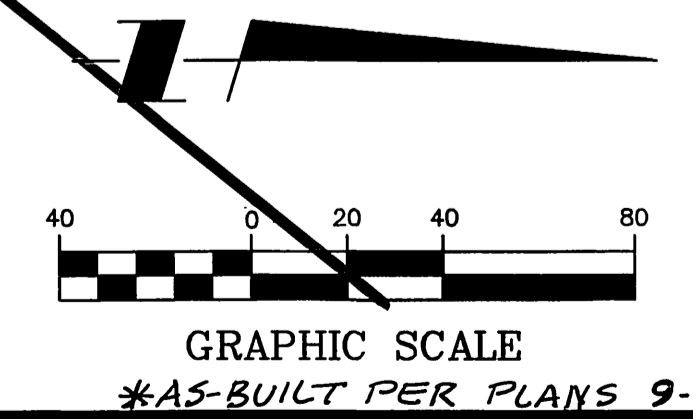


- CONSTRUCTION NOTES:**
- 1 CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
  - 2 CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE I
  - 3 CONSTRUCT SIDEWALK PER CITY STD. 325.
  - 4 SAW-CUT AND REMOVE EX. A.C..
  - 5 CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I.
  - 6 CONSTRUCT CATCH BASIN PER CITY STD. 405 W & V PER PLAN.
  - 7 CONSTRUCT CURB OUTLET PER CITY STD. 410
  - 8 CONSTRUCT HEADWALL PER CALTRANS STD. D89
  - 9 INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS
  - 10 CONSTRUCT CROSS GUTTER PER CITY STD.220 (W=6' UNLESS NOTED OTHERWISE)
  - 11 CONSTRUCT A.C. OVERLAY AND FEATHER.
  - 12 CONSTRUCT WHEELCHAIR RAMP TYPE II WITHIN DRIVEWAY PER CITY STD.304, DESIGN NOTES D4 & D5, MODIFIED AS SHOWN ON DETAIL SHT. 3

**DATA**

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(A)	90°00'00"	35.00	54.98	35.00
(B)	90°00'00"	27.00	42.41	27.00
(C)	01°16'14"	1518.00	33.66	16.83
(D)	01°16'14"	1482.00	32.86	16.43

SEE SHEET 4A



**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 OBTAIN NECESSARY PERMITS AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

**BENCHMARK**  
RIVERSIDE COUNTY BENCHMARK, STAMPED V88-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 299.0 FEET SOUTH OF VAN BUREN BOULEVARD, 206.0 FEET WEST OF PLUMMER ROAD, ON THE CORNER OF 4.0 FOOT x 10.0 FOOT GRANITE BLOCKER A BRASS DISK FLUSH AND MARKED. ELEV. 1838.123

**REGISTERED PROFESSIONAL ENGINEER**  
Civil  
George A. Lenfestey  
No. 45920  
Exp. 12-31-02  
STATE OF CALIFORNIA

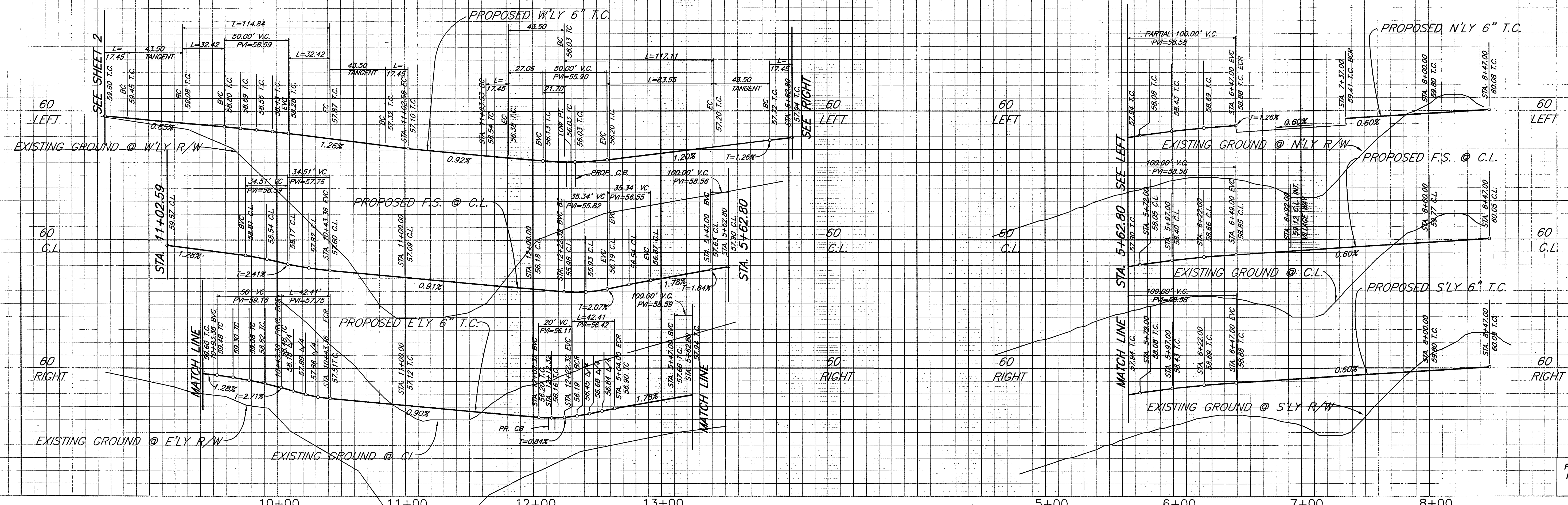
**KEITH INTERNATIONAL, INC.**  
"Planning • Civil Engineering • Environmental Services • Land Surveying • Public Works • Water Resources"  
Inland Empire Division  
20890 Chetana Ave., Ste. 300, Norwalk, CA 92553 (909) 653-0254  
APPROVED BY: [Signature]  
DATE: 4/2/99  
DESIGNED BY: LHL, DRAWN BY: LHL, CHECKED BY: MS

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature] DATE: 4/2/99  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
P.W. ENGR. MANAGER  
STREET SERVICES

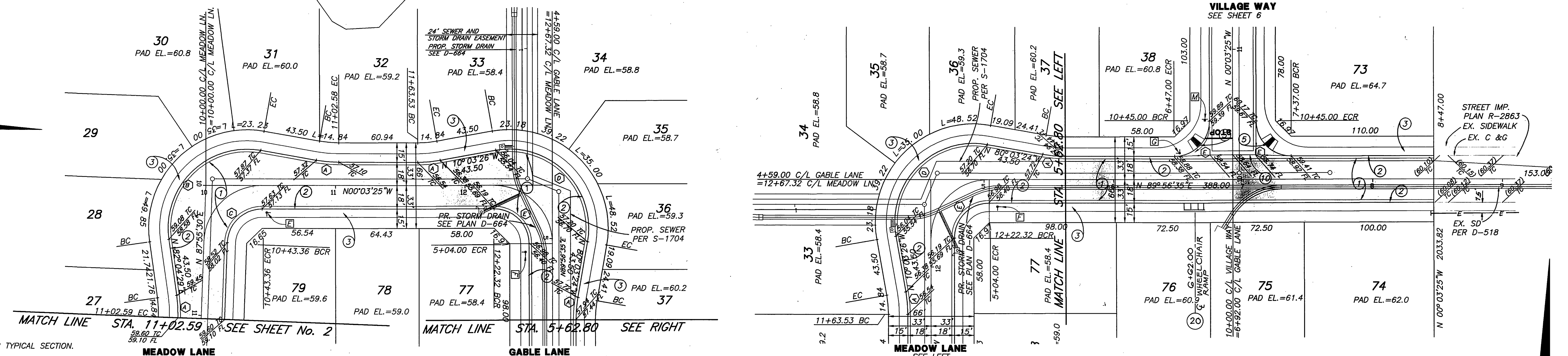
**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature] DATE: 7-23-99  
R. McAnath  
PUBLIC WORKS DIRECTOR

**STREET IMPROVEMENT PLANS**  
TRACT 28628  
MEADOW LANE  
ACCOUNT NO. 31377  
R-3497  
SHEET 4 OF 10  
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'  
INDEXED 9-9-99 JH

PC-4088-5  
Plotted: 02/24/99 15:55:54 I:\N\31377\000\VP\FIN\1003.dwg



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



**CONSTRUCTION NOTES:**

- 1 CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
- 2 CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE I
- 3 CONSTRUCT SIDEWALK PER CITY STD. 325.
- 4 SAW-CUT AND REMOVE EX. A.C.
- 5 CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I.
- 6 CONSTRUCT CATCH BASIN PER CITY STD. 405 W & V PER PLAN.
- 7 CONSTRUCT CURB OUTLET PER CITY STD. 410
- 8 CONSTRUCT HEADWALL PER CALTRANS STD. D89
- 9 INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS
- 10 CONSTRUCT CROSS GUTTER PER CITY STD.220 (W=6' UNLESS NOTED OTHERWISE)
- 11 CONSTRUCT A.C. OVERLAY AND FEATHER.

20 CONSTRUCT WHEELCHAIR RAMP TYPE II WITHIN DRIVEWAY PER CITY STD. 304, DESIGN NOTES D4 & D5, MODIFIED AS SHOWN ON DETAIL SHT. 3

**DATA**

Δ/BEARING	RADIUS	LEN./DIST.	TANGENT
(A) 10°00'01"	100.00	17.45	8.75
(B) 107°52'07"	61.00	114.84	83.76
(C) 87°52'05"	27.00	42.41	26.01
(D) 110°00'02"	61.00	117.11	87.12
(E) 90°00'00"	27.00	42.41	27.00

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



**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 V88-84 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. 1638.123



**KEITH INTERNATIONAL, INC.**  
Planning • Civil Engineering • Environmental Services • Land Surveying • Public Works • Water Resources  
Inland Empire Division  
28890 Cactus Ave., Ste. 800, Moreno Valley, CA 92553 (909) 653-0254  
APPROVED BY: *George A. Lenfestey*  
DATE: 4/7/99  
REGISTRATION EXPIRES 12-31-02

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DESIGNED BY: LHL DRAWN BY: LHL CHECKED BY: MS  
MARK REVISIONS APPR. DATE

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
APPROVED BY: \_\_\_\_\_ DATE: 7/23/99  
PRINCIPAL ENGINEER: *R. Mc Grath*  
PARK DEPARTMENT  
TRAFFIC DIVISION  
P.W. ENGR. MANAGER  
STREET SERVICES  
DATE: 7-23-99

**STREET IMPROVEMENT PLANS**  
TRACT 28628  
MEADOW LANE  
GABLE LANE  
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'  
ACCOUNT NO. 31377  
R-3497  
SHEET 5 OF 10  
INDEXED 9-9-99 4H

PC-4088-S  
Plotter: 03/24/99 18:05:02 - N:\31377\000.dwg P:\st0006.dwg

65 LEFT

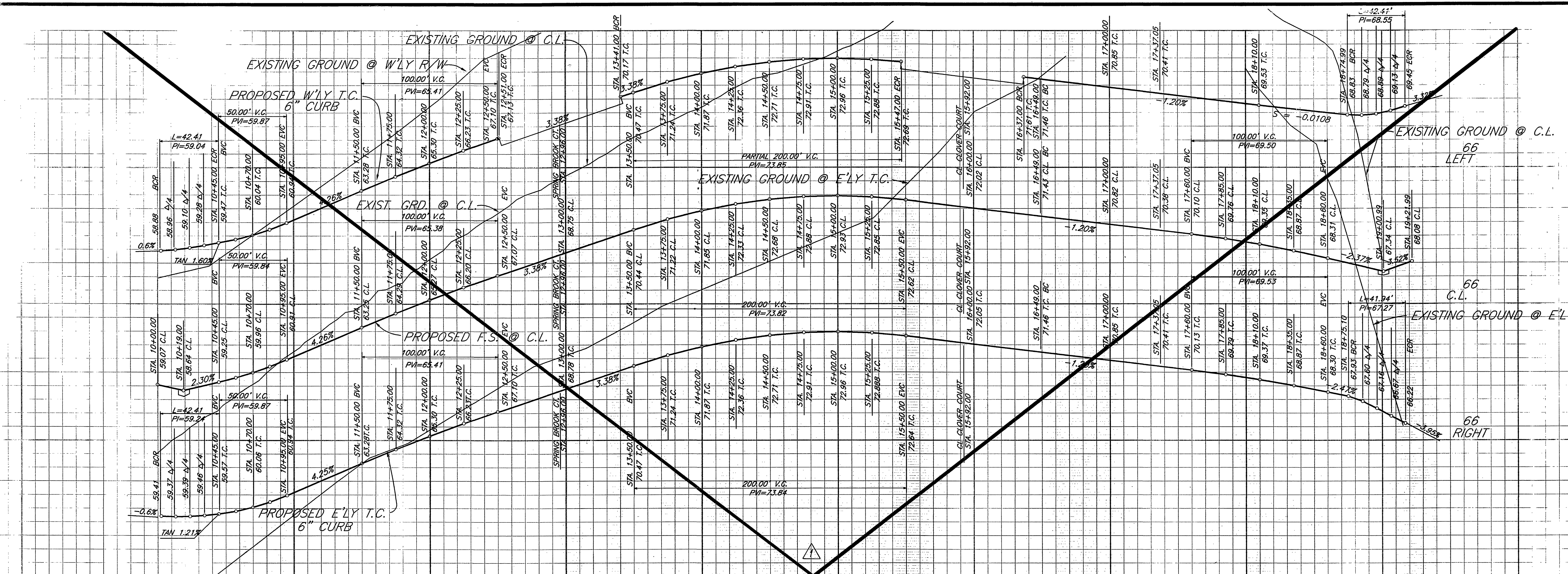
65 C.L.

65 RIGHT

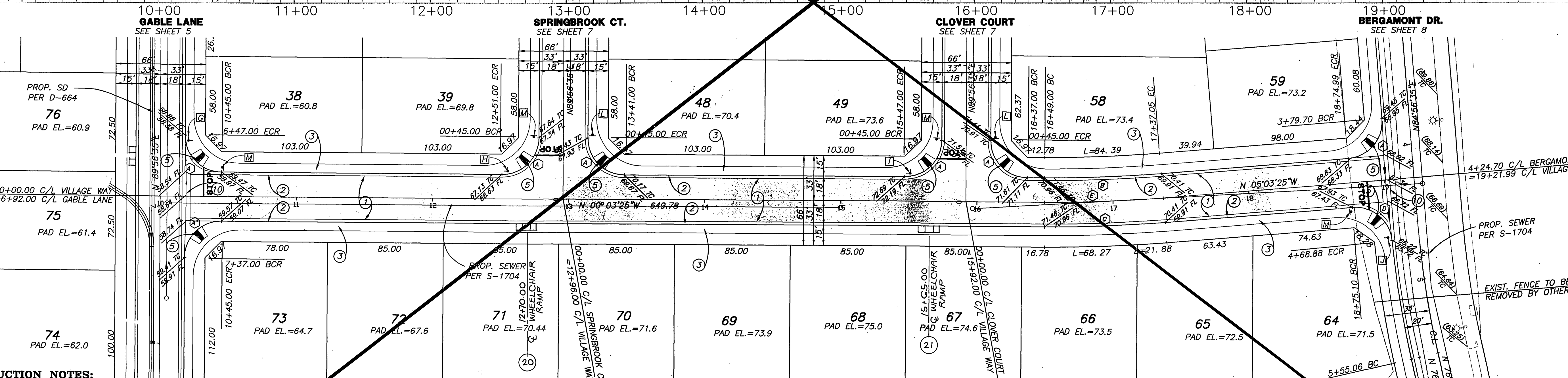
66 LEFT

66 C.L.

66 RIGHT



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



- CONSTRUCTION NOTES:**
- ① CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
  - ② CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE I
  - ③ CONSTRUCT SIDEWALK PER CITY STD. 325.
  - ④ SAW-CUT AND REMOVE EX. A.C.
  - ⑤ CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I.
  - ⑥ CONSTRUCT CATCH BASIN PER CITY STD. 405 W/ 3" PER PLAN.
  - ⑦ CONSTRUCT CURB OUTLET PER CITY STD. 410
  - ⑧ CONSTRUCT HEADWALL PER CALTRANS STD. DB9
  - ⑨ INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS
  - ⑩ CONSTRUCT CROSS GUTTER PER CITY STD. 220 (W=6' UNLESS NOTED OTHERWISE)
  - ⑪ CONSTRUCT A.C. OVERLAY AND FEATHER.

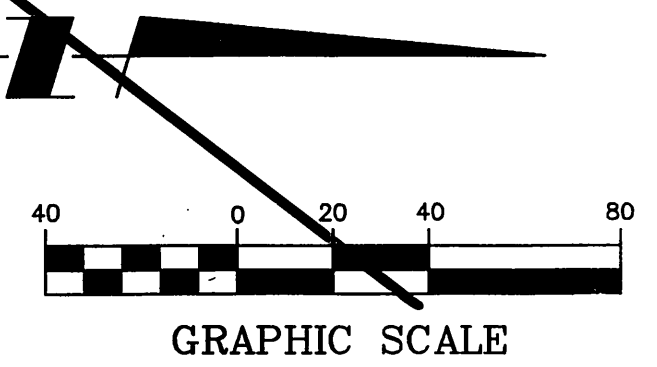
**DATA**

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(A)	90°00'00"	27.00	42.41	27.00
(B)	05°00'00"	982.00	85.70	42.88
(C)	05°00'00"	1018.00	88.84	44.45
(D)	89°00'22"	27.00	41.34	26.54
(E)	05°00'00"	1000.00	87.27	43.66

- ⑫ CONSTRUCT WHEELCHAIR RAMP TYPE II WITHIN DRIVEWAY PER CITY STD. 304, DESIGN NOTES D4 & D5, MODIFIED AS SHOWN ON DETAIL SHT. B
- ⑬ CONSTRUCT WHEELCHAIR RAMP TYPE II PER CITY STD. 304, DESIGN NOTES D4 & D5.

**VILLAGE WAY**

**SEE SHEET 6A**



\*AS-BUILT PER PLANS 9-04-03 4H

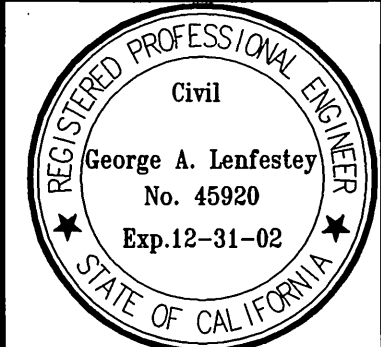


**PRIVATE ENGINEERING NOTE**

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SCALE AND CARE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. 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, EXCEPT WHERE LIABILITY ARISES FROM THE NEGLIGENCE OF DESIGN PROFESSIONAL.

**BENCHMARK**

RIVERSIDE COUNTY BENCHMARK, STAMPED V88-64 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. 1638.123



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 Planning • Civil Engineering • Environmental Services • Land Surveying • Public Works • Water Resources •  
 Inland Empire Division  
 22890 Clactus Ave., Ste. 200, Moreno Valley, CA 92553 (909) 658-0254

APPROVED BY: *[Signature]*  
 DATE: 4/2/99

DESIGNED BY: LHL DRAWN BY: LHL CHECKED BY: MS

MARK	REVISIONS	APPR.	DATE
Δ	REVISED STREET GRADES	JA	12/8/99

**CITY OF RIVERSIDE**  
**PUBLIC WORKS DEPARTMENT**

APPROVED BY: *[Signature]* DATE BY: *[Signature]*  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 PUBLIC WORKS DIRECTOR

DATE: 7-23-99

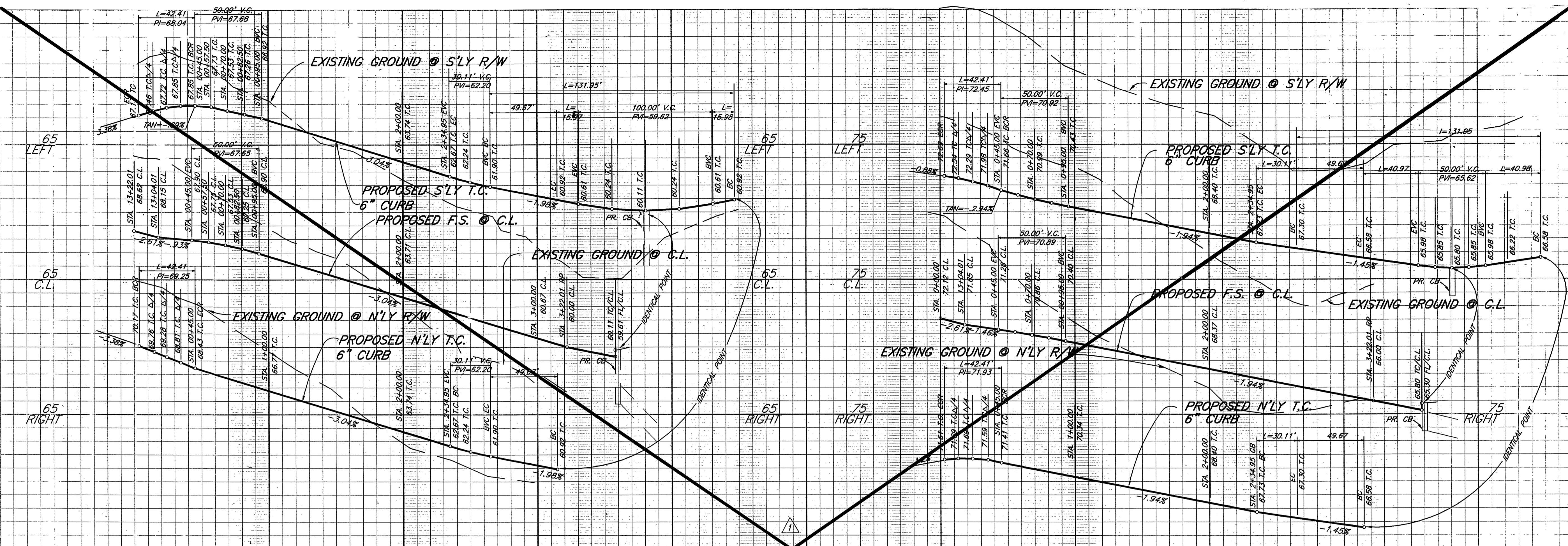
**STREET IMPROVEMENT PLANS**  
**TRACT 28628**  
**VILLAGE WAY**

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

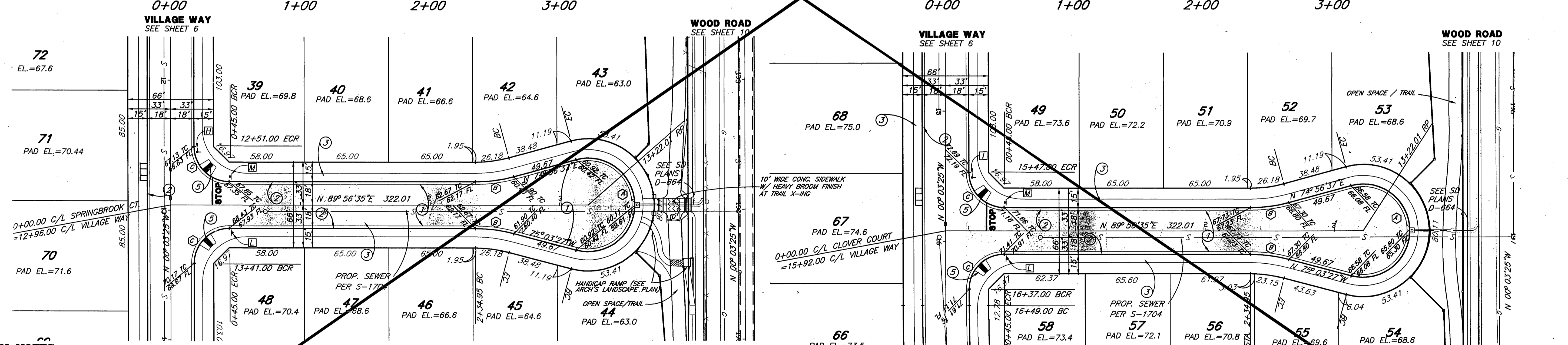
ACCOUNT NO. 31377  
**R-3497**  
 SHEET **6** OF **10**

PC-4088-S

INDEXED 9-9-99 4H



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



**CONSTRUCTION NOTES:**

- ① CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
- ② CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE 1
- ③ CONSTRUCT SIDEWALK PER CITY STD. 325.
- ④ SAW-CUT AND REMOVE EX. A.C.
- ⑤ CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE 1.
- ⑥ CONSTRUCT CATCH BASIN PER CITY STD. 405 W/ 2" PER PLAN.
- ⑦ CONSTRUCT CURB OUTLET PER CITY STD. 410
- ⑧ CONSTRUCT HEADWALL PER CALTRANS STD. D89
- ⑨ INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS
- ⑩ CONSTRUCT CROSS GUTTER PER CITY STD. 220 (W=6' UNLESS NOTED OTHERWISE)
- ⑪ CONSTRUCT A.C. OVERLAY AND FEATHER.

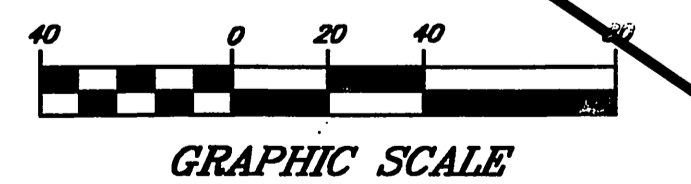
**SPRINGBROOK COURT**

**DATA**

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
A	209°59'56"	36.00	131.95	
B	14°59'58"	115.00	30.11	15.14
C	90°00'00"	27.00	42.41	27.00

**CLOVER COURT**

SEE SHEET 7A



\*AS BUILT PER PLANS 9-04-03 4H

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

**PRIVATE ENGINEERING NOTE**  
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**BENCHMARK**  
RIVERSIDE COUNTY BENCHMARK, STAMPED V88-84 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. 1038.123

**REGISTERED PROFESSIONAL ENGINEER**  
Civil  
George A. Lenfestey  
No. 45920  
Exp. 12-31-02

**KEITH INTERNATIONAL, INC.**  
Planning • Civil Engineering • Environmental Services • Land Surveying • Public Works • Water Resources •  
Inland Empire Division  
32890 Cochran Ave., Ste. 300, Moreno Valley, CA 92553 (909) 858-0254  
APPROVED BY: [Signature]  
DATE: 4/7/99

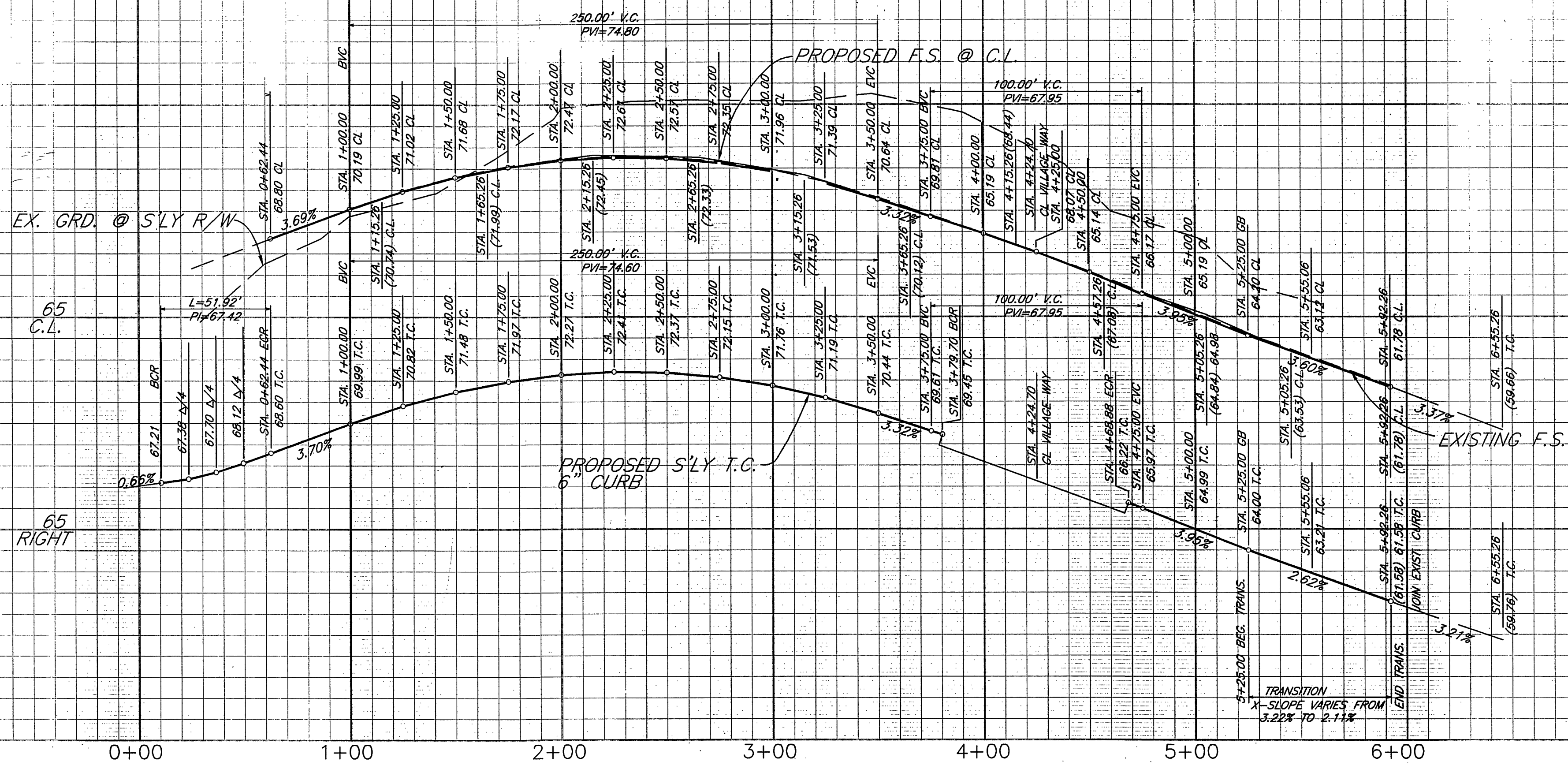
**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature] DATE: 4/7/99  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
P.W. ENGR. MANAGER  
STREET SERVICES

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature] DATE: 7-23-99  
R. McMath  
PUBLIC WORKS DIRECTOR

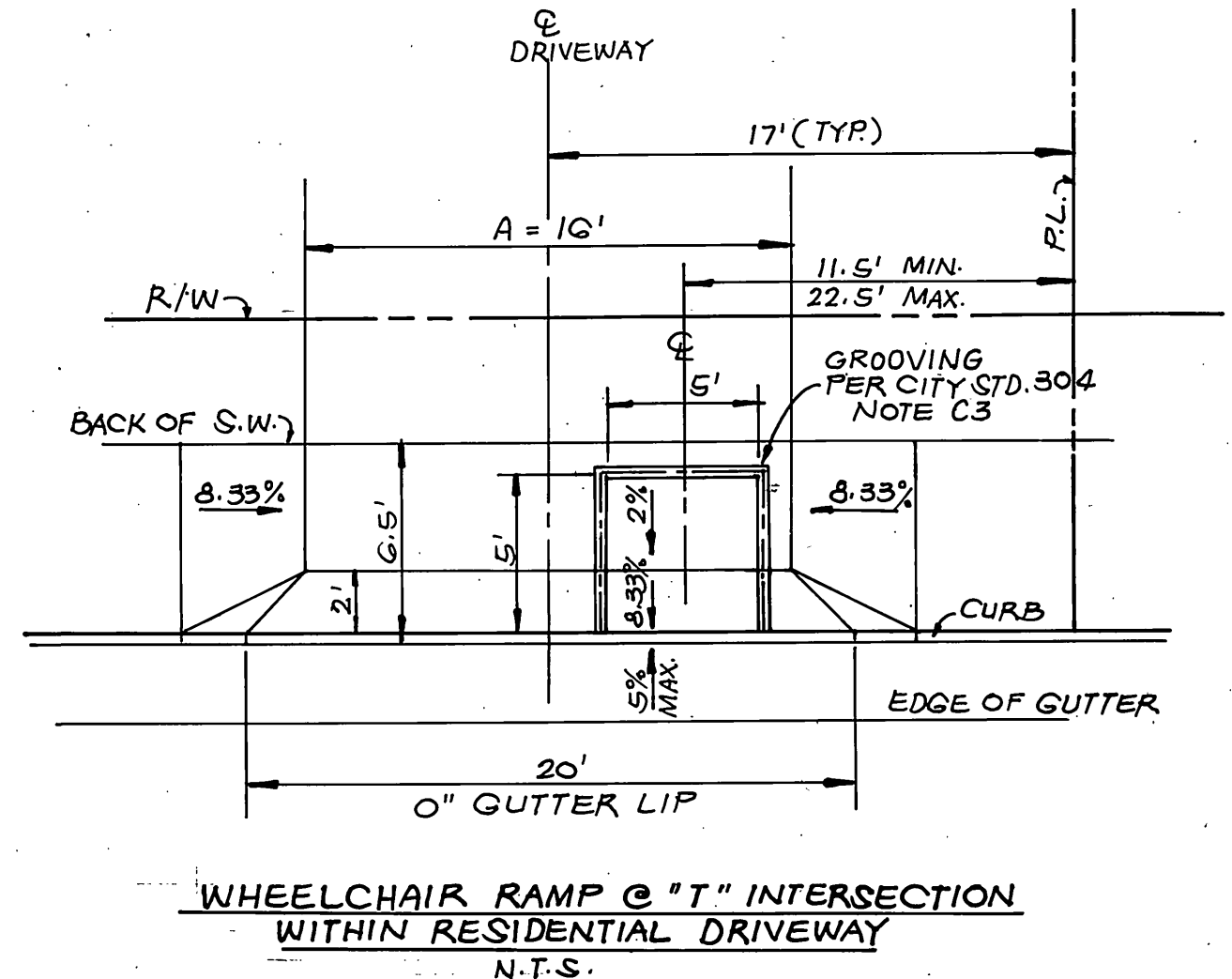
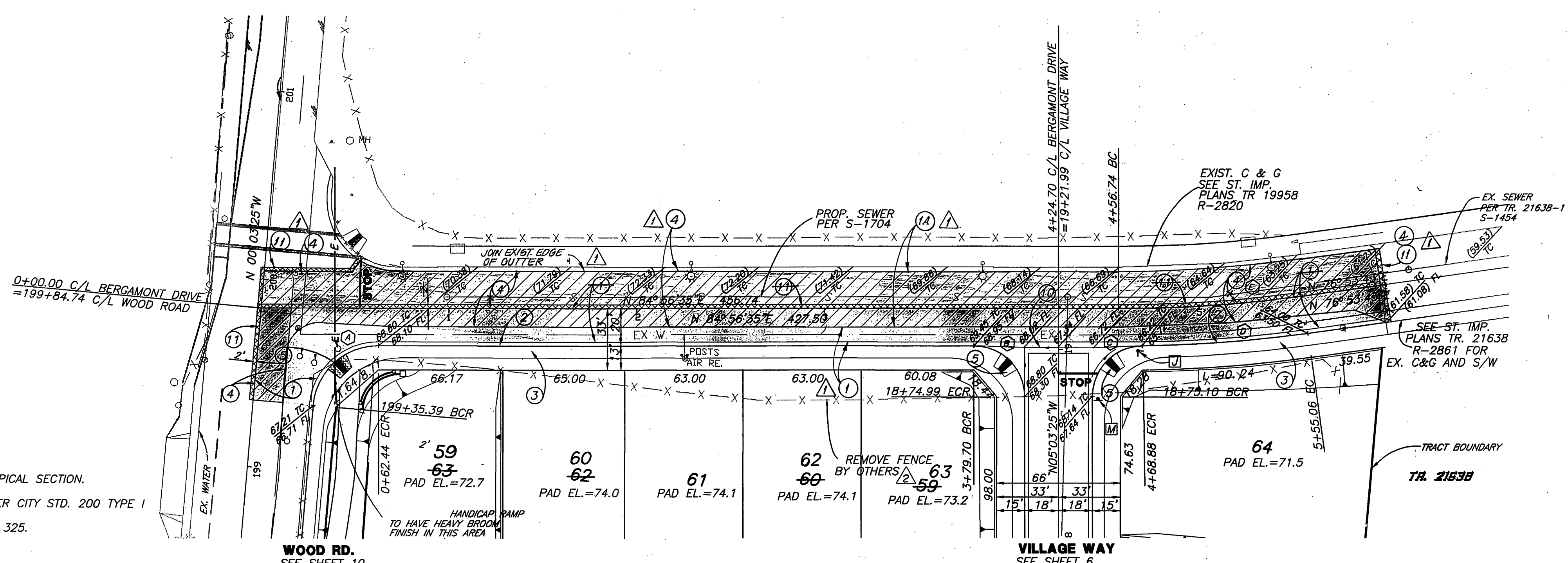
**STREET IMPROVEMENT PLANS**  
TRACT 28628  
CLOVER COURT & SPRINGBROOK COURT  
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

ACCOUNT NO. 31377  
R-3497  
SHEET 7 OF 10  
INDEXED 9-9-99 HJ

PC-4088-S



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



WHEELCHAIR RAMP @ "T" INTERSECTION  
WITHIN RESIDENTIAL DRIVEWAY  
N.T.S.

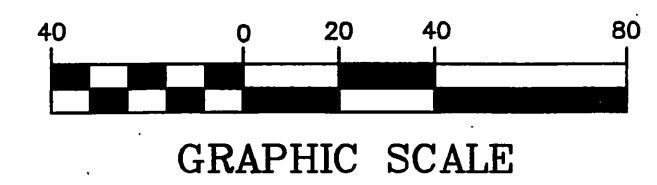
**CONSTRUCTION NOTES:**

- 1 CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
- 2 CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE I
- 3 CONSTRUCT SIDEWALK PER CITY STD. 325.
- 4 SAW-CUT AND REMOVE EX. A.C.
- 5 CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I.
- 6 CONSTRUCT CATCH BASIN PER CITY S.D. 405 W & V PER PLAN.
- 7 CONSTRUCT CURB OUTLET PER CITY STD. 410
- 8 CONSTRUCT HEADWALL PER CALTRANS STD. D89
- 9 INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS
- 10 CONSTRUCT CROSS GUTTER PER CITY STD. 220 (W=6" UNLESS NOTED OTHERWISE)
- 11 CONSTRUCT A.C. OVERLAY AND FEATHER.

**DATA**

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
85°00'00"	35.00	51.92	32.07
90°00'00"	27.00	42.41	27.00
89°00'22"	27.00	38.90	26.54
07°12'18"	720.00	90.54	45.33
08°02'52"	700.00	98.32	49.24

- LEGEND**
- REMOVE EXIST. A.C. PAVEMENT REPLACE W/ NEW A.C. PAVEMENT
  - NEW A.C. PAVEMENT
  - 2' WIDE A.C. OVERLAY & FEATHER



GRAPHIC SCALE  
\*AS-BUILT PER PLANS 9-04-03 4H

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

**PRIVATE ENGINEERING NOTE**  
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**BENCHMARK**  
RIVERSIDE COUNTY BENCHMARK, STAMPED 198-84 AT SOUTHWEST CORNER OF FLUMER ROAD AND VAN BUREN BOULEVARD, 259.0 FEET SOUTH OF VAN BUREN BOULEVARD, 206.0 FEET WEST OF FLUMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123

**REGISTERED PROFESSIONAL ENGINEER**  
Civil  
George A. Lenfestey  
No. 45920  
Exp. 12-31-02  
STATE OF CALIFORNIA

**KEITH INTERNATIONAL, INC.**  
Planning • Civil Engineering • Environmental Services •  
Land Surveying • Public Works • Water Resources •  
Inland Empire Division  
28890 Cactus Ave., Ste. 300, Norwold, CA 92563 (909) 863-0254  
APPROVED BY: *[Signature]*  
DATE: 4/1/99  
GEORGE A. LENFESTEY R.C.E. NO. 45920  
REGISTRATION EXPIRES 12-31-02

REVISED LOT NUMBERS 59 THRU 63	DATE: 7/1/99	BY: [Signature]
ADDED A.C. REMOVAL & REPLACE	DATE: 6/21/99	BY: [Signature]
REVISIONS	DATE: 6/21/99	BY: [Signature]

**CITY OF RIVERSIDE**  
PUBLIC WORKS DEPARTMENT  
APPROVED BY: *[Signature]* DATE: 7/1/99  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
DATE: 7-23-99  
P.W. ENGR. MANAGER  
STREET SERVICES

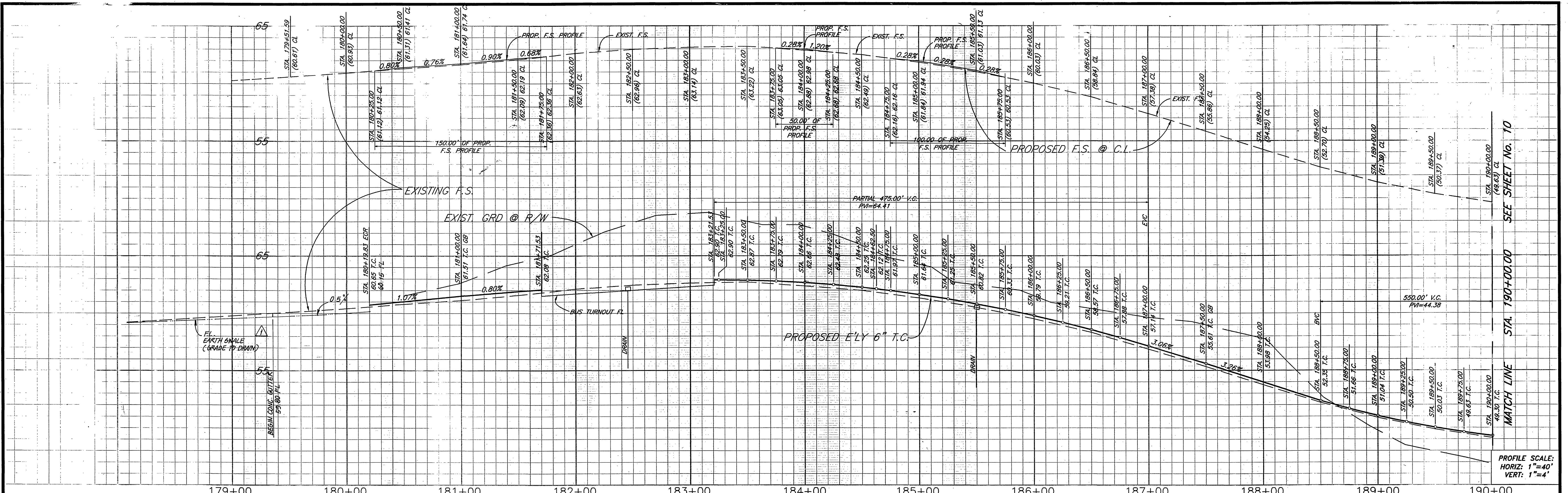
**STREET IMPROVEMENT PLANS**  
TRACT 28628  
BERGAMONT DRIVE  
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

ACCOUNT NO. 31377  
**R-3497**  
SHEET 8 OF 10

PC-4088-S  
Plot: ed: 03/24/99 15:59:39 N:\31377\000\dwg\Prs\4088.smg

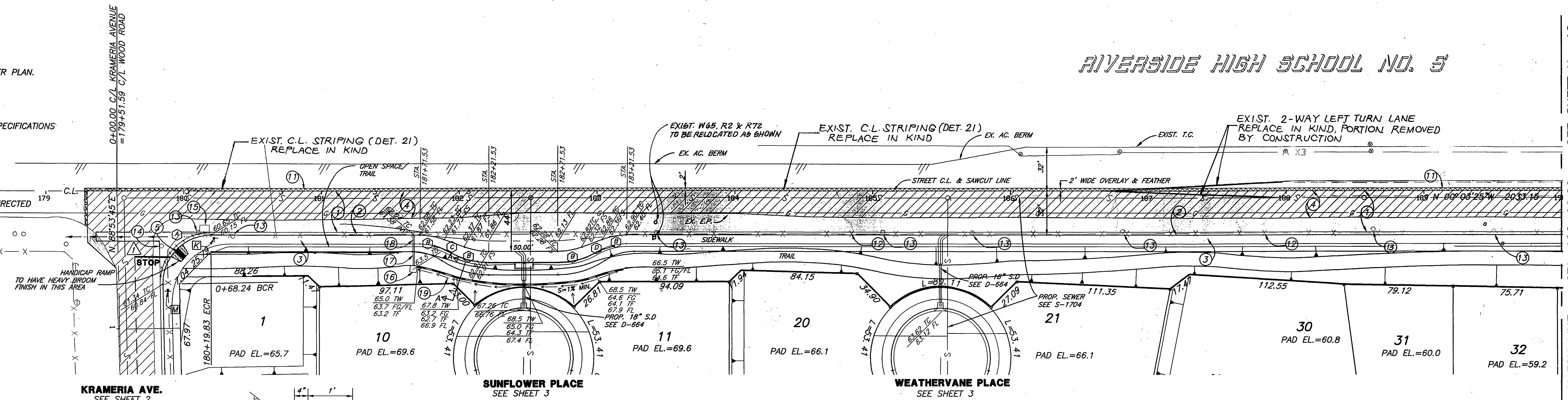
INDEXED: 9-9-99 4H





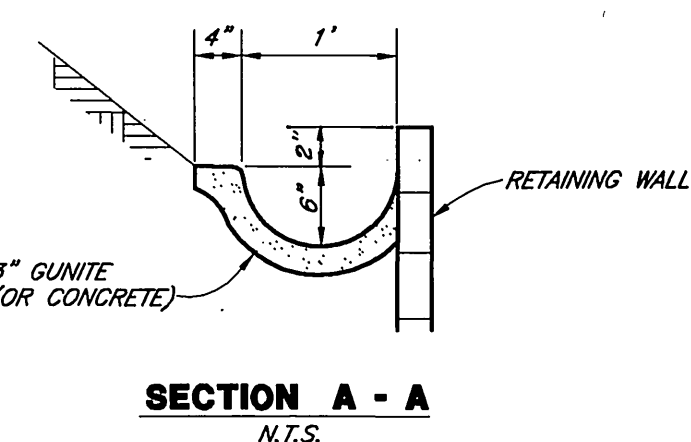
**CONSTRUCTION NOTES:**

- 1 CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
- 2 CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE 1
- 3 CONSTRUCT SIDEWALK PER CITY STD. 325.
- 4 SAW-CUT AND REMOVE EX. A.C..
- 5 CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I.
- 6 CONSTRUCT CATCH BASIN PER CITY STD. 405 W & V PER PLAN.
- 7 CONSTRUCT CURB OUTLET PER CITY STD. 410
- 8 CONSTRUCT HEADWALL PER CALTRANS STD. D89
- 9 INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS
- 10 CONSTRUCT CROSS GUTTER PER CITY STD.220 (W=6" UNLESS NOTED OTHERWISE)
- 11 CONSTRUCT A.C. OVERLAY AND FEATHER.
- 12 EXIST. C.L. FENCE TO BE REMOVED
- 13 EXIST. U.G. TEL. CABLE MARKER TO BE REMOVED AS DIRECTED
- 14 EXIST. STOP SIGN TO BE REMOVED AND RELOCATED
- 15 EXIST. TEL VAULT TO BE RELOCATED
- 16 INSTALL 12"x12" DRAIN GRATE (NDS OR EQUAL)
- 17 INSTALL 4" PVC PIPE (SCHEDULE 40)
- 18 INSTALL 3" C.I.P. IN R/W AND THROUGH CURB
- 19 CONSTRUCT GUNITE DITCH PER SECTION A-A HEREON

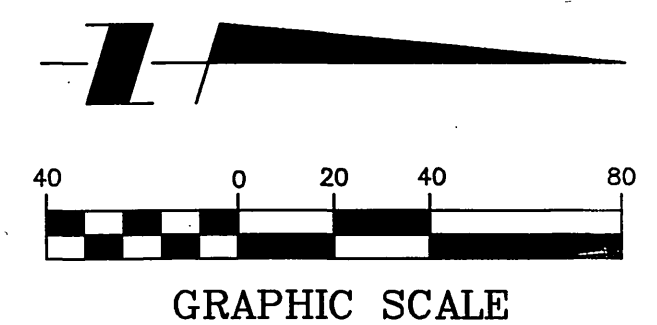


**DATA**

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(A) 91°02'50"	35.00	55.62	35.65
(B) 20°43'35"	50.00	18.09	9.14
(C) N 20°40'10"E		15.62	
(D) N 20°47'00"W		15.62	



- LEGEND**
- REMOVE EXIST. A.C. PAVEMENT REPLACE W/ NEW A.C. PAVEMENT
  - NEW A.C. PAVEMENT
  - 2' WIDE A.C. OVERLAY & FEATHER



\*AS-BUILT PER PLANS 9-04-03 4H

**CALL BEFORE YOU DIG**

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

**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 THE 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 V98-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 259.9 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 BOLLARD. A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123

**REGISTERED PROFESSIONAL ENGINEER**

Civil  
 George A. Lenfestey  
 No. 45920  
 Exp. 12-31-02  
 STATE OF CALIFORNIA

**KEITH INTERNATIONAL, INC.**

Planning • Civil Engineering • Environmental Services •  
 Land Surveying • Public Works • Water Resources •

Inland Empire Division  
 28890 Cactus Ave., Ste. 200, Moreno Valley, CA 92553 (909) 855-0254

APPROVED BY: *[Signature]*  
 DATE: 4/1/02

DESIGNED BY: LHL DRAWN BY: LHL CHECKED BY: MS

**CITY OF RIVERSIDE**

PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 7-23-99  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 P.W. ENGR. MANAGER  
 STREET SERVICES

**CITY OF RIVERSIDE**

PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 7-23-99  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 P.W. ENGR. MANAGER  
 STREET SERVICES

**STREET IMPROVEMENT PLANS**

TRACT 28628  
 WOOD ROAD  
 STA. 179+51.58 TO 190+00

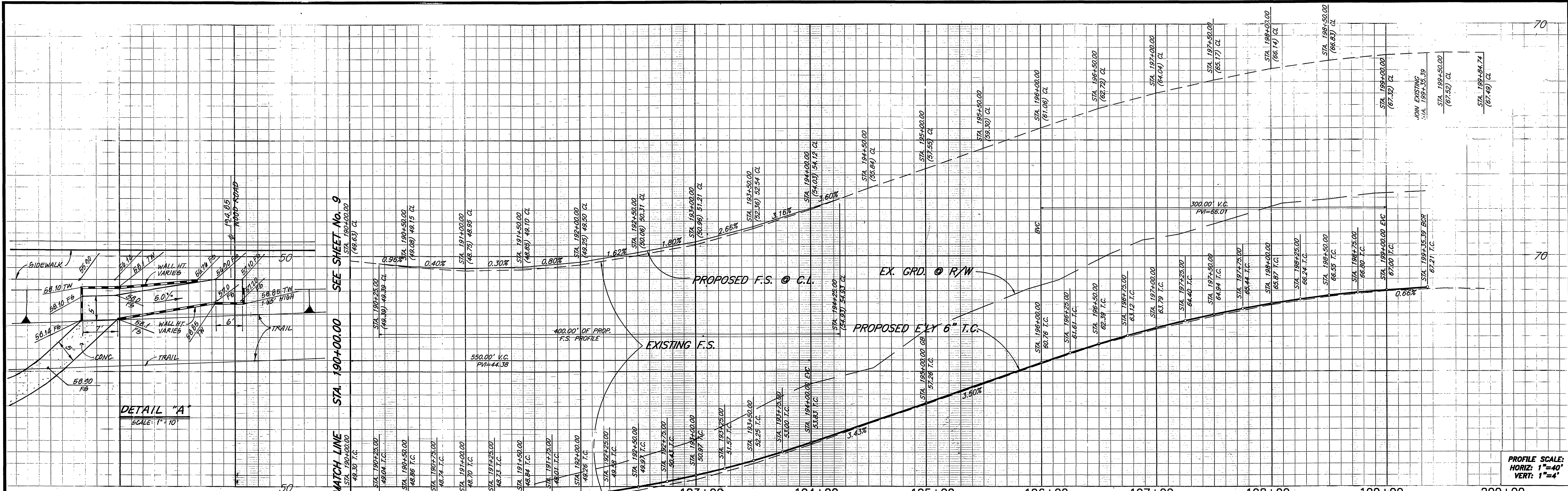
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

ACCOUNT NO. 31377

R-3497

SHEET 9 OF 10

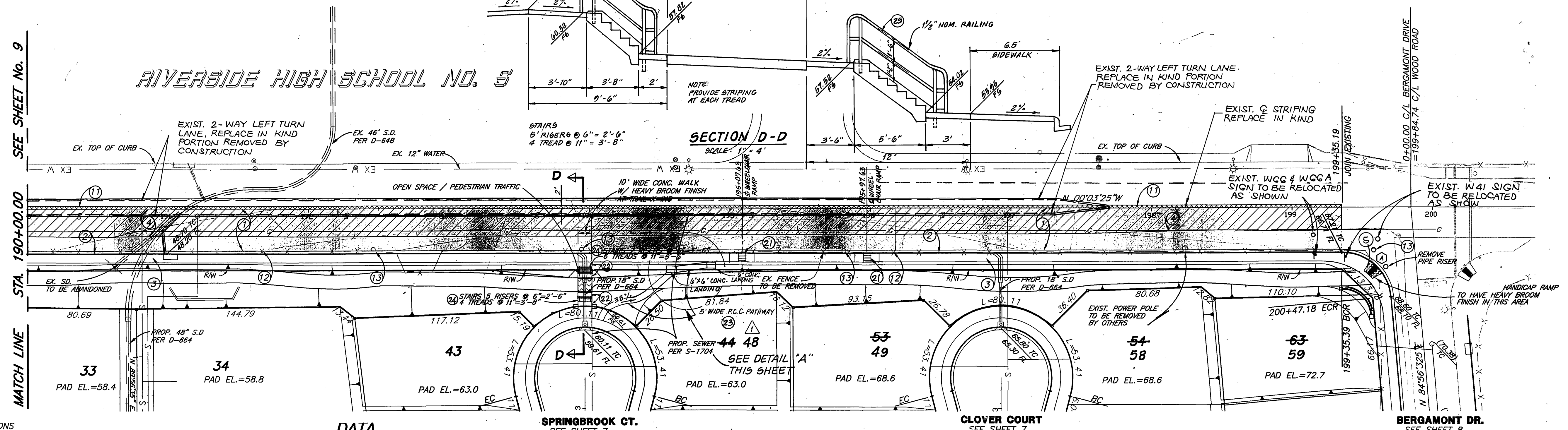
INDEXED 9-9-99 4H



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

- LEGEND**
- REMOVE EXIST. A.C. PAVEMENT  
REPLACE W/ NEW A.C. PAVEMENT
  - NEW A.C. PAVEMENT
  - 2' WIDE A.C. OVERLAY & FEATHER

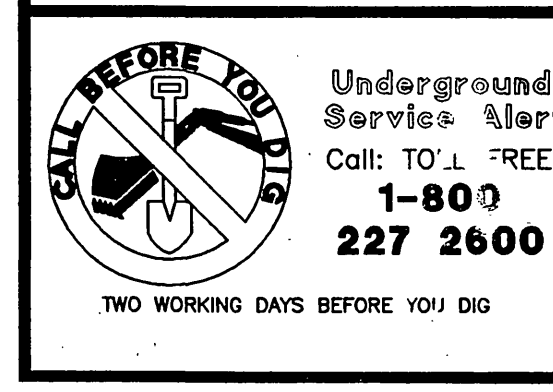
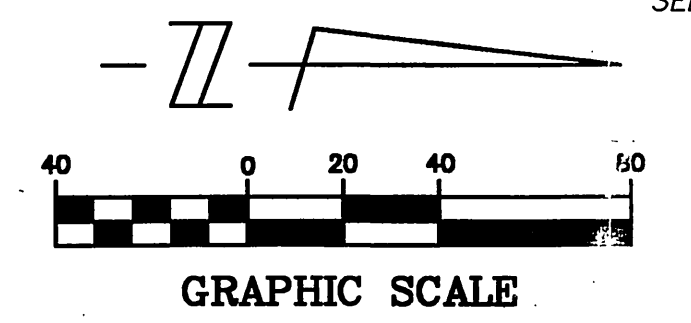
- CONSTRUCTION NOTES:**
- 1 CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
  - 2 CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE I
  - 3 CONSTRUCT SIDEWALK PER CITY STD. 325.
  - 4 SAW-CUT AND REMOVE EX. A.C.
  - 5 CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I.
  - 6 CONSTRUCT CATCH BASIN PER CITY STD. 405 W & V PER PLAN.
  - 7 CONSTRUCT CURB OUTLET PER CITY STD. 410
  - 8 CONSTRUCT HEADWALL PER CALTRANS STD. D89
  - 9 INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS
  - 10 CONSTRUCT CROSS GUTTER PER CITY STD. 220 (W=6" UNLESS NOTED OTHERWISE)
  - 11 CONSTRUCT A.C. OVERLAY AND FEATHER.
  - 12 EXISTING C.L. FENCE TO BE REMOVED
  - 13 EXISTING U.G. TEL. CABLE MARKER TO BE REMOVED AS DIRECTED



**DATA**

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
85°00'00"	35.00	51.92	32.07

- 22 CONST. 4" THICK X 10' WIDE CONC. WALK
- 23 CONST. 4" THICK X 5' WIDE R.C.C. PATHWAY
- 24 CONST. CONC. STAIRWAY PER APWA STD. PLAN 640-D, W=9", C=6"
- 25 CONST. METAL HAND RAILINGS PER APWA STD. PLAN 606-D TYPE A MODIFIED AS SHOWN ON PLANS.
- 26 CONST. WHEELCHAIR RAMP TYPE II PER CITY STD. DWG. NO. 304, A=6"

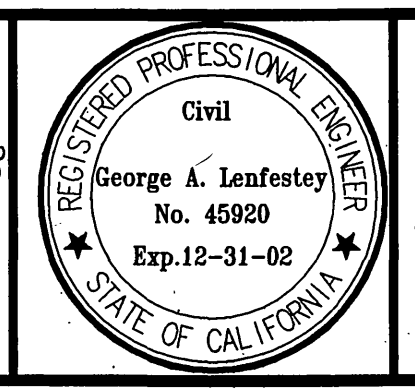


**PRIVATE ENGINEERING NOTE**

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**BENCHMARK**

RIVERSIDE COUNTY BENCHMARK, STAMPED Y88-84 AT SOUTHWEST CORNER OF PLUMBER ROAD AND VAN BUREN BOULEVARD, 250.0 FEET SOUTH OF VAN BUREN BOULEVARD, 250.0 FEET WEST OF PLUMBER ROAD, ON THE TOP OF A 4.0 FOOT X 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1838.123



**KEITH INTERNATIONAL, INC.**  
 Planning • Civil Engineering • Environmental Services • Land Surveying • Public Works • Water Resources

Inland Empire Division  
 28890 Cactus Ave., Ste. 200, Moreno Valley, CA 92553 (909) 853-0284

APPROVED BY: *[Signature]*  
 DATE: 7/27

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**

APPROVED BY: *[Signature]* DATE: 7/23/99  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 P.W. ENGR. MANAGER  
 STREET SERVICES

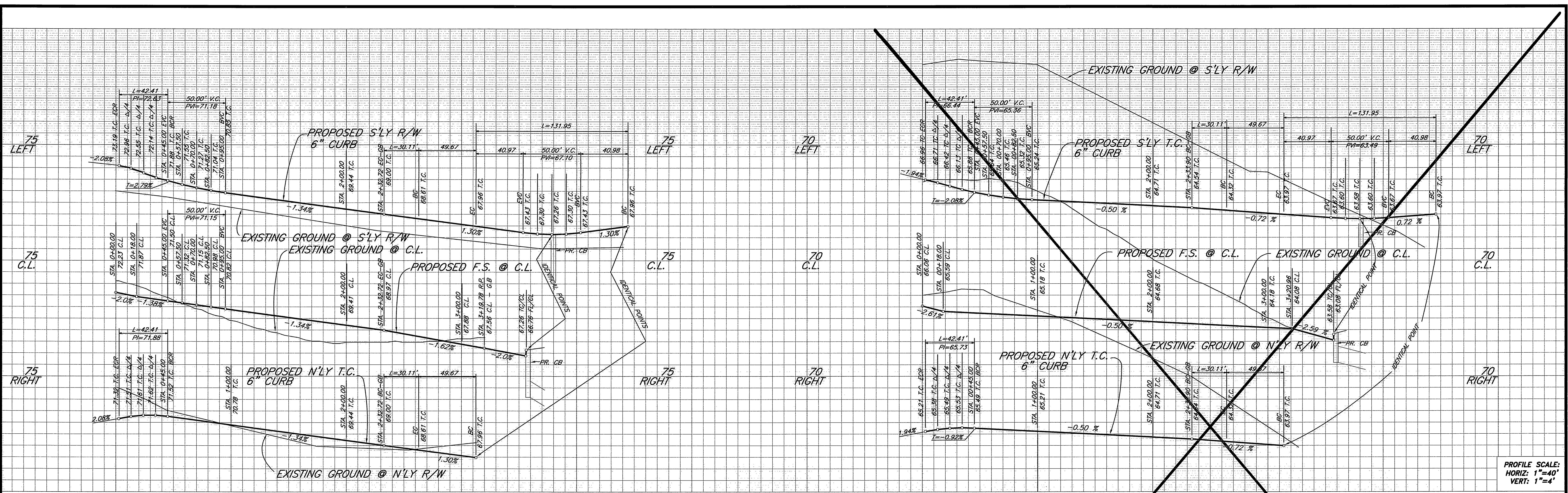
**STREET IMPROVEMENT PLANS**

TRACT 28628  
 WOOD ROAD STA.  
 STA. 190+00.00 - 199+84.74

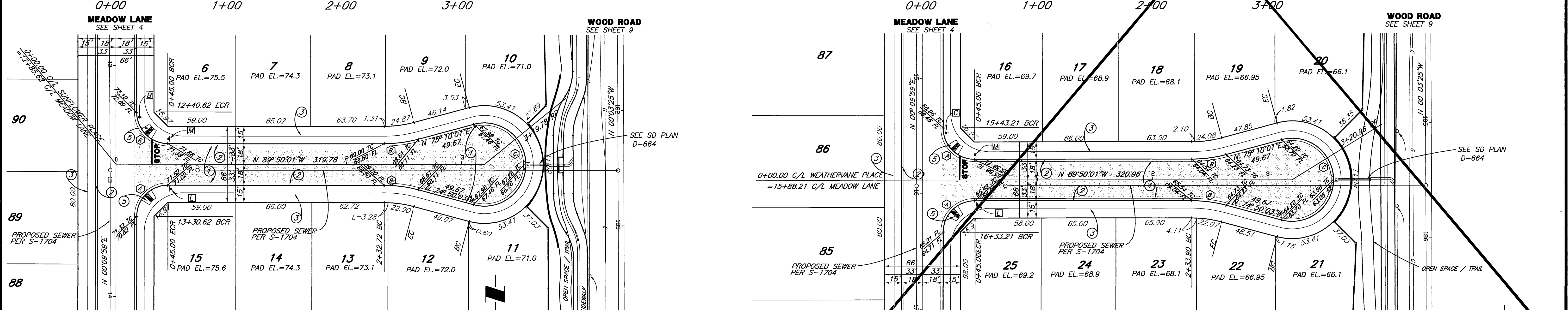
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

ACCOUNT NO. 31377  
**R-3497**  
 SHEET 10 OF 10

PC-4088-5



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



- CONSTRUCTION NOTES:**
- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
  - CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE 1
  - CONSTRUCT SIDEWALK PER CITY STD. 325.
  - SAW-CUT AND REMOVE EX. A.C..
  - CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I, DESIGN NOTES D4 & D5
  - CONSTRUCT CATCH BASIN PER CITY STD. 405 W & V PER PLAN.
  - CONSTRUCT CURB OUTLET PER CITY STD. 410
  - CONSTRUCT HEADWALL PER CALTRANS STD. DB9
  - INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS
  - CONSTRUCT CROSS GUTTER PER CITY STD.220 (W=6" UNLESS NOTED OTHERWISE)
  - CONSTRUCT A.C. OVERLAY AND FEATHER.

**DATA**

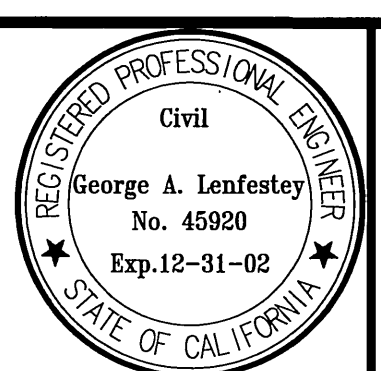
DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
90°00'00"	27.00	42.41	27.00
14°59'58"	115.00	30.11	15.14
210°00'00"	36.00	131.95	

CITY BUSINESS TAX CERTIFICATION NO. 033595 EXP. DATE 4/2/99



**PRIVATE ENGINEERING NOTE**  
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES... (text continues)

**BENCHMARK**  
RIVERSIDE COUNTY BENCHMARK, STAMPED 108-64 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD... (text continues)



**KEITH INTERNATIONAL, INC.**  
Inland Empire Division  
APPROVED BY: [Signature] GEORGE A. LENFESTY R.C.E. NO. 45920  
DATE: 2/9/00 REGISTRATION EXPIRES 12-31-02

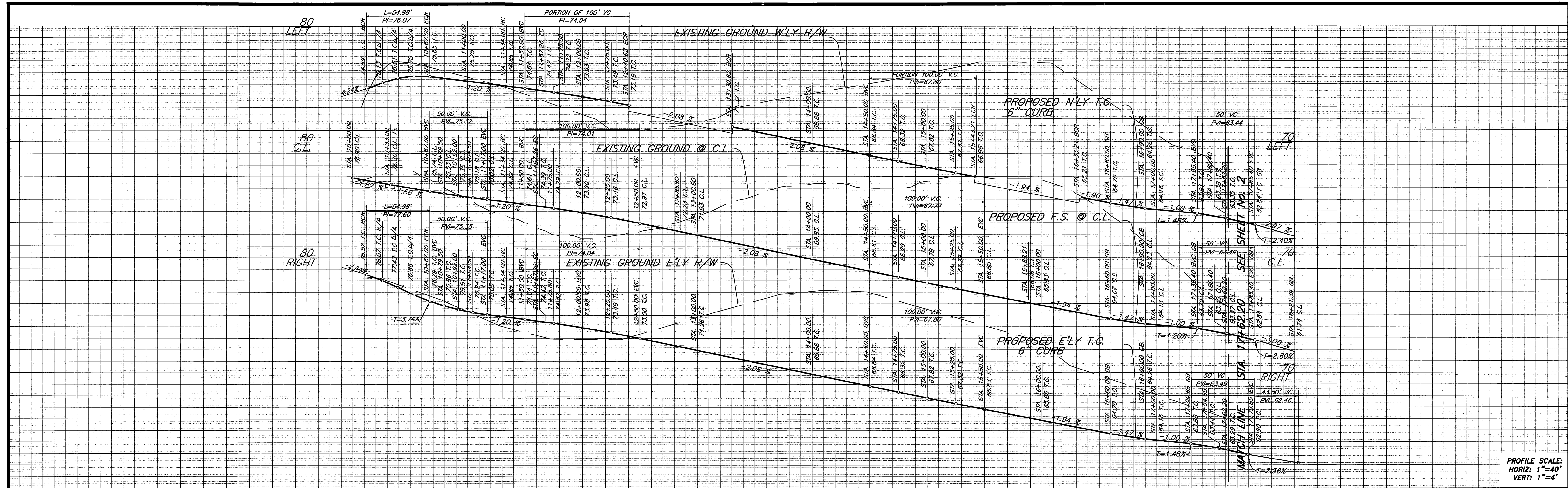
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DESIGNED BY: LHL DRAWN BY: LHL CHECKED BY: MS

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature] DATE: 2/9/00  
TRAFFIC DIVISION  
P.W. ENGR. MANAGER

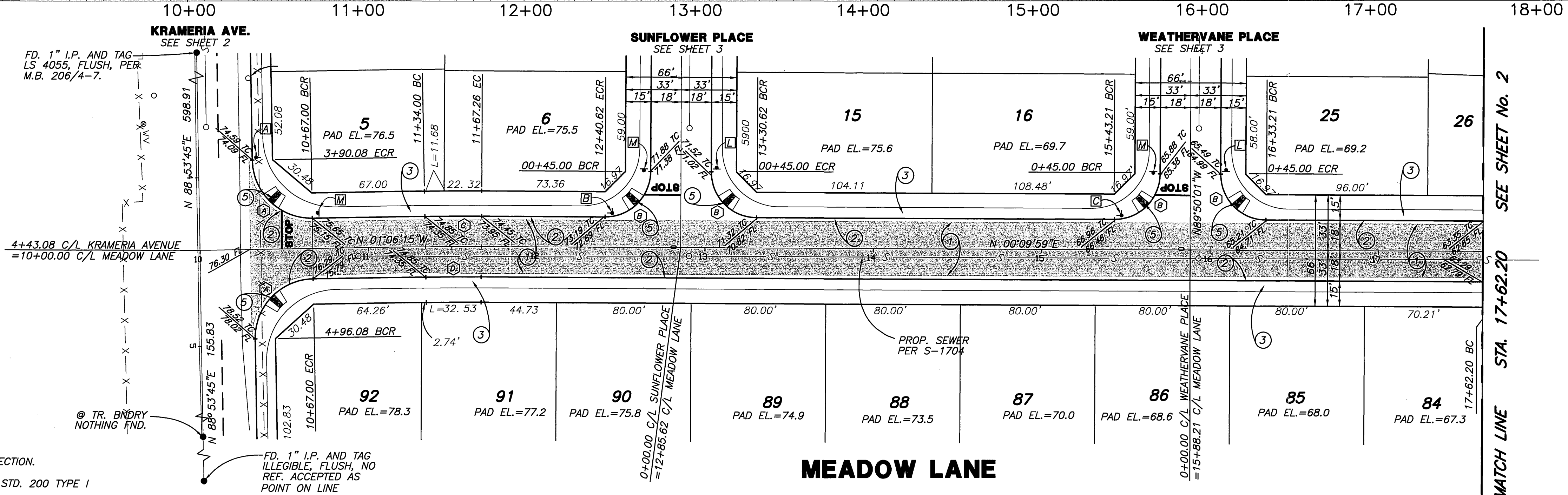
**STREET IMPROVEMENT PLANS TRACT 28628 SUNFLOWER PL. & WEATHERVANE PLACE**  
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

ACCOUNT NO. 31377  
**R-3497**  
SHEET 3A OF 10

PC-4088-5



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

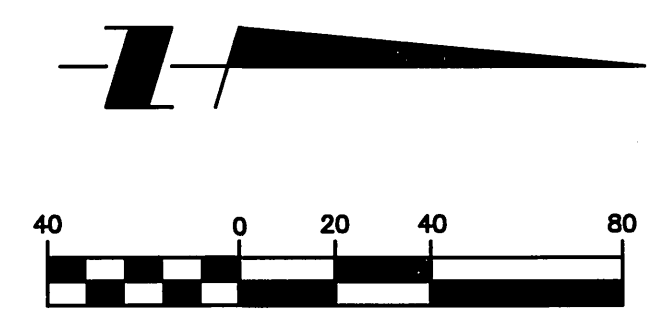


**CONSTRUCTION NOTES:**

- ① CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
- ② CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE 1
- ③ CONSTRUCT SIDEWALK PER CITY STD. 325.
- ④ SAW-CUT AND REMOVE EX. A.C..
- ⑤ CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I, DESIGN NOTES D4 & D5
- ⑥ CONSTRUCT CATCH BASIN PER CITY STD. 405 W & V PER PLAN.
- ⑦ CONSTRUCT CURB OUTLET PER CITY STD. 410
- ⑧ CONSTRUCT HEADWALL PER CALTRANS STD. D89
- ⑨ INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS
- ⑩ CONSTRUCT CROSS GUTTER PER CITY STD.220 (W=6' UNLESS NOTED OTHERWISE)
- ⑪ CONSTRUCT A.C. OVERLAY AND FEATHER.

**DATA**

Δ/BEARING	RADIUS	LEN./DIST.	TANGENT
90°00'00"	35.00	54.98	35.00
90°00'00"	27.00	42.41	27.00
01°16'14"	1518.00	33.66	16.83
01°16'14"	1482.00	32.86	16.43



GRAPHIC SCALE  
\* A5-BUILT PER PLANS 9-24-03 INOVED 9-9-99

**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 V89-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 2590 FEET SOUTH OF VAN BUREN BOULEVARD, 206.0 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. 1438.123

**REGISTERED PROFESSIONAL ENGINEER**  
Civil  
George A. Lenfestey  
No. 45920  
Exp. 12-31-02  
STATE OF CALIFORNIA

**KEITH INTERNATIONAL, INC.**  
• Planning • Civil Engineering • Environmental Services •  
• Land Surveying • Public Works • Water Resources •  
Inland Empire Division  
28890 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 659-0544  
APPROVED BY: [Signature]  
DATE: 1/14/00  
GEORGE A. LENFESTEY R.C.E. NO. 45920  
REGISTRATION EXPIRES 12-31-02

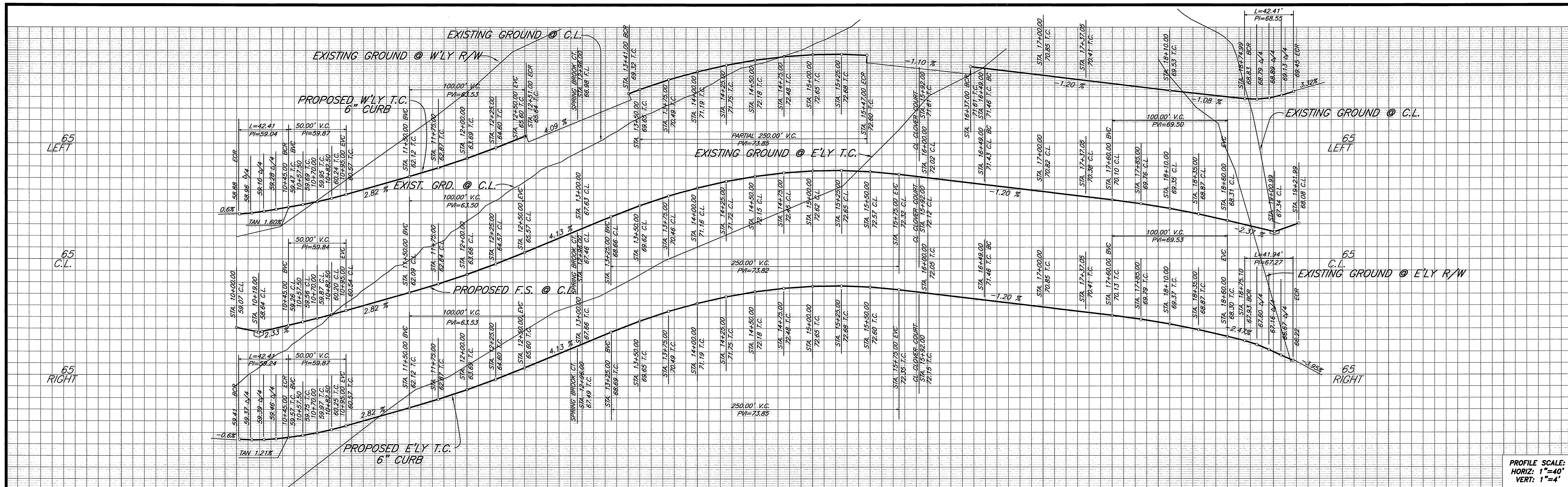
**CITY OF RIVERSIDE**  
PUBLIC WORKS DEPARTMENT  
APPROVED BY: [Signature]  
DATE: [ ]  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
P.W. ENGR. MANAGER  
STREET SERVICES

**CITY OF RIVERSIDE**  
PUBLIC WORKS DEPARTMENT  
APPROVED BY: [Signature]  
DATE: 4/10/00  
PARK DEPARTMENT  
PUBLIC WORKS DIRECTOR

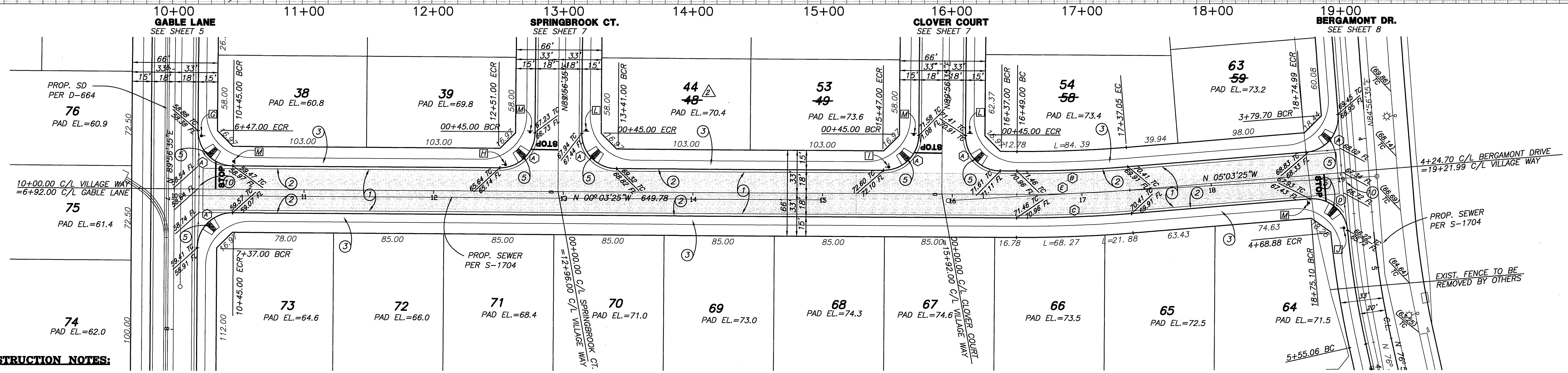
**STREET IMPROVEMENT PLANS**  
TRACT 28628  
MEADOW LANE  
HORIZ. SCALE: 1"=40'  
VERT. SCALE: 1"=4'

ACCOUNT NO. 31377  
**R-3497**  
SHEET 4A OF 10

PC-4088-5  
Plotted: 08/05/99 09:17:59 - N:\31377\000\ang\Pr+0003.dwg



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

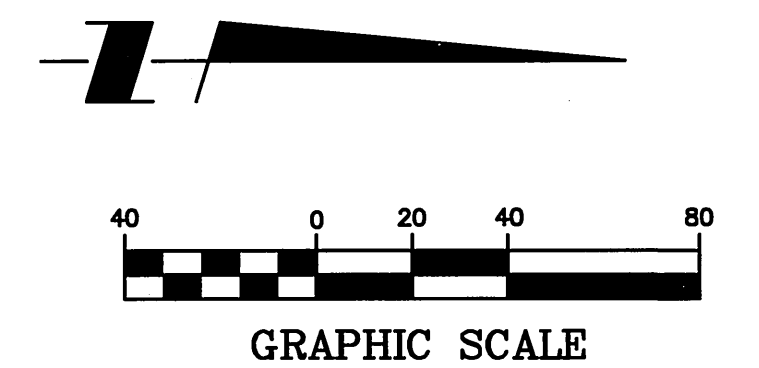


- CONSTRUCTION NOTES:**
- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
  - CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE I
  - CONSTRUCT SIDEWALK PER CITY STD. 325.
  - SAW-CUT AND REMOVE EX. A.C.
  - CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I, DESIGN NOTES D4 & D5
  - CONSTRUCT CATCH BASIN PER CITY STD. 405 W & V PER PLAN.
  - CONSTRUCT CURB OUTLET PER CITY STD. 410
  - CONSTRUCT HEADWALL PER CALTRANS STD. D89
  - INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS
  - CONSTRUCT CROSS GUTTER PER CITY STD. 220 (W=6" UNLESS NOTED OTHERWISE)
  - CONSTRUCT A.C. OVERLAY AND FEATHER.

**DATA**

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
⊖	90°00'00"	27.00	42.41	27.00
Ⓐ	05°00'00"	982.00	85.70	42.88
Ⓑ	05°00'00"	1018.00	88.84	44.45
Ⓒ	89°00'22"	27.00	41.94	26.54
Ⓓ	05°00'00"	1000.00	87.27	43.66

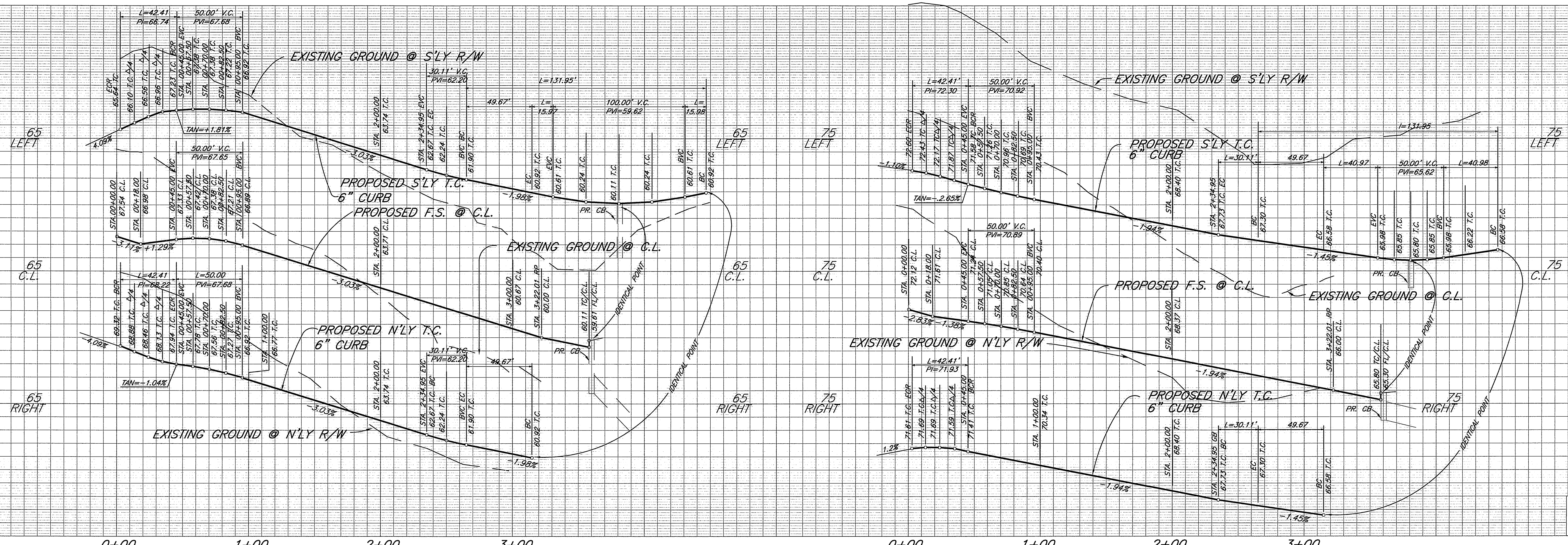
**VILLAGE WAY**



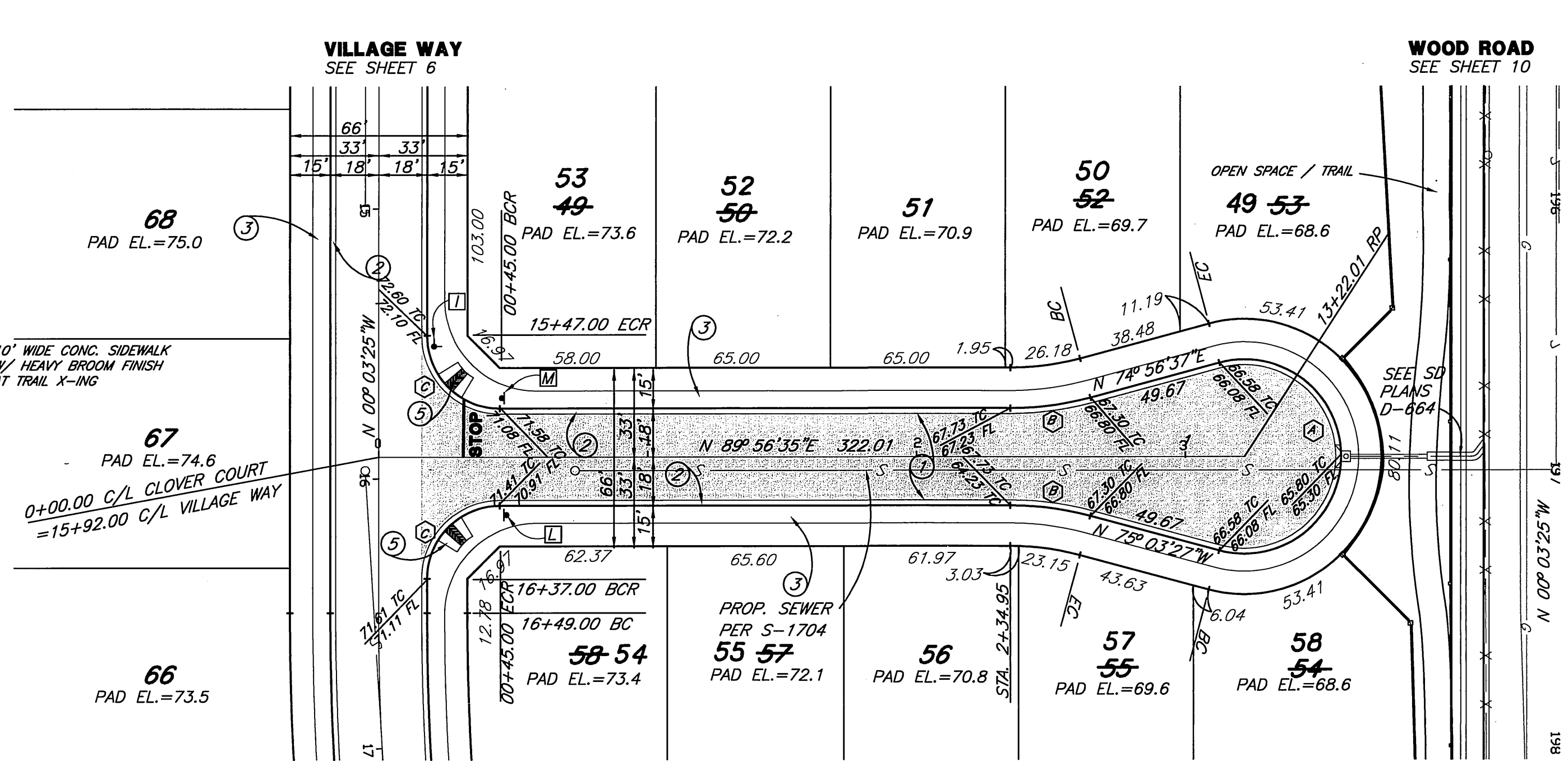
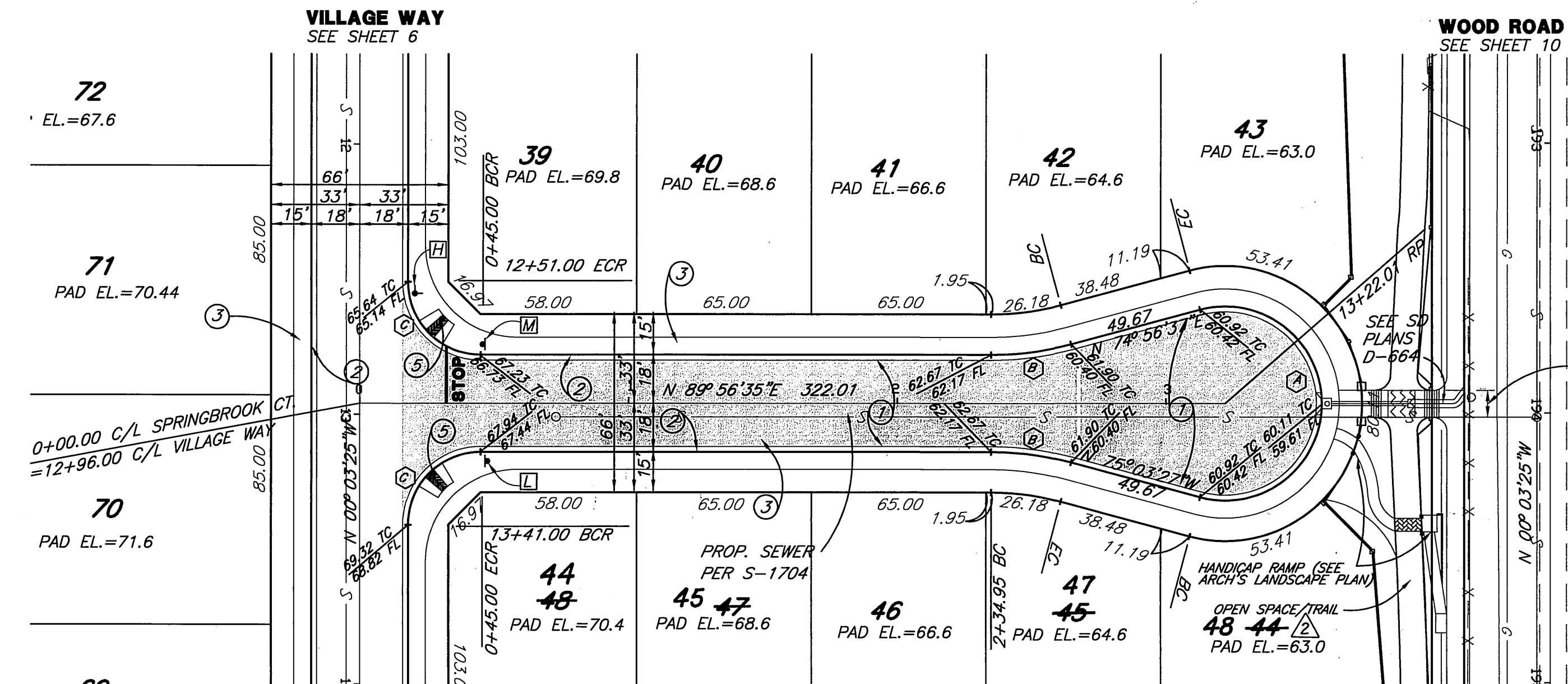
\*AS-BUILT PER PLANS 9-04-03 LHM INDEXED 9-9-99 LHM

<p>Underground Service Alerts Call: TOLL FREE <b>1-800-227-2600</b> TWO WORKING DAYS BEFORE YOU DIG</p>	<p><b>PRIVATE ENGINEERING NOTE</b></p> <p>CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THE CONTRACTOR SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO OBTAIN, INDUSTRY AND HOLD DESIGN PROFESSIONAL HONOR FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE NEGLIGENCE OF DESIGN PROFESSIONAL.</p>	<p><b>BENCHMARK</b></p> <p>RIVERSIDE COUNTY BENCHMARK, STAMPED V88-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 299.0 FEET SOUTH OF VAN BUREN BOULEVARD, 206.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123</p>	<p>APPROVED BY: <i>George A. Lenfestey</i> DATE: 12/9/99</p>	<p><b>KEITH INTERNATIONAL, INC.</b> • Planning • Civil Engineering • Environmental Services • • Land Surveying • Public Works • Water Resources • Inland Empire Division 28990 Cactus Ave., Ste. 380, Moreno Valley, CA 92553 (909) 655-0284</p> <p>APPROVED BY: <i>George A. Lenfestey R.C.E. No. 45920</i> DATE: 12/9/99 REGISTRATION EXPIRES 12-31-02</p>	<p style="text-align: center;"><b>CITY OF RIVERSIDE</b> PUBLIC WORKS DEPARTMENT</p> <p>APPROVED BY: _____ DATE: _____ BY: _____ PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION P.W. ENGR. MANAGER STREET SERVICES</p>	<p style="text-align: center;"><b>STREET IMPROVEMENT PLANS</b> TRACT 28628 VILLAGE WAY</p> <p style="text-align: center;">ACCOUNT NO. 31377 <b>R-3497</b> SHEET <b>6A</b> OF <b>10</b></p> <p style="text-align: center;">HORIZ. SCALE: 1"= 40'    VERT. SCALE: 1"= 4'</p>
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PC-44088-5  
Project: 08/05/99 09:16:49 : W:\1377\0001.dwg P:\01007.dwg



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



**CONSTRUCTION NOTES:**

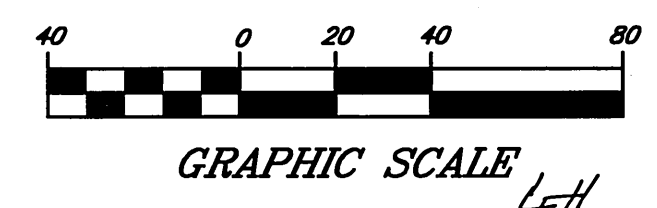
- 1) CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
- 2) CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE 1
- 3) CONSTRUCT SIDEWALK PER CITY STD. 325.
- 4) SAW-CUT AND REMOVE EX. A.C.
- 5) CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I, DESIGN NOTES D4 & D5
- 6) CONSTRUCT CATCH BASIN PER CITY STD. 405 W & V PER PLAN.
- 7) CONSTRUCT CURB OUTLET PER CITY STD. 410
- 8) CONSTRUCT HEADWALL PER CALTRANS STD. DB9
- 9) INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS
- 10) CONSTRUCT CROSS GUTTER PER CITY STD. 220 (W=6' UNLESS NOTED OTHERWISE)
- 11) CONSTRUCT A.C. OVERLAY AND FEATHER.

**SPRINGBROOK COURT**

**DATA**

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	209°59'56"	36.00	131.95	
2	14°59'58"	115.00	30.11	15.14
3	90°00'00"	27.00	42.41	27.00

**CLOVER COURT**



\* AS-BUILT PER PLANS 9-04-03 INDEXED 9-9-99

**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 THE REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO OBTAIN, MAINTAIN 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 NEGLIGENCE OF DESIGN PROFESSIONAL.

**BENCHMARK**  
RIVERSIDE COUNTY BENCHMARK, STAMPED V89-64 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 250.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123



**KEITH INTERNATIONAL, INC.**  
Planning • Civil Engineering • Environmental Services • Land Surveying • Public Works • Water Resources  
Inland Empire Division  
28890 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 653-0524  
APPROVED BY: GEORGE A. LENFESTEY R.C.E. NO. 45920 REGISTRATION EXPIRES 12-31-02  
DATE: 12/9/99

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature]  
DATE: 12/9/99  
DESIGNED BY: LHL... DRAWN BY: LHL... CHECKED BY: MS...

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature]  
DATE: 12/9/99  
DESIGNED BY: LHL... DRAWN BY: LHL... CHECKED BY: MS...

**STREET IMPROVEMENT PLANS TRACT 28628 CLOVER COURT & SPRINGBROOK COURT**  
SHEET 7A OF 10  
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

ACCOUNT NO. 31377  
R-3497