

STREET IMPROVEMENT PLANS TRACT 28866-3, IN THE CITY OF RIVERSIDE

GENERAL NOTES: CITY OF RIVERSIDE

- 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 IS 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; 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS. *SEE CITY OF RIVERSIDE STD. DWG. 1/16-694238.*
- 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 SURFACE.
- 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.
- DEVELOPER 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.
- 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.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
- 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 CONTACT TONY BURGETT AT WMWD, PH. (909) 780-9764, EXT. 68, 3 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY USA.
- 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.
- THE CONTRACTOR TO GIVE WESTERN MUNICIPAL WATER DISTRICT FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF GRADING AND/OR CONSTRUCTION AND ALLOW WMWD TEN (10) WORKING DAYS FOR COMPLETION OF WORK (909) 780-9764, EXT. 68.

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) 351-6128 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) 351-6128 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
- 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. WINDMILL PLACE	KOELREUTERIA PANNICULATA GOLDENRAIN TREE	15 GAL.	45' O.C.	63
B. SILO STREET	MAGNOLIA G. 'MAJESTIC BEAUTY' SOUTHERN MAGNOLIA	15 GAL.	45' O.C.	4
C. MILLPOND PLACE (EAST & WEST SECTION)	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	15 GAL.	45' O.C.	9
D. MILLPOND PLACE (NORTH & SOUTH SEC.)	KOELREUTERIA PANNICULATA GOLDEN MEDALLION	15 GAL.	45' O.C.	60
E. BOUNTIFUL STREET, SEE REVERSE FRONTAGE LANDSCAPE PLAN NO. R-3538-L AS PREPARED BY LANDSCAPE ARCHITECT				
F. WOOD ROAD, SEE REVERSE FRONTAGE LANDSCAPE PLAN NO. R-3538-L AS PREPARED BY LANDSCAPE ARCHITECT				

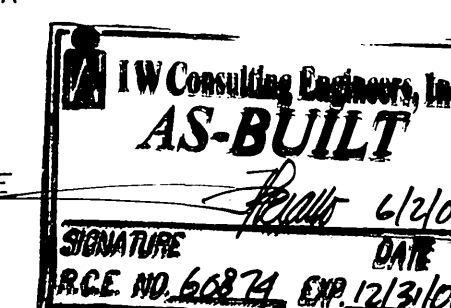
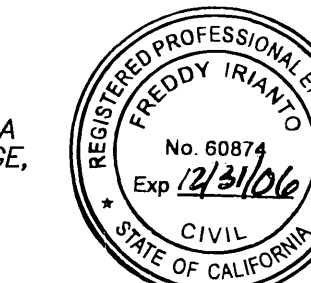
*NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

HOLD HARMLESS INDEMNIFICATION CLAUSE

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY OF RIVERSIDE, THE OWNER, AND THE PRIVATE ENGINEERS HARMLESS FOR ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

EXISTING UNDERGROUND STRUCTURES

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPE STRUCTURES OR CONDUITS SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS.



NOTICE TO CONTRACTOR

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

TRAFFIC & STREET NAME SIGN SCHEDULE

CONSTRUCT PER CITY STANDARD DWG. 662, 662A & 666	QUANTITY
A BOUNTIFUL STREET	19200
WINDMILL PLACE	9000
MILLPOND PLACE	8600
SILO STREET	19100
SILO STREET	19100
WOOD ROAD	8600
MILLPOND PLACE	8500
MILLPOND PLACE	8500
E RI STOP SIGN (30" OCTAGON)	
F RI STOP SIGN (36" OCTAGON)	
G WINDMILL PLACE	9000
WINDMILL PLACE	9000
H W-53 NOT A THROUGH STREET (30")	

NOTE:
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY OF DESIGN AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

NOTE:
PAD ELEVATIONS SHOWN ON STREET IMPROVEMENT PLANS ARE FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. SEE ROUGH GRADING PLAN LATEST DRAWING FOR ACTUAL PAD ELEVATIONS.

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

SHEET 1 THROUGH 12

APPROVED BY: *J. McGehee*

CIVIL ENGINEER R.C.E. 46212

DATE: 3/1/2000

MS3763 IP 990091

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT

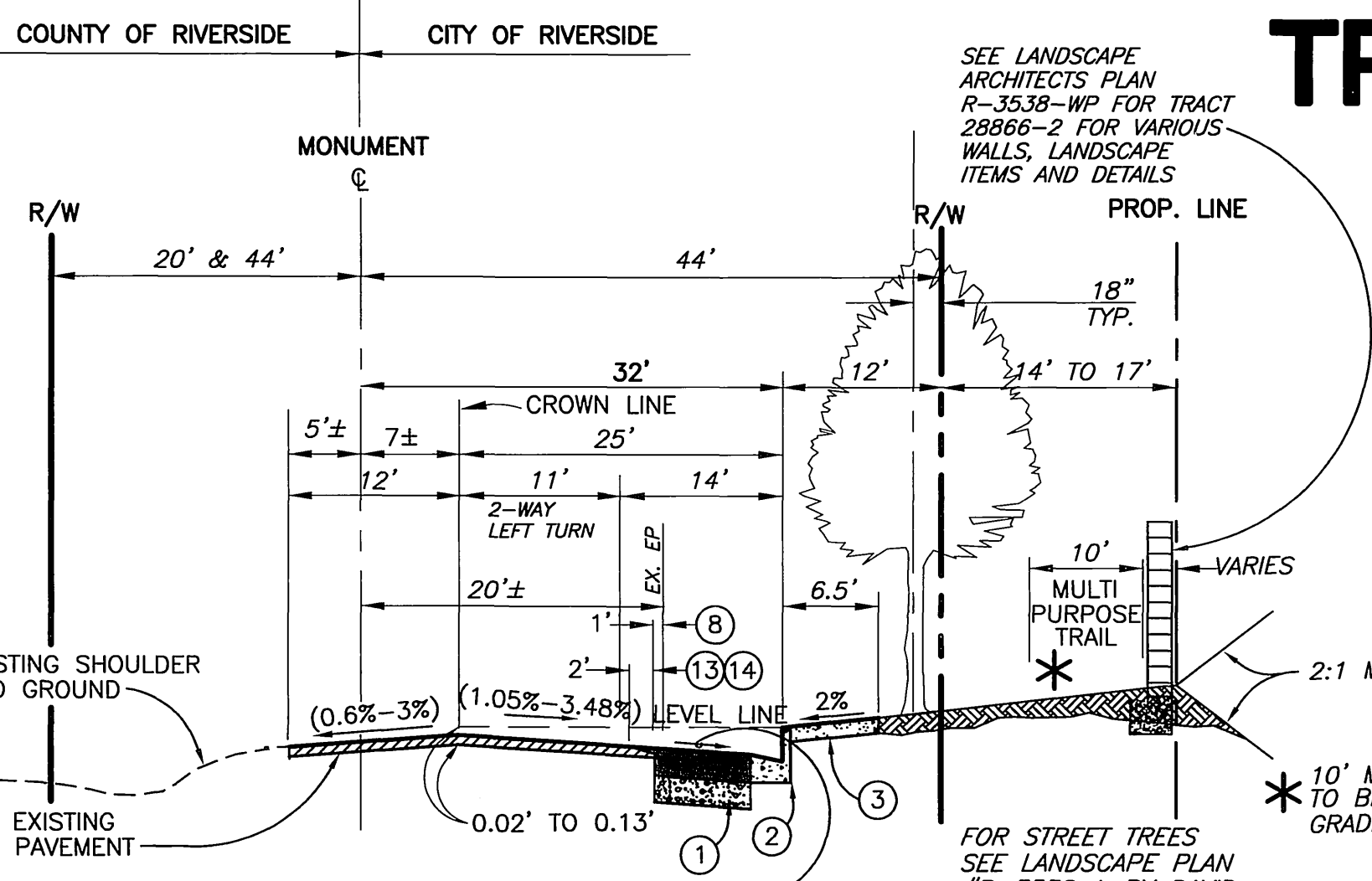
SHEET 1.27 THROUGH 11

APPROVED BY: *Khaled A. Othman*

KHALED A. OTHMAN 33950 DATE: 2/17/09

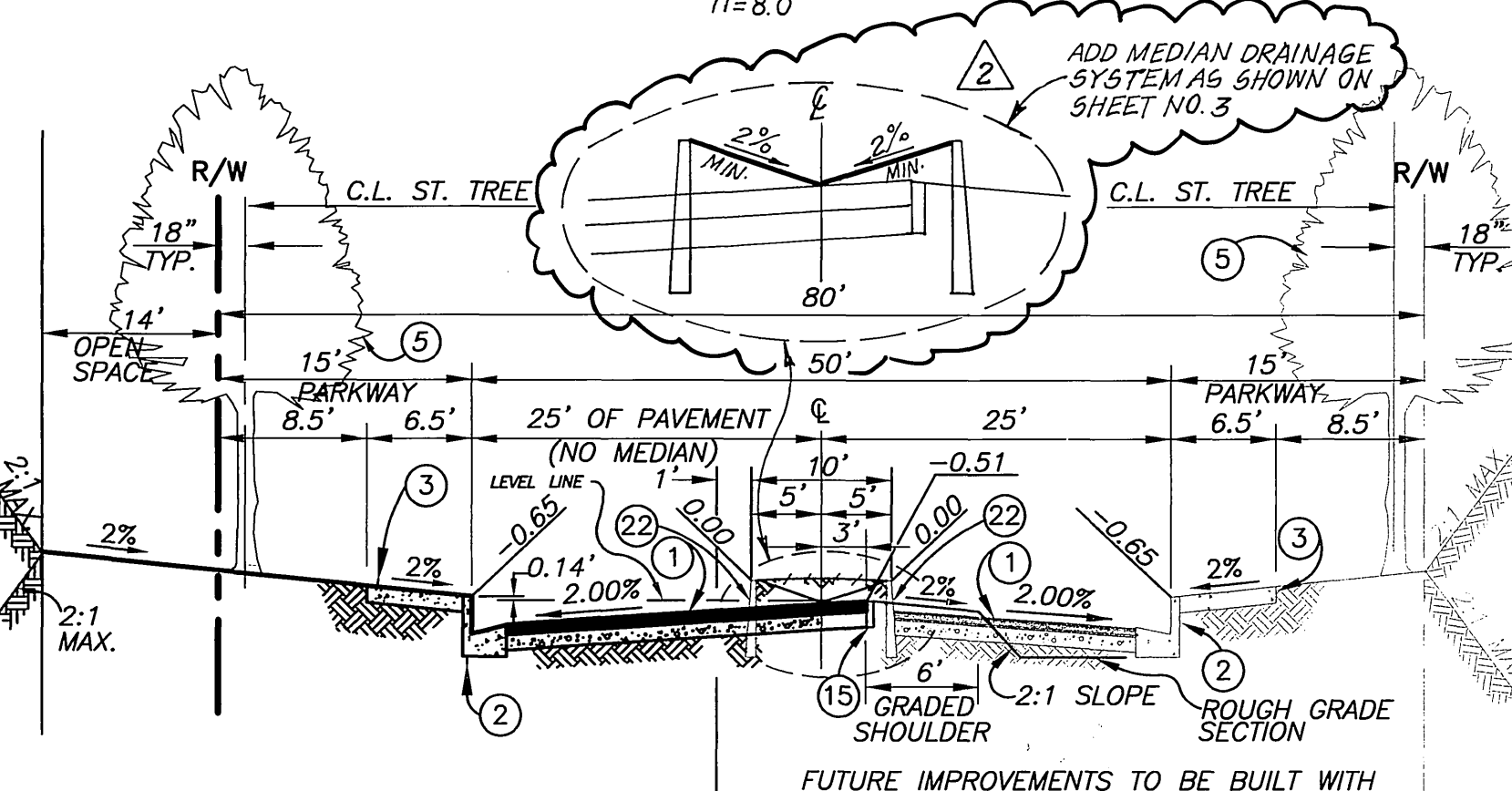
RECOMMENDED BY: *Ross E. Crissman*

R.C.E. 16 FEB 09 DATE:



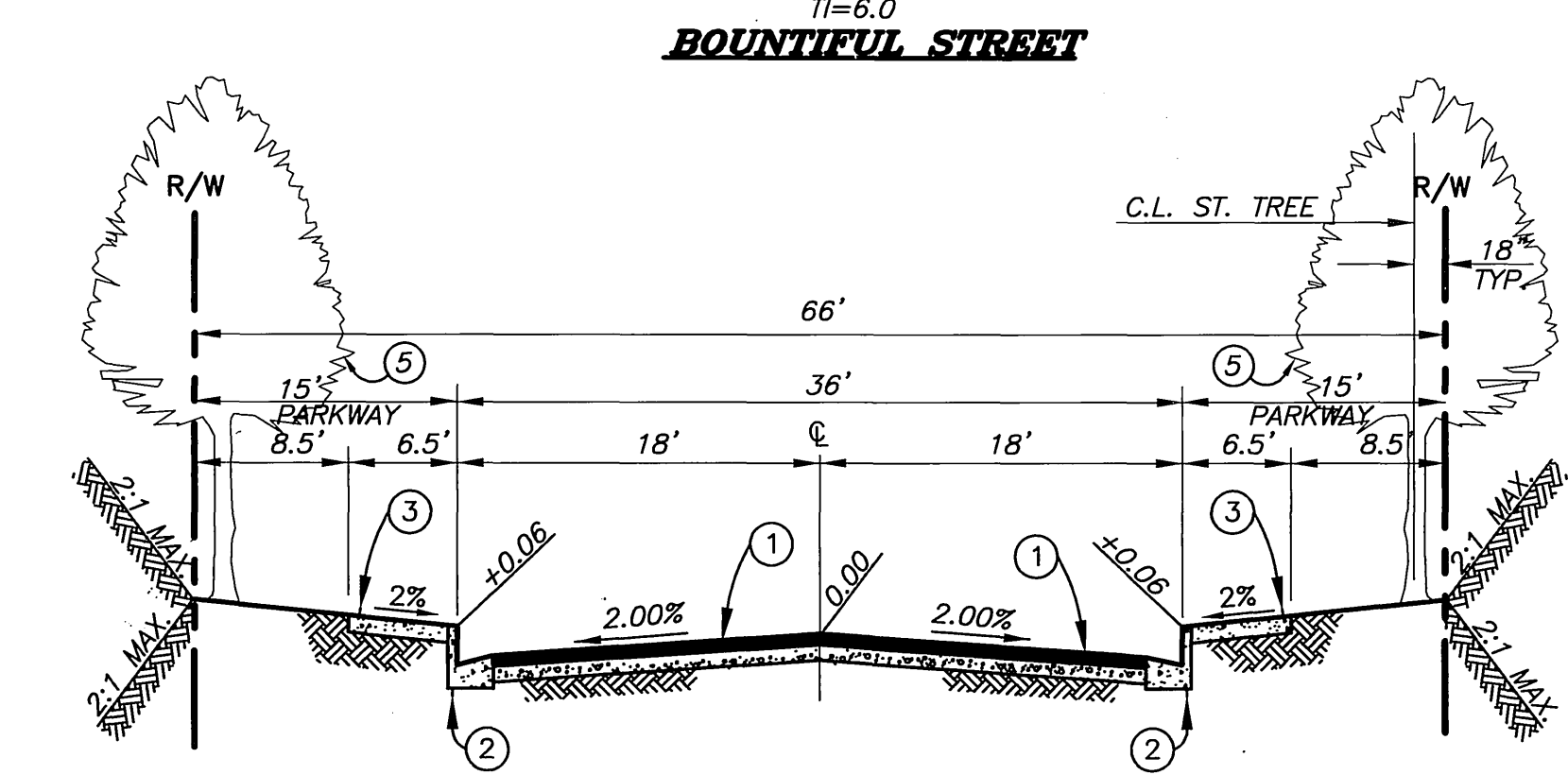
TYPICAL SECTION

N.T.S.
CONSTRUCT 4.0" A.C. OVER 2.0" C.A.B. PER S.R.# 1557; R-VALUE = 30 57A 226+00 TO 237+20
CONSTRUCT 4.0" A.C. OVER 11.0" C.A.B. PER S.R.# 1557; R-VALUE = 35 57A 206+20 TO 226+00



TYPICAL SECTION

N.T.S.
CONSTRUCT 4.0" A.C. OVER 1.0" C.A.B. PER S.R.# 1557; R-VALUE = 30
SECONDARY INTERIOR STREETS



TYPICAL SECTION

N.T.S.
CONSTRUCT 3.0" A.C. OVER 4.0" C.A.B. PER S.R.# 1557; R-VALUE = 30
MINOR INTERIOR STREETS

UNDERGROUND SERVICE ALERT (USA) CALL 1-800-227-2600
CONSTRUCT 24" x 24" GRATED INLET BY BROOKS PRODUCTS (NO. 1230) OR APPROVED EQUAL EA. 4
CONSTRUCT 12" P.V.C. SOLID WALL 50R 35 PIPE LF. 330
CONSTRUCT CONCRETE ENCASEMENT PER STD. DWG. NO. 452, CASE II LF. 112
CITY BUSINESS TAX CERTIFICATION NO. 033585 EXP. DATE 4/2/00

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 - CONSTRUCT 6" CF CURB AND GUTTER PER CITY STD. 200 TYPE 1
 - CONSTRUCT CURB SIDEWALK PER CITY STD 325
 - CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE 1
 - INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS.
 - CONSTRUCT CROSS GUTTER PER CITY STD. 220 (WIDTH PER PLAN)
 - CONSTRUCT A.C. OVERLAY AND FEATHER FOR A SMOOTH JOINT
 - SAWCUT EXIST. A.C. PAVEMENT 1' FROM EDGE OF PAVEMENT FOR A CLEAN JOINT
 - INSTALL STOP SIGN AND/OR STOP BAR
 - INSTALL BARRICADE PER CITY STD. 180
 - CONSTRUCT MODIFIED DRIVEWAY APPROACH PER DETAIL SHT. NO. 3
 - CONSTRUCT 20' LONG x 2' WIDE x 2 1/2" THICK, A.C. DRAINAGE APRON
 - COLD PLANE, CLEAN & SEAL 2' EDGE OF EX. PAVEMENT
 - CONSTRUCT A.C. OVERLAY
 - CONSTRUCT 2"x6" REDWOOD HEADER
 - CONSTRUCT REVERSE TAPER PER CITY STD. NO. 122
 - CONSTRUCT MEDIAN OPENING PER CITY STD. NO. 121 & 123 (W=8', L=80')
 - CONSTRUCT TYPE R7 (KEEP RIGHT) SIGN PER CALTRANS & CITY STD. NO. 666
 - PAINT NOSE OF MEDIAN A REFLECTIVE YELLOW, AS APPROVED BY CITY TRAFFIC DEPT.
 - CONSTRUCT SIDEWALK WIDENING PER DETAIL SHT. NO. 7
 - CONSTRUCT DRIVEWAY APPROACH PER CITY STD. NO. 302 (A & B AS SHOWN)
 - CONSTRUCT 8" CF CURB ONLY TYPE II PER CITY STD. NO. 200
 - PAINT 4" WHITE PER CALTRANS TRAFFIC MANUAL DETAIL 27B
 - PAINT 2-WAY LEFT-TURN LANE PER CALTRANS TRAFFIC MANUAL DETAIL 31
 - INSTALL TYPE R61-5.1 SIGN PER CALTRANS TRAFFIC MANUAL
 - INSTALL TYPE W-15 (ROAD NARROWS) SIGN PER CALTRANS TRAFFIC MANUAL
 - CONSTRUCT 4" P.V.C. SCHEDULE 40 PIPE SLEEVE
 - CONSTRUCT 6" P.V.C. SCHEDULE 40 PIPE SLEEVE
 - CONSTRUCT MODIFIED DRIVEWAY PER DETAIL SHT. NO. 7
 - ADJUST EX. SEWER MANHOLE TO GRADE
 - REMOVE EX. BARB WIRE FENCE
 - RELOCATE EX. POWERPOLE AND/OR GUY WIRE (BY OTHERS)
 - RELOCATE EX. TRAFFIC SIGN
 - RELOCATE EX. TELEPHONE UNDERGROUND MARKER
 - REMOVE EX. A.C. PAVEMENT
 - REMOVE/SALVAGE EXIST. BARRICADE.
 - PROPOSED LOCATION OF POWER POLES
 - PAINT 8" SINGLE YELLOW PER CALTRANS TRAFFIC MANUAL DETAIL 38A
 - PAINT 4" DOUBLE WHITE STRIPE PER CALTRANS TRAFFIC MANUAL DETAIL 21
 - PAINT TYPE IV (L OR R) ARROW PER CALTRANS TRAFFIC MANUAL.
 - INSTALL F-1 DELINEATORS (AS CALLED OUT) PER CALTRANS STD. PLAN NO. A73C
- * HEIGHT, LOCATION & LATERAL CLEARANCE PER CALTRANS TRAFFIC MANUAL, CHAPTER 4

CHARTER COMMUNICATIONS SHEET 1 THROUGH 12

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND SHEET 1 THROUGH 12

PACIFIC BELL TELEPHONE SHEET 1 THROUGH 12

SOUTHERN CALIFORNIA GAS COMPANY SHEET 1 THROUGH 12

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

APPROVED BY: *Joseph A. McGehee*

DATE: 2/11/00

APPROVED BY: *Joseph A. McGehee*

DATE: 2/14/00

APPROVED BY: *Joseph A. McGehee*

DATE: 2/19/00

Underground Service Alert
CALL BEFORE YOU DIG
1-800-227-2600

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 V88-64 AT S.W. COR. OF PLUMMER RD. AND VAN BUREN BLVD. 259.0 FT. SO. OF VAN BUREN BLVD. 205.0 FT. W. OF PLUMMER RD., ON THE TOP OF A 4.0 FT. x 10.0 FT. GRANITE BOULDER A BRASS DISK FLUSH AND MARKED.
ELEV. 1638.123

TKC
The Keith Companies
22980 Central Avenue, Suite 300, Inverton Valley, CA 95523-9024 (909) 633-0234

APPROVED BY: *Joseph A. McGehee*

DATE: 2/11/00

APPROVED BY: *Joseph A. McGehee*

DATE: 2/14/00

APPROVED BY: *Joseph A. McGehee*

DATE: 2/19/00

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

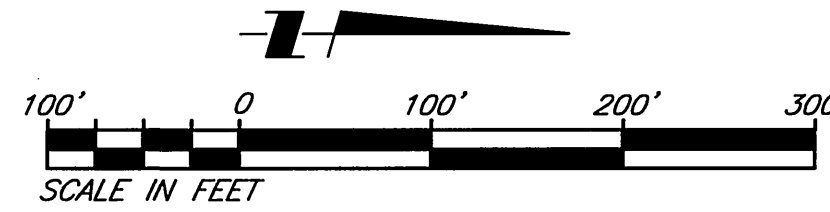
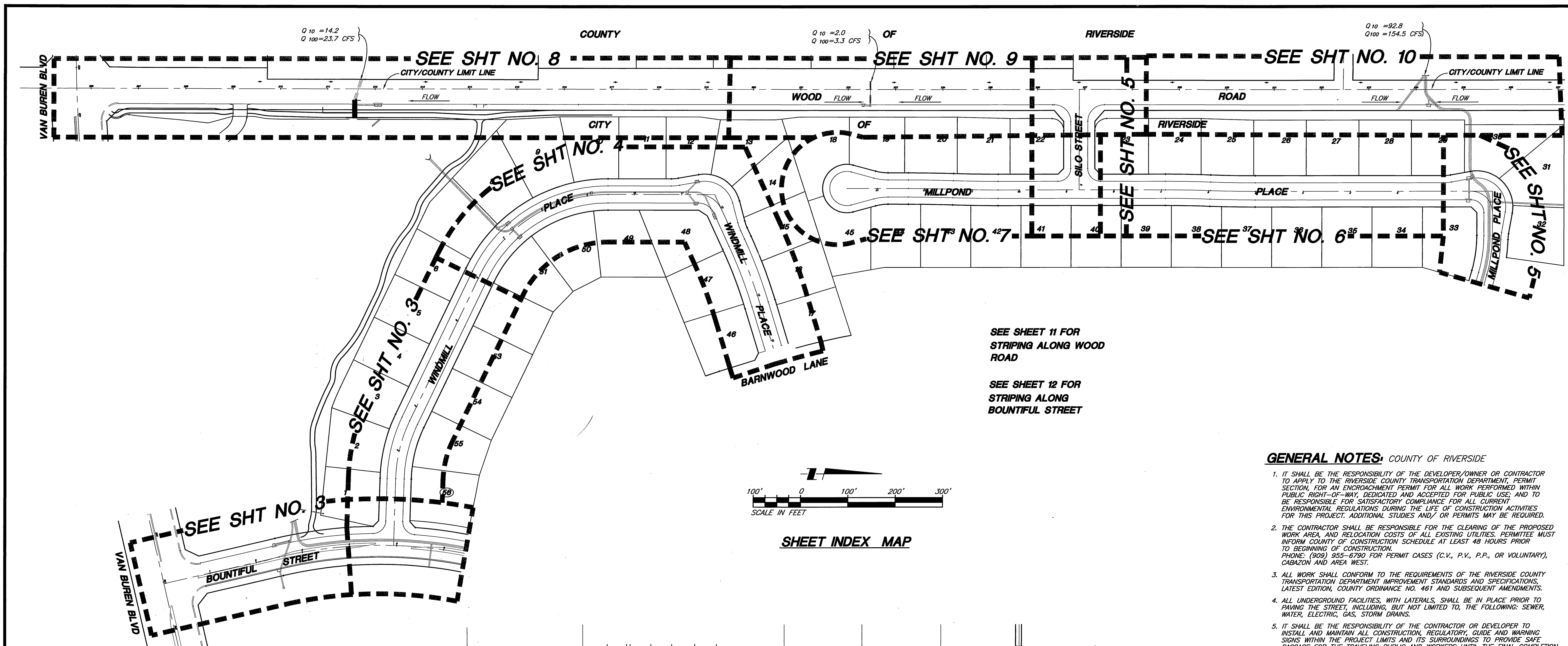
APPROVED BY: *Ross E. Crissman*

DATE: 3-21-00

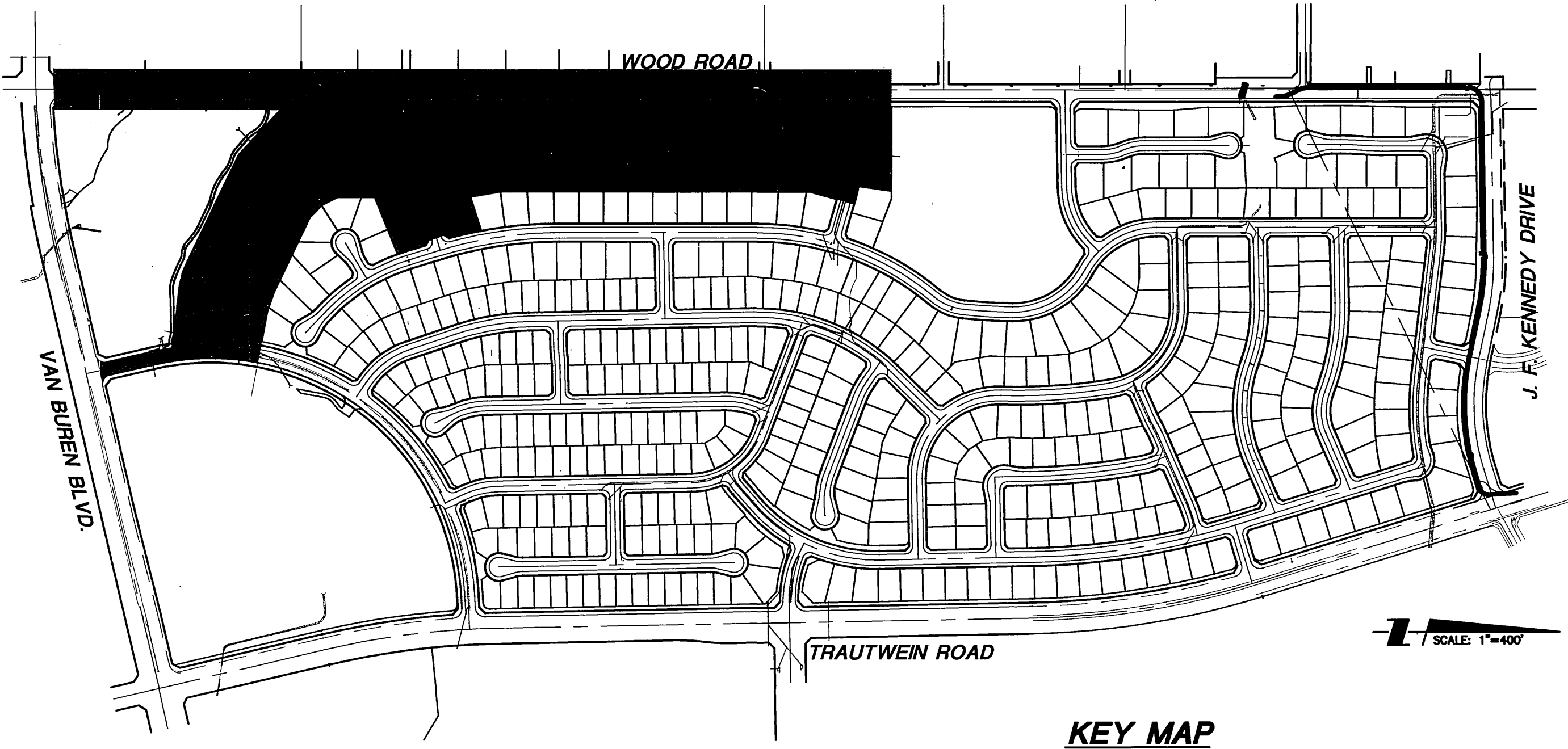
STREET IMPROVEMENT PLANS
TRACT 28866-3
TITLE SHEET

ACCOUNT NO. 31447
R-3538
SHEET 1 of 12

INDEXED 5-2-2000 LHM



SHEET INDEX MAP



KEY MAP

GENERAL NOTES: COUNTY OF RIVERSIDE

- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT, PERMIT SECTION, FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE; AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMITS MAY BE REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA AND RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITTEE MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. PHONE: (909) 955-6790 FOR PERMIT CASES (C.V., P.V., P.P., OR VOLUNTARY), CABAZON AND AREA WEST.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, LATEST EDITION, COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS.
- ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS, STORM DRAINS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE COUNTY.
- ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461.
- ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS MAY BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE STANDARD NO. 401 IF EXPANSIVE SOILS ARE ENCOUNTERED.

APPROVAL BY COUNTY TRANSPORTATION DEPARTMENT IS FOR THE AREA WITHIN COUNTY ROAD RIGHT-OF-WAY ONLY.

"NOTE: WORK CONTAINED WITHIN COUNTY R/W ON THESE PLANS SHALL NOT COMMENCE UNTIL A COUNTY ENCROACHMENT PERMIT AND OR A COUNTY GRADING PERMIT HAS BEEN ISSUED."

I W Consulting Engineers, Inc.
AS-BUILT
 SIGNATURE: [Signature] DATE: 6/2/05
 R.C.E. NO. 62874 EXP. 12/31/06

REGISTERED PROFESSIONAL ENGINEER
 FREDDY TRAMON
 No. 60874
 Exp. 12/31/04
 CIVIL
 STATE OF CALIFORNIA

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

The Keith Companies **TKC**
 22890 Costar Avenue, Suite 200, Menlo Park, CA 94025-0204 (909) 653-0254
 APPROVED BY: [Signature]
 DATE: 2/11/00
 (JOSEPH A. MCGEE R.C.E. NO. 28089 REGISTRATION EXPIRES 03-31-02)

MARK	REVISIONS:	APPR.	DATE
DESIGNED BY	DBH	DRAWN BY	MAG
CHECKED BY	JAM		

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature]
 DATE: 3-21-00
 PUBLIC WORKS DIRECTOR
 DATE: 3-21-00

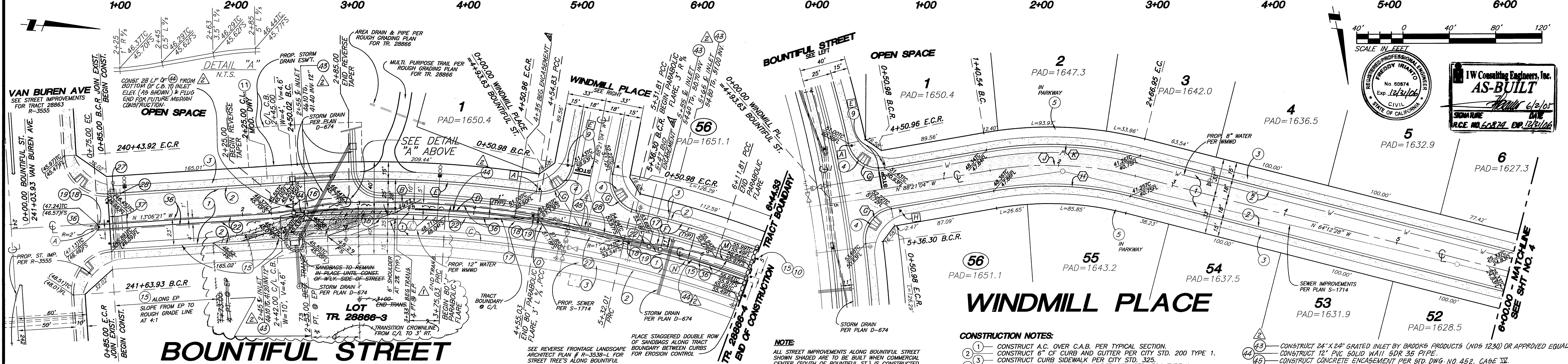
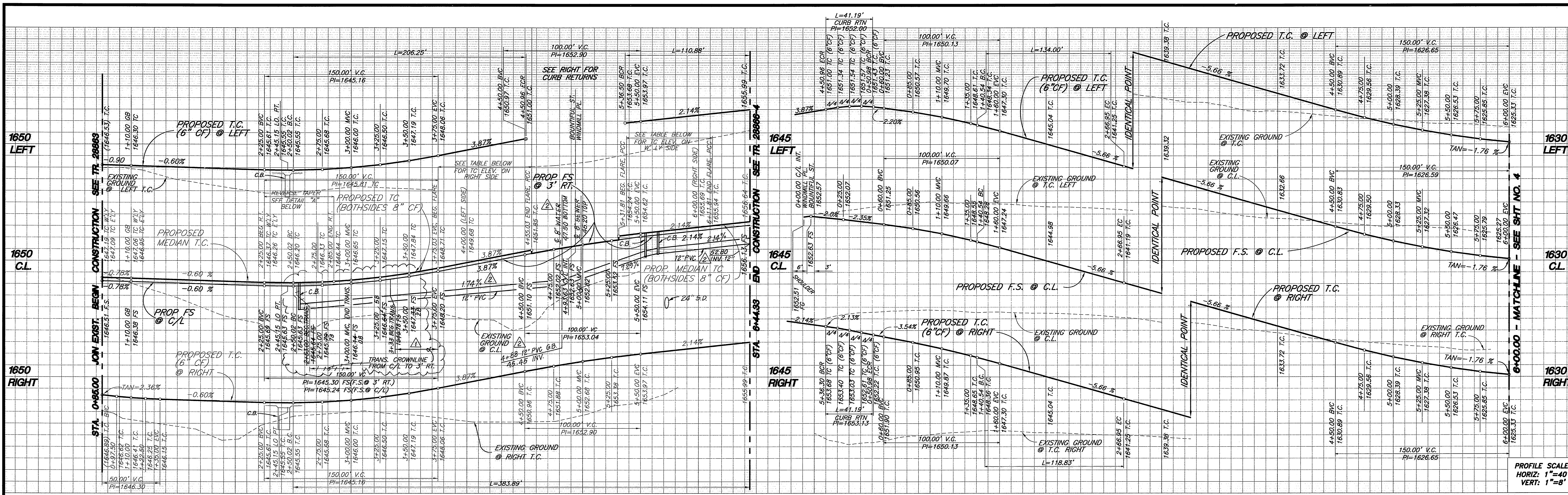
SEAL
 COUNTY OF RIVERSIDE
 TRANSPORTATION DEPARTMENT
 SHEET 1.27 THROUGH 11
 APPROVED BY: [Signature]
 KHALED A. OTHMAN 33950
 DATE: 2/17/00
 RECOMMENDED: [Signature]
 CRISMON 16 FEB 00
 DATE: 2/17/00

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

PRIVATE ENGINEERING NOTE
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

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

STREET IMPROVEMENT PLANS
TRACT 28866-3
INDEX SHEET
 ACCOUNT NO. 31447
R-3538
 SHEET 2 OF 12
 HORIZ. SCALE: VERT. SCALE:



S'LY PARABOLIC FLARE (LEFT SIDE)

STA.	3+75.03	3+83.03	3+91.03	3+99.03	4+07.03	4+15.03	4+23.03	4+31.03	4+39.03	4+47.03	4+50.00BVC	4+55.03
R °°	5.00'	4.92'	4.68'	4.28'	3.72'	3.00'	2.12'	1.08'	-	-	-	-
T.C. ELEV.	1648.71	1649.02	1649.34	1649.65	1649.97	1650.30	1650.63	1650.96	1651.29	1651.61	1651.71	1651.85

N'LY PARABOLIC FLARE (RIGHT SIDE)

STA.	5+31.81	5+39.81	5+47.81	5+50.00EVC	5+55.81	5+63.81	5+71.81	5+79.81	5+87.81	5+95.81	6+03.81	6+11.81
R °°	3.00'	1.48'	0.12'	0.25'	1.08'	2.12'	3.00'	3.72	4.28'	4.68'	4.92'	5.00'
T.C. ELEV.	1654.24	1654.50	1654.67	1654.62	1654.82	1654.98	1655.13	1655.29	1655.44	1655.61	1655.77	1655.94

CURVE DATA

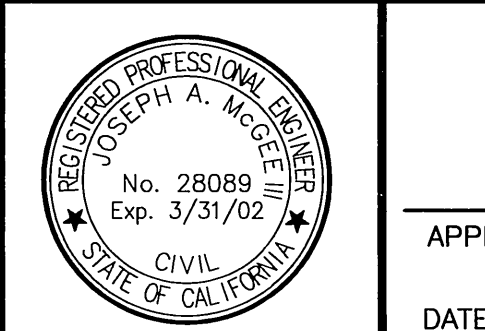
BEARING/DELTA	RADIUS	LENGTH	TANGENT
180°00'00"	2.00'	6.28'	-
10°17'10"	951.00'	170.73'	85.59'
23°52'54"	921.00'	383.89'	194.77'
23°52'54"	946.00'	394.31'	200.06'
12°10'13"	971.00'	206.25'	103.52'
06°32'33"	971.00'	110.88'	55.50'
87°24'56"	27.00'	41.19'	25.81'
24°08'36"	282.00'	118.83'	60.31'

- CONSTRUCTION NOTES:**
- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 - CONSTRUCT 6" OF CURB AND GUTTER PER CITY STD. 200 TYPE 1.
 - CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
 - CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304 TYPE 1.
 - INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS.
 - INSTALL STOP SIGN AND/OR STOP BAR.
 - INSTALL BARRICADE PER CITY OF RIVERSIDE STD. NO. 180.
 - CONSTRUCT MODIFIED DRIVEWAY APPROACH PER DETAIL LEFT.
 - CONSTRUCT 2"x8" REDWOOD HEADER.
 - CONSTRUCT REVERSE TAPER PER CITY STD. NO. 122.
 - CONSTRUCT MEDIAN OPENING PER CITY STD. NO. 121 & 123 (W=8', L=80').
 - CONSTRUCT TYPE R7 (KEEP RIGHT) SIGN PER CALTRANS AND CITY STD. NO. 666.
 - PAINT NOSE OF MEDIAN A REFLECTIVE YELLOW, AS APPROVED BY CITY TRAFFIC DEPT.
 - CONSTRUCT CURB ONLY TYPE II PER CITY STD. NO. 200.
 - CONSTRUCT 4" P.V.C. SCHEDULE 40 PIPE SLEEVE.
 - CONSTRUCT 6" P.V.C. SCHEDULE 40 PIPE SLEEVE.
 - REMOVE EXIST. A.C. PAVEMENT.
 - REMOVE/SALVAGE EXIST. BARRICADE.
 - MODIFIED DRIVEWAY APPROACH CATCH BASIN OVERFLOW DRIVEWAY.



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 CONTRIBUTORILY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS PROFESSIONAL ENGINEER FROM 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 VBR-64 AT S.W. COR. OF PLUMMER RD. AND VAN BUREN BLVD. 259.0 FT. SO. OF VAN BUREN BLVD. 205.0 FT. W. OF PLUMMER RD., ON THE TOP OF A 4.0 FT. X 10.0 FT. GRANITE BOULDER A BRASS DISK FLUSH AND MARKED.
ELEV. 1638.123

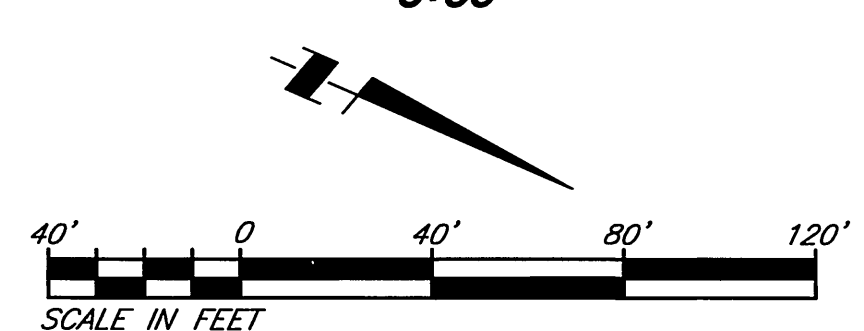
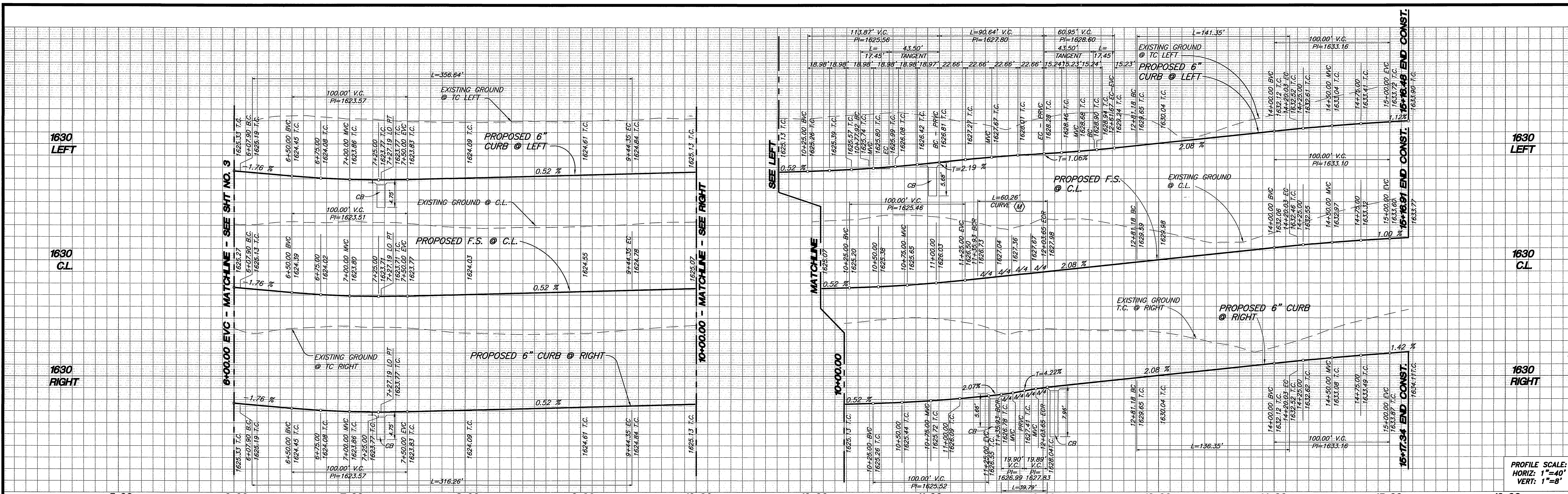


The Keith Companies
TKC
2880 Colton Avenue, Suite 300, Moreno Valley, CA 92553-0204 (909) 653-0254
APPROVED BY: Joseph K. McGee
DATE: 2/11/00

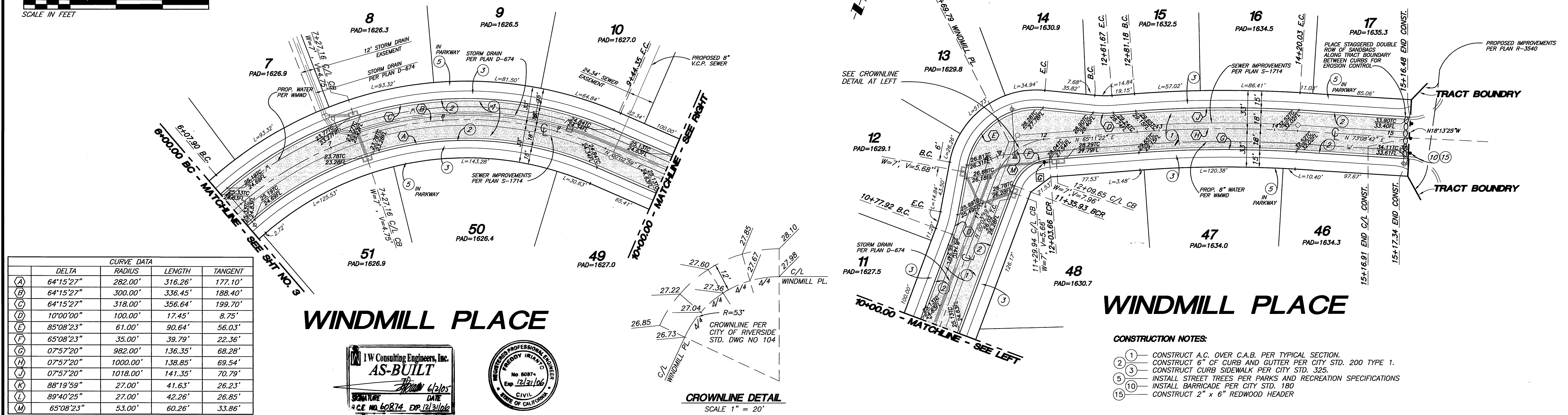
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature]
DATE: 3-21-00

STREET IMPROVEMENT PLANS
TRACT 28866-3
BOUNTIFUL STREET
WINDMILL PLACE
BOUNTIFUL ST. STA. 0+00.00 TO STA. 6+44.32
WINDMILL PL. STA. 0+00.00 TO STA. 6+00.00
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

ACCOUNT NO. 31447
R-3538
SHEET 3 OF 12
INDEXED 5-2-2000 fht



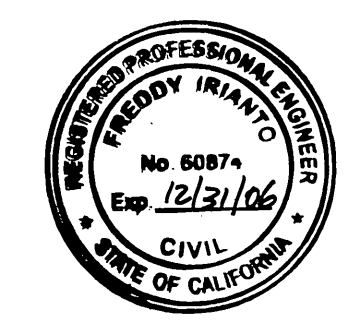
PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=8'



CURVE DATA			
	DELTA	RADIUS	LENGTH
(A)	64°15'27"	282.00'	316.26'
(B)	64°15'27"	300.00'	336.45'
(C)	64°15'27"	318.00'	356.64'
(D)	10°00'00"	100.00'	17.45'
(E)	85°08'23"	61.00'	90.64'
(F)	65°08'23"	35.00'	39.79'
(G)	07°57'20"	982.00'	136.35'
(H)	07°57'20"	1000.00'	138.85'
(J)	07°57'20"	1018.00'	141.35'
(K)	88°19'59"	27.00'	41.63'
(L)	89°40'25"	27.00'	42.26'
(M)	65°08'23"	53.00'	60.26'

WINDMILL PLACE

IW Consulting Engineers, Inc.
AS-BUILT
SIGNATURE: [Signature] DATE: [Date]
P.C.E. NO. 60874 EXP. 12/31/06



CROWNLINE DETAIL
SCALE 1" = 20'

- CONSTRUCTION NOTES:**
- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 - CONSTRUCT 6" OF CURB AND CUTTER PER CITY STD. 200 TYPE 1.
 - CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
 - INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS
 - INSTALL BARRICADE PER CITY STD. 180
 - CONSTRUCT 2" x 6" REDWOOD HEADER

Underground Service Alerts
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 V88-64 AT S.W. COR. OF PLUMMER RD. AND VAN BUREN BLVD. 259.0 FT. SO. OF VAN BUREN BLVD. 205.0 FT. W. OF PLUMMER RD., ON THE TOP OF A 4.0 FT. x 10.0 FT. GRANITE BOLDER BRASS DISK FLUSH AND MARKED.
ELEV. 1638.123



The Keith Companies **TKC**
2389 Cordia Avenue, Suite 300, Menlo Park, CA 94025-9024 (650) 653-0234
APPROVED BY: [Signature]
DATE: 2/11/00
REGISTRATION EXPIRES 03-31-02

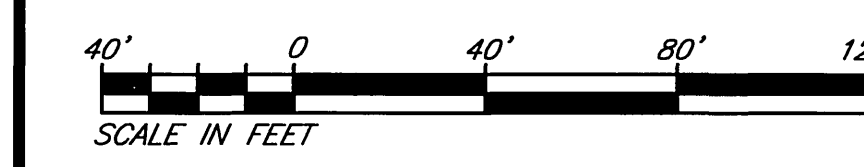
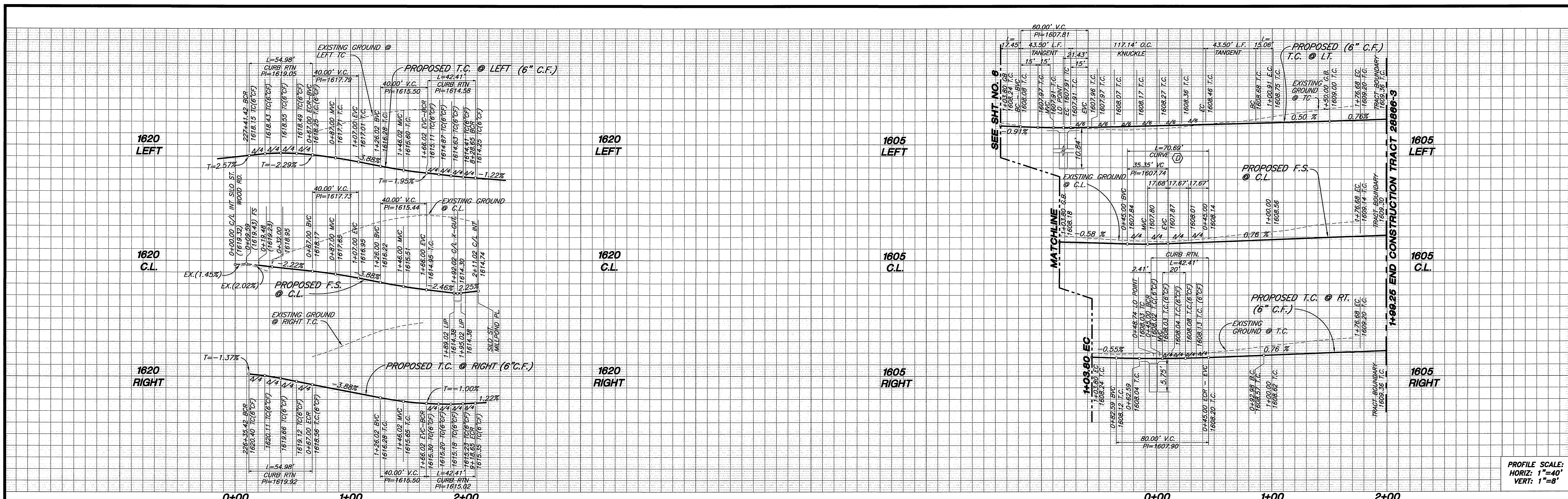
DESIGNED BY	DBH	DRAWN BY	MAG	CHECKED BY	JAM
REVISIONS:		APPR.	DATE		
MARK					

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature]
DATE: 3-21-00
PUBLIC WORKS DIRECTOR

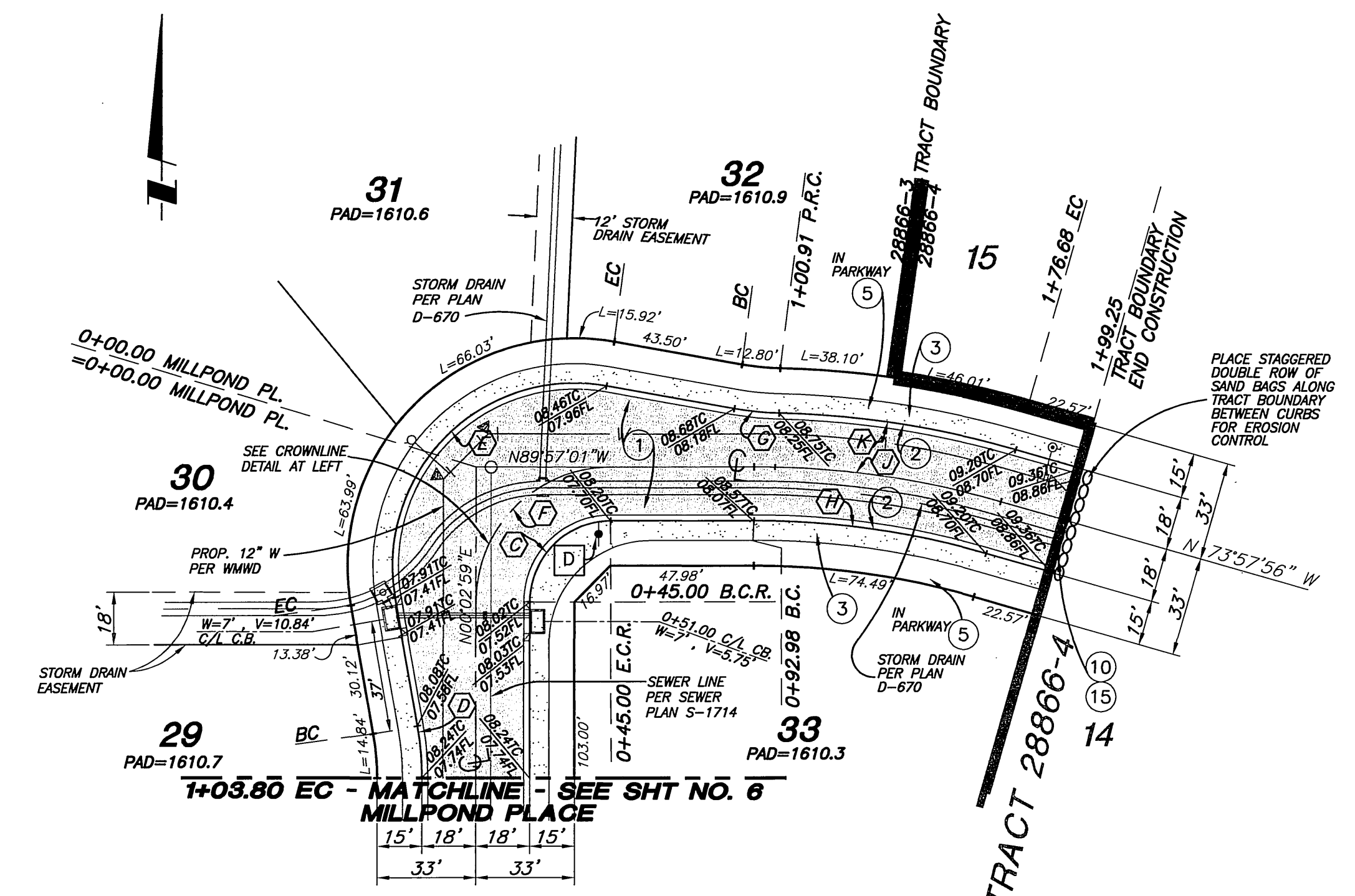
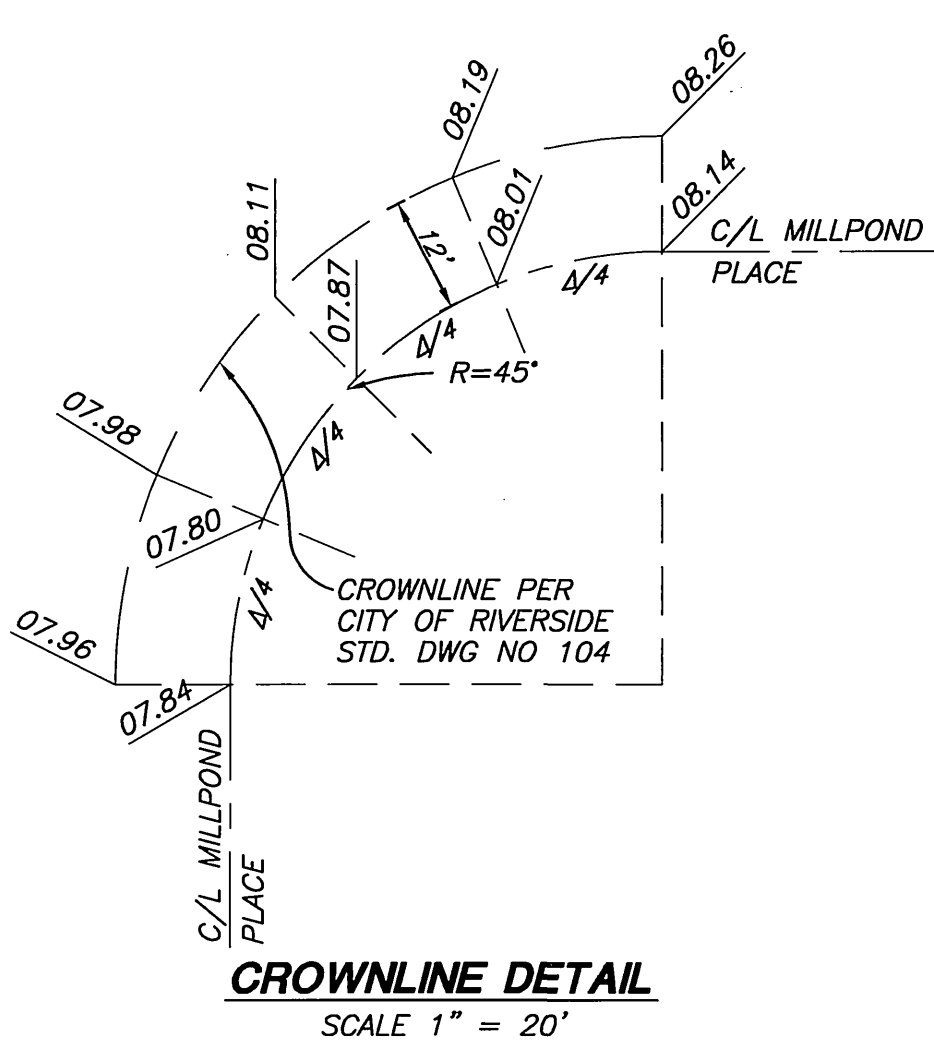
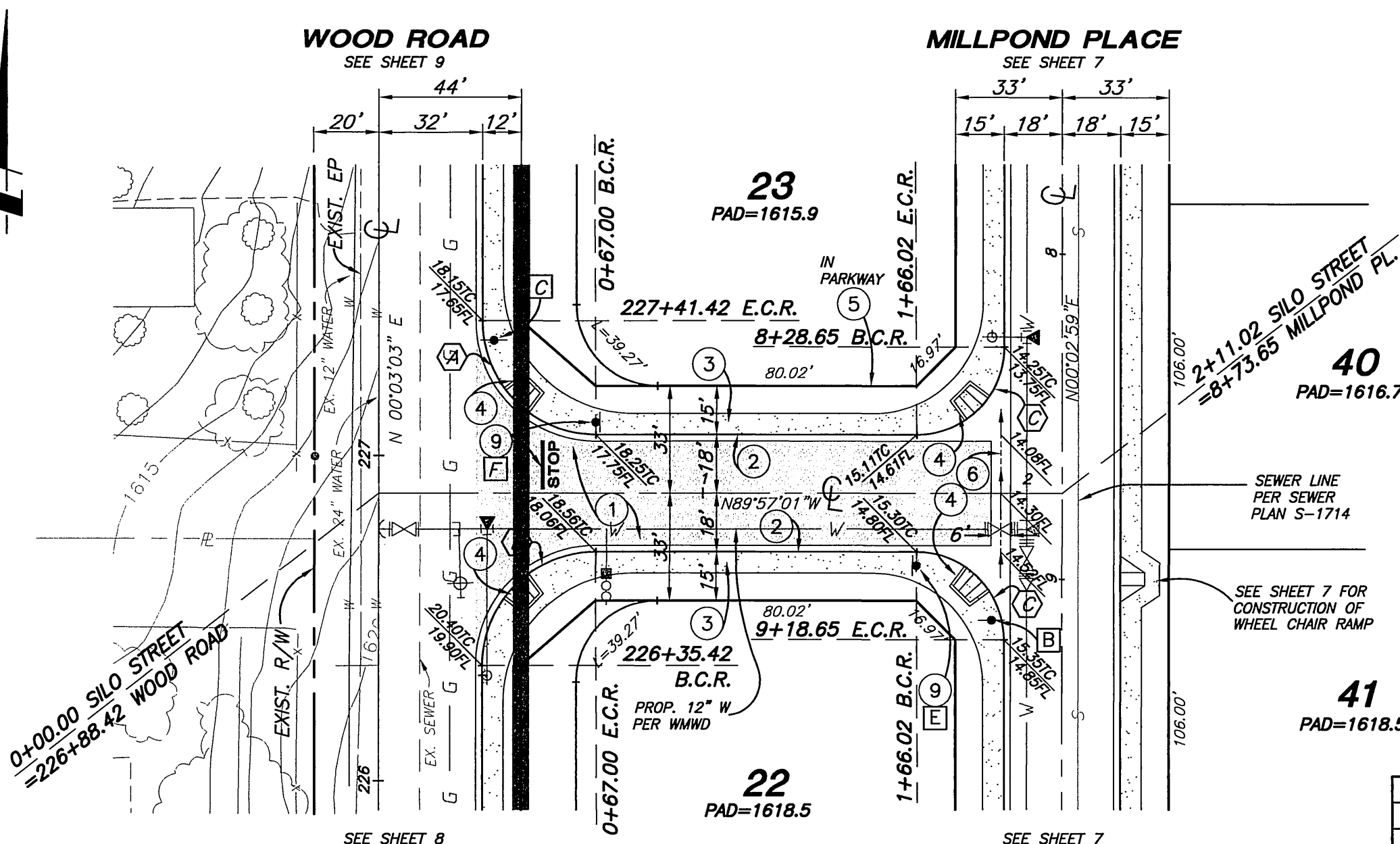
STREET IMPROVEMENT PLANS
TRACT 28866-3
WINDMILL PLACE
STA. 6+00.00 TO STA. 15+62.47
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

ACCOUNT NO. 31447
R-3538
SHEET 4 OF 12

INDEXED 5-2-2000 gfh



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



	DELTA	RADIUS	LENGTH	TANGENT
(A)	90°00'04"	35.00'	54.98'	35.00'
(B)	89°59'56"	35.00'	54.98'	35.00'
(C)	90°00'00"	27.00'	42.41'	27.00'
(D)	10°00'00"	100.00'	17.45'	8.75'
(E)	110°01'23"	61.00'	117.14'	87.15'
(F)	90°00'00"	45.00'	70.69'	45.00'
(G)	08°37'36"	100.00'	15.06'	7.54'
(H)	15°59'05"	282.00'	78.67'	39.59'
(J)	15°59'05"	300.00'	83.70'	42.12'
(K)	14°28'19"	318.00'	80.32'	40.38'

- CONSTRUCTION NOTES:**
- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 - CONSTRUCT 6" OF CURB AND GUTTER PER CITY STD. 200 TYPE 1.
 - CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
 - CONSTRUCT WHEELCHAIR RAMP TYPE I PER CITY STD. 304.
 - INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS
 - CONSTRUCT CROSS GUTTER PER CITY STD. 220 (WIDTH PER PLAN).
 - INSTALL STOP SIGN AND/OR STOP BAR.
 - INSTALL BARRICADE PER CITY OF RIVERSIDE STD. NO. 180.
 - CONSTRUCT 2" x 6" REDWOOD HEADER

SILO STREET

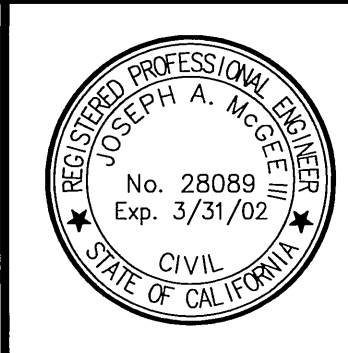
MILLPOND PLACE

IW Consulting Engineers, Inc.
AS-BUILT
DATE: 12/31/00
R.C.E. NO. 60874 Exp. 12/31/06



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 V88-64 AT S.W. COR. OF PLUMMER RD. AND VAN BUREN BLVD. 259.0 FT. SO. OF VAN BUREN BLVD. 205.0 FT. W. OF PLUMMER RD., ON THE TOP OF A 4.0 FT. x 10.0 FT. GRANITE BOULDER A BRASS DISK FLUSH AND BOUNDED.
ELEV. 1638.123



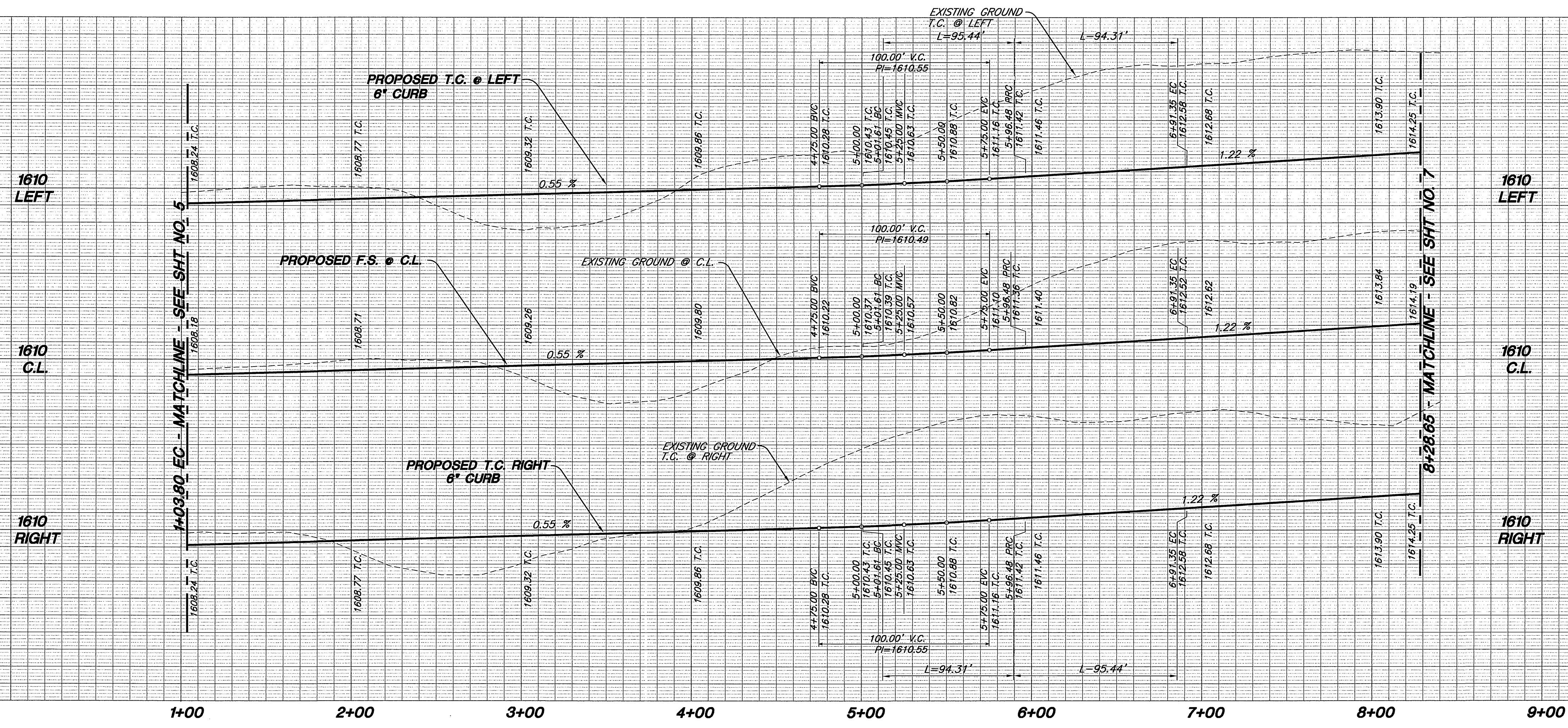
The Keith Companies **TKC**
2880 Colton Avenue, Suite 200, Moreno Valley, CA 92553-0024 (909) 653-0254
APPROVED BY: *Joseph A. McGee*
DATE: 2/1/00
REGISTERATION EXPIRES 03-31-02

MARK	REVISIONS:	APPR.	DATE

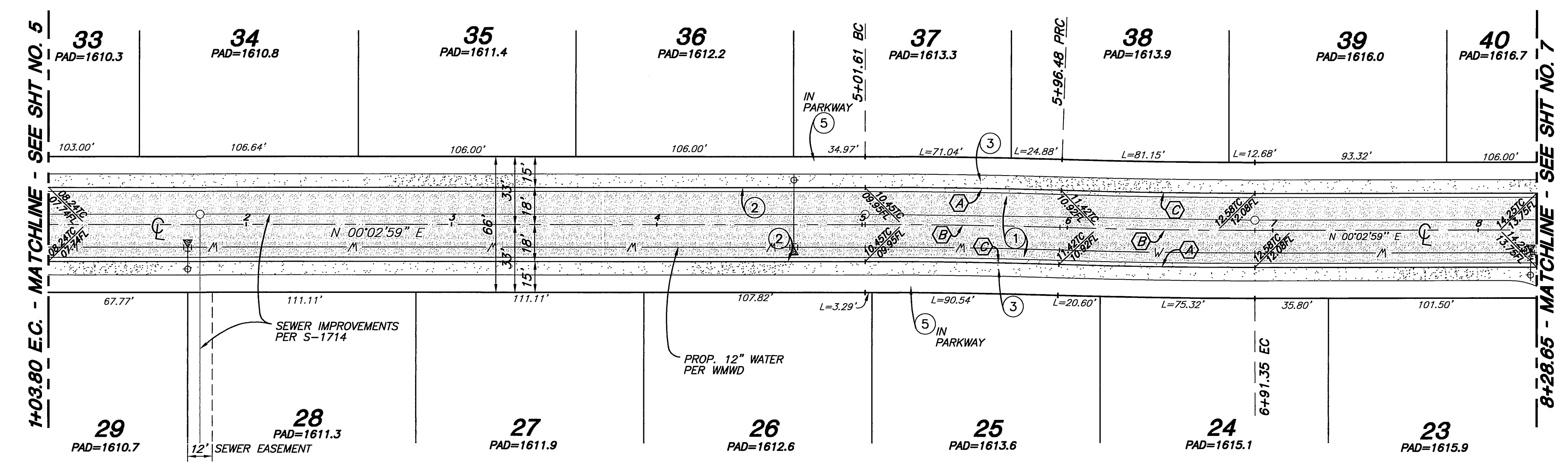
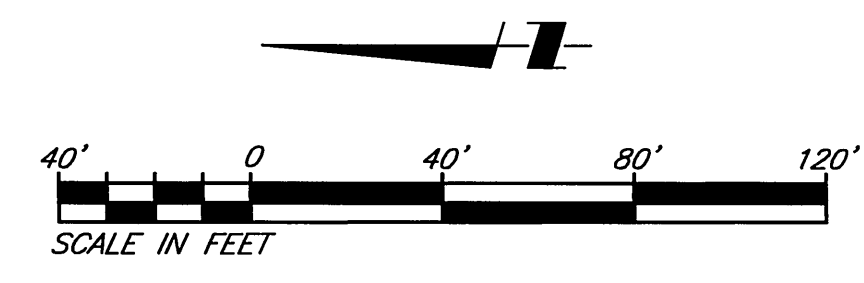
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *R. M. Bush*
DATE: 3-21-00
PUBLIC WORKS DIRECTOR

STREET IMPROVEMENT PLANS
TRACT 28866-3
SILO STREET & MILLPOND PLACE
STA. 0+00 TO STA. 1+30.80 -- STA. 0+00 TO 1+99.25
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

ACCOUNT NO. 31447
R-3538
SHEET 5 OF 12



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



CURVE DATA				
	DELTA	RADIUS	LENGTH	TANGENT
(A)	D=01°48'43"	3018.00'	95.44'	47.72'
(B)	D=01°48'43"	3000.00'	94.87'	47.44'
(C)	D=01°48'43"	2982.00'	94.31'	47.16'

MILLPOND PLACE

AS-BUILT
Signature: *Handwritten*
R.C.E. NO. 60874 EXP. 12/31/06



- CONSTRUCTION NOTES:**
- (1) CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 - (2) CONSTRUCT 6" CF CURB AND GUTTER PER CITY STD. 200 TYPE 1.
 - (3) CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
 - (5) INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS



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

PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



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

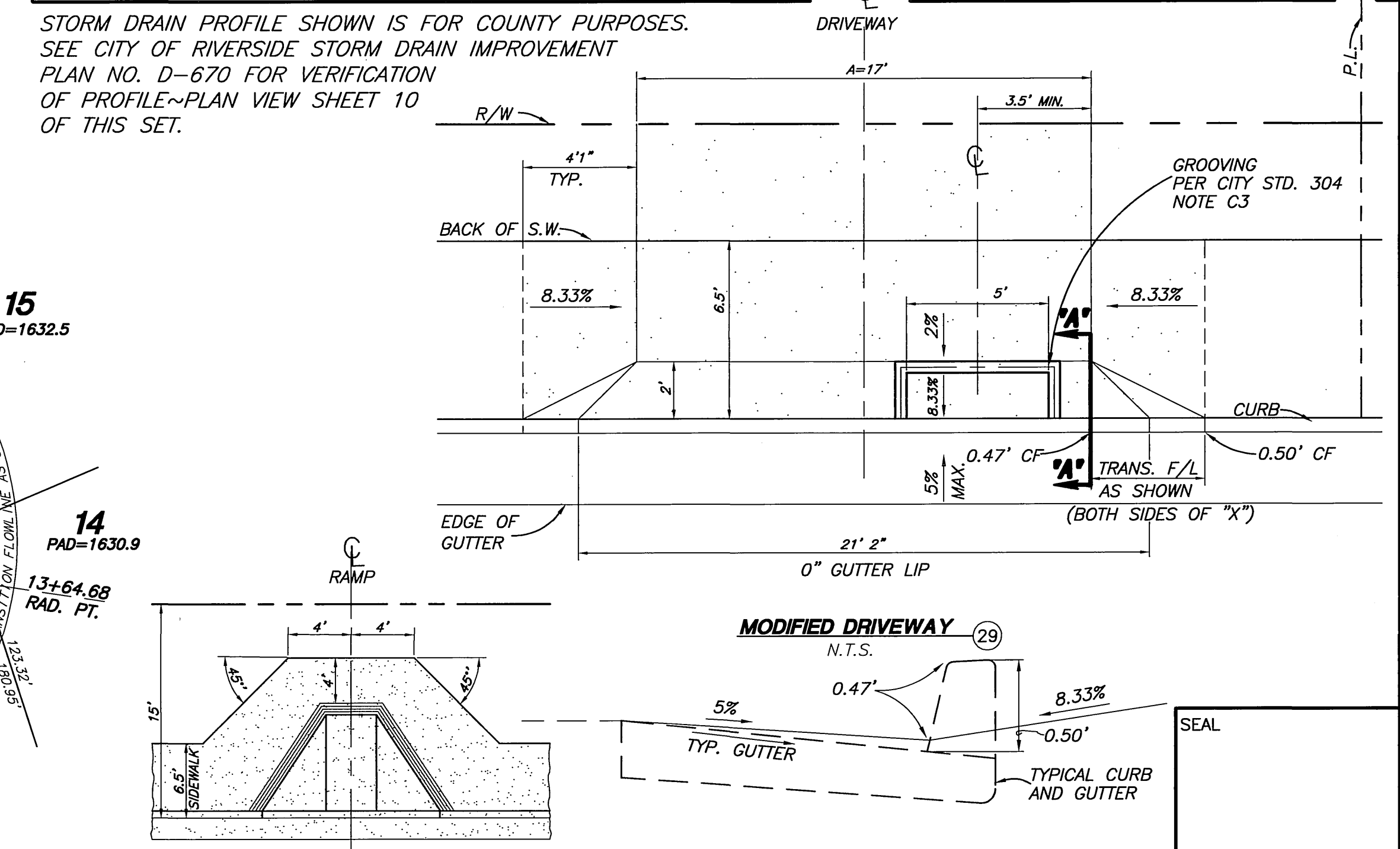
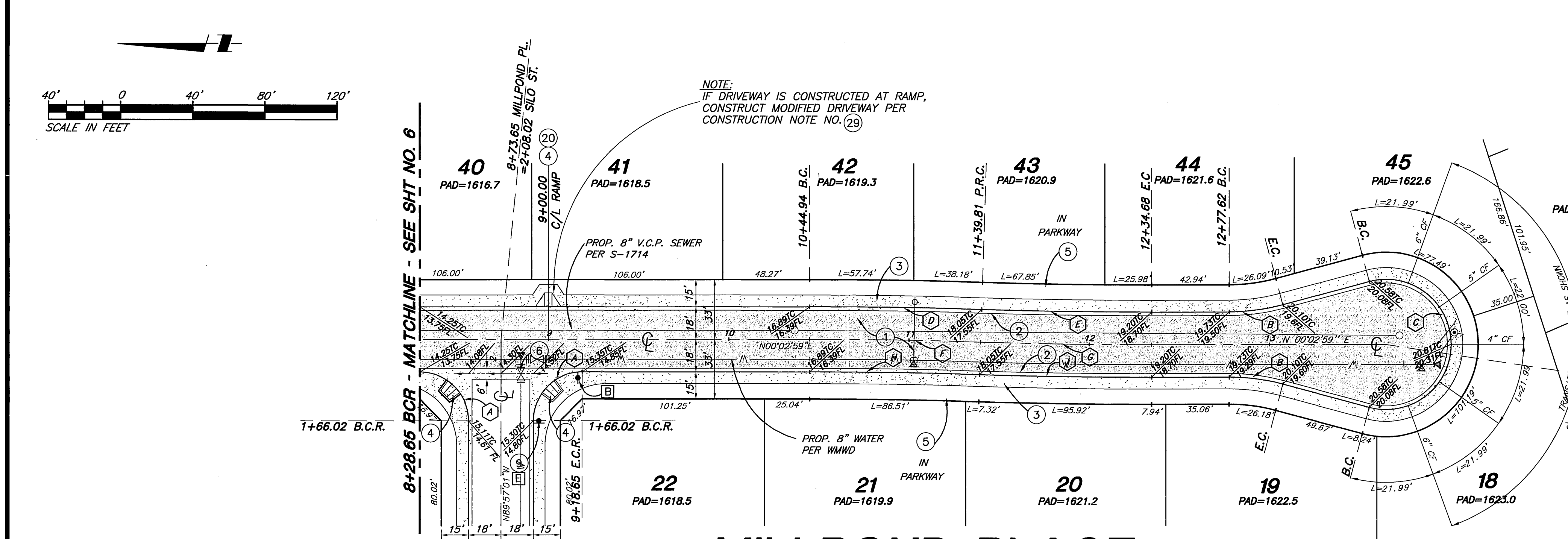
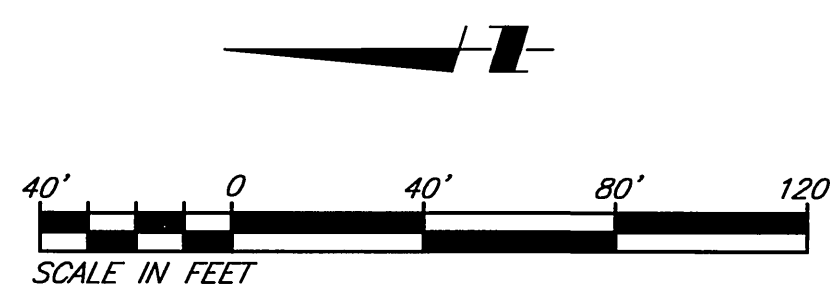
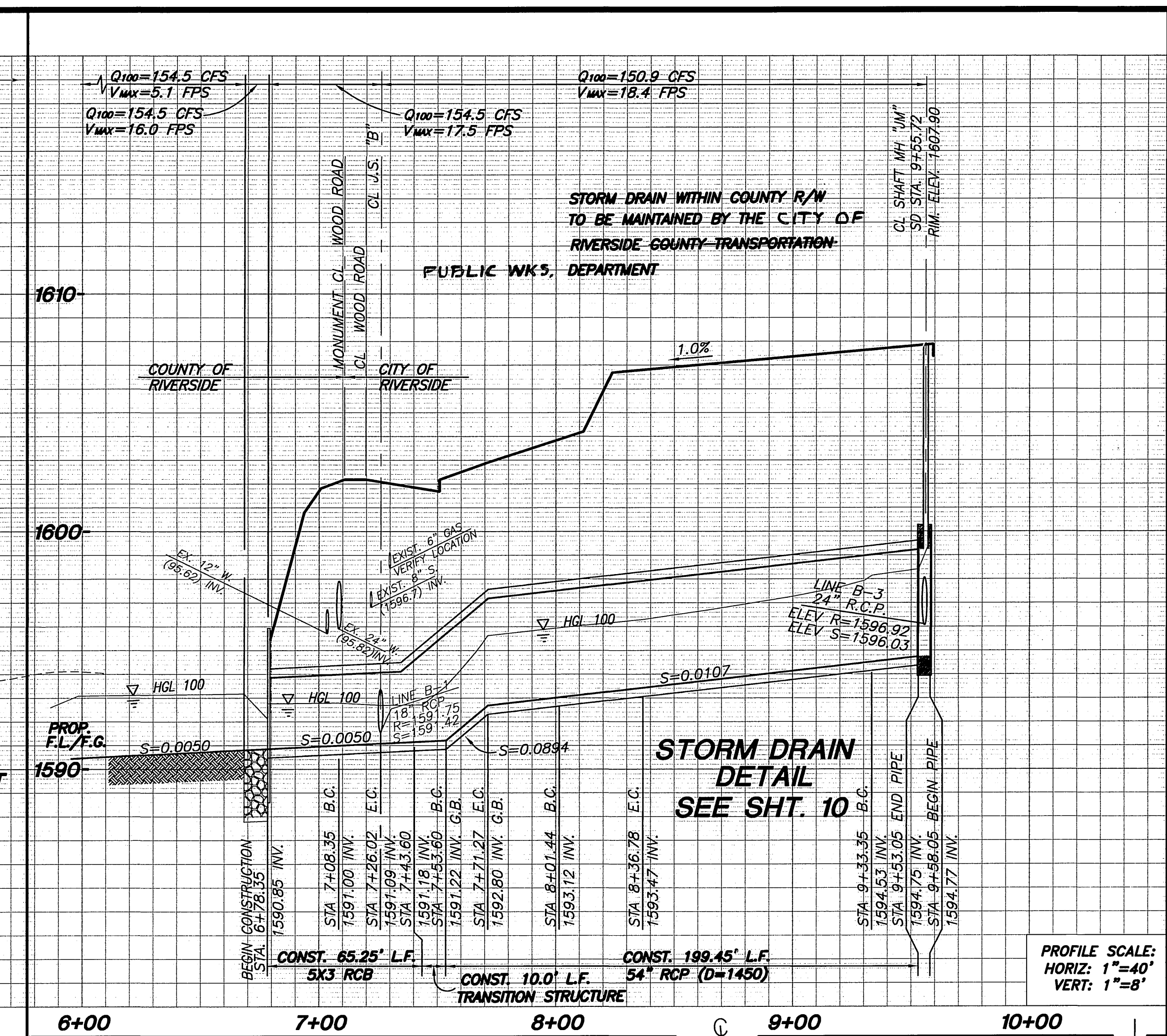
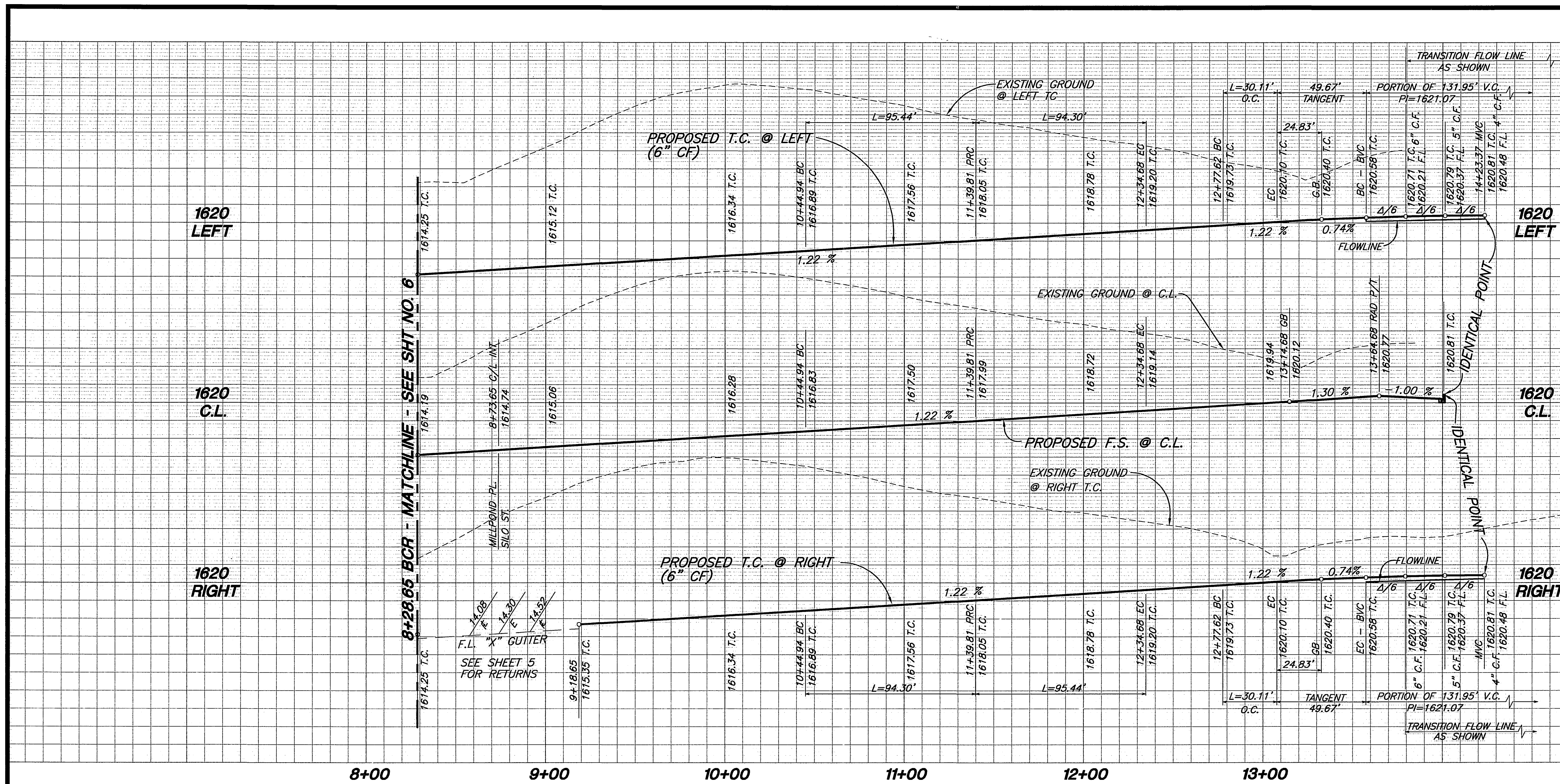
The Keith Companies **TKC**
22890 Gordon Avenue, Suite 300, Menlo Park, CA 94025-0024 (650) 653-0234

APPROVED BY: *Handwritten Signature*
JOSEPH A. MCGEE R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02
DATE: 2/11/00

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT			
APPROVED BY	DATE	BY	
PRINCIPAL ENGINEER	3/21/00	<i>Handwritten Signature</i>	
PARK DEPARTMENT	3/21/00		
TRAFFIC DIVISION	3/21/00		
P.W. ENGR. MANAGER	3/21/00		
DESIGNED BY	JAM	DRAWN BY	MAG
CHECKED BY	DBH	DATE	3-21-00

STREET IMPROVEMENT PLANS
TRACT 28866-3
MILLPOND PLACE
STA. 1+03.80 TO STA. 8+28.65
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

ACCOUNT NO. 31447
R-3538
SHEET 6 OF 12



CURVE DATA				
BEARING	RADIUS	LEN./DIST.	TANGENT	
A	90°00'00"	27.00'	42.41'	27.00'
B	15°00'00"	115.00'	30.11'	15.14'
C	210°00'00"	36.00'	131.95'	134.35'
D	1°48'43"	3018.00'	95.44'	47.72'
E	1°48'43"	2982.00'	94.30'	47.16'
F	1°48'43"	3000.00'	94.87'	47.44'
G	1°48'43"	3000.00'	94.87'	47.44'
H	1°48'43"	2982.00'	94.30'	47.16'
I	1°48'43"	3018.00'	95.44'	47.72'

MILLPOND PLACE

CONSTRUCTION NOTES:

- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
- CONSTRUCT 6" CF CURB AND GUTTER PER CITY STD. 200 TYPE 1.
- CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
- CONSTRUCT WHEELCHAIR RAMP TYPE 1 PER CITY STD. 304.
- INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS.
- CONSTRUCT CROSS GUTTER PER CITY STD. 220 (WIDTH PER PLAN).
- INSTALL STOP SIGN AND STOP BAR.
- CONSTRUCT SIDEWALK WIDENING PER DETAIL HEREON.
- CONSTRUCT MODIFIED DRIVEWAY PER DETAIL HEREON.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR GRADING PERMIT HAS BEEN ISSUED BY THE COUNTY TRANSPORTATION DEPARTMENT FOR WORK WITHIN COUNTY RIGHT-OF-WAY.

APPROVAL BY COUNTY TRANSPORTATION DEPARTMENT IS FOR THE AREA WITHIN COUNTY ROAD RIGHT-OF-WAY ONLY.

AS-BUILT

Signature: *[Signature]* Date: *[Date]*

R.C.E. NO. 68874 EXP. 12/31/06

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 THIS 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 V88-64 AT S.W. COR. OF PLUMMER RD. AND VAN BUREN BLVD. 259.0 FT. SO. OF VAN BUREN BLVD. 205.0 FT. W. OF PLUMMER RD., ON THE TOP OF A 4.0 FT. X 10.0 FT. GRANITE BOULDER A BRASS DISK FLUSH AND MARKED.
 ELEV. 1638.123

THE KEITH COMPANIES T.K.C.
 22890 Coche Avenue, Suite 300, Moreno Valley, CA 92553-9204 (909) 633-0234
 APPROVED BY: *[Signature]*
 DATE: 2/11/00

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 3-21-00
 PUBLIC WORKS DIRECTOR

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 3-21-00
 PUBLIC WORKS DIRECTOR

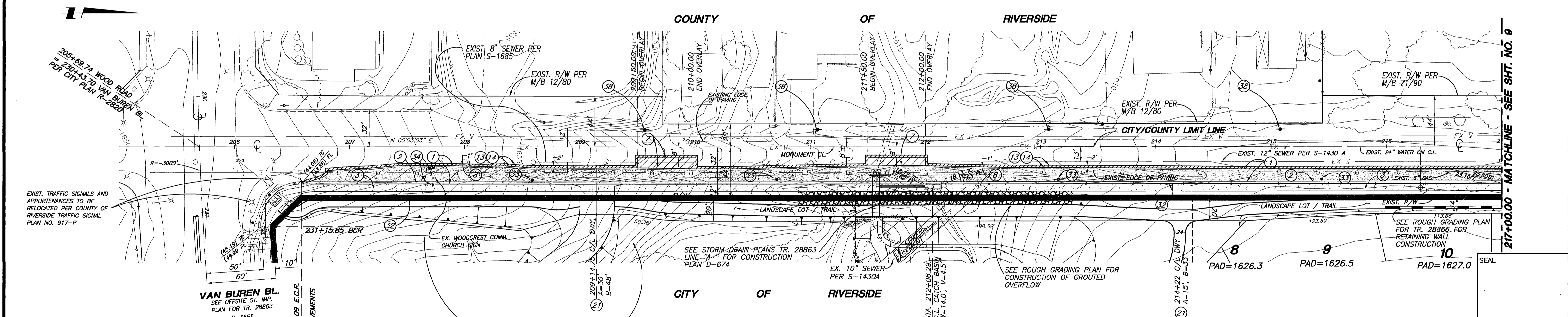
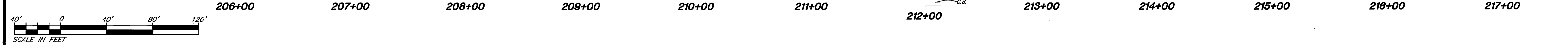
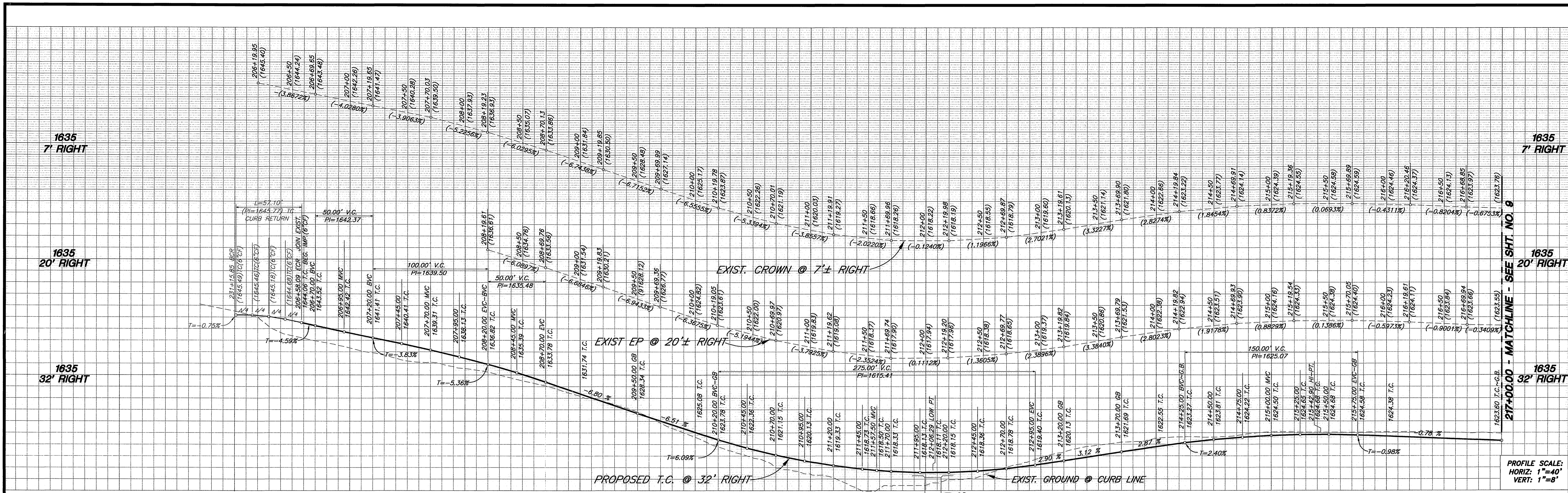
STREET IMPROVEMENT PLANS
 TRACT 28866-3
 MILLPOND PLACE
 STA. 8+28.65 TO 13+64.68
 HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

ACCOUNT NO. 31447
 R-3538
 SHEET 7 OF 12

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
 SHEET 1.27 THROUGH 11
 APPROVED BY: *[Signature]* DATE: 2/17/00
 RECOMMENDED: *[Signature]* DATE: 16 FEB 00

PC-4117-53

INDEXED 5-2-2000 lft



WOOD ROAD

CITY OF RIVERSIDE

COUNTY OF RIVERSIDE

APPROVAL BY COUNTY TRANSPORTATION DEPARTMENT IS FOR THE AREA WITHIN COUNTY ROAD RIGHT-OF-WAY ONLY.

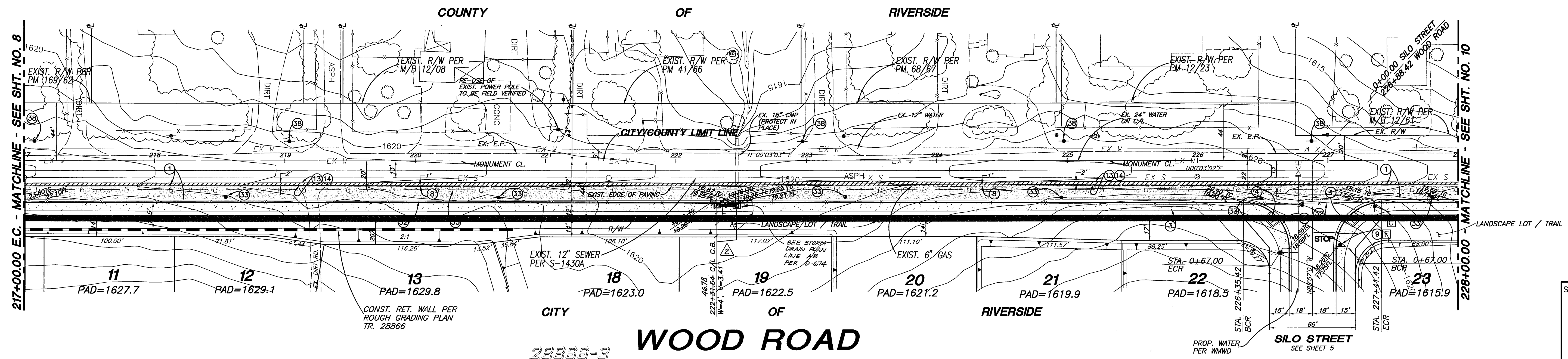
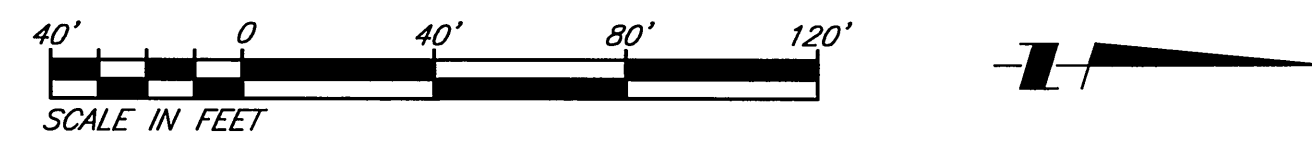
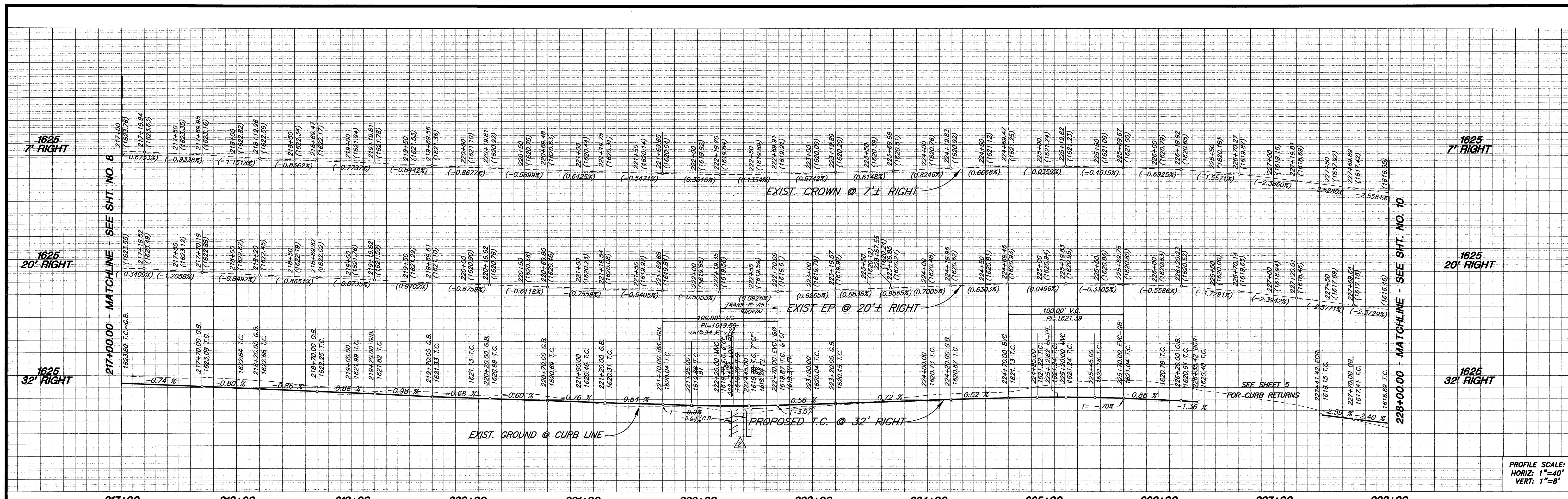
"NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND OR GRADING PERMIT HAS BEEN ISSUED BY THE COUNTY TRANSPORTATION DEPARTMENT FOR WORK WITHIN COUNTY RIGHT-OF-WAY."

CONSTRUCTION NOTES:

- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
- CONSTRUCT 6" OF CURB AND GUTTER PER CITY STD. 200 TYPE 1.
- CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
- CONSTRUCT A.C. OVERLAY. FEATHER AT CROWN.
- SAW-CUT EXIST. AC PAVMT FOR A CLEAN JOIN 1' FROM E.P.
- COLD PLANE, CLEAN & SEAL 2" EDGE OF EXIST. PAVEMENT.
- CONSTRUCT A.C. OVERLAY.
- CONSTRUCT DRIVEWAY APPROACH PER CITY STD. NO. 302 (A & B AS SHOWN)
- REMOVE EX. BARB WIRE FENCE.
- RELOCATE EX. POWER POLE AND/OR GUY WIRE (BY OTHERS).
- RELOCATE EX. SIGN.
- PROPOSED LOCATION OF POWER POLE

	<p>PRIVATE ENGINEERING NOTE</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 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 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 V88-64 AT S.W. COR. OF PLUMMER RD. AND VAN BUREN BLVD. 259.0 FT. SO. OF VAN BUREN BLVD. 205.0 FT. W. OF PLUMMER RD., ON THE TOP OF A 4.0 FT. x 10.0 FT. GRANITE BOULDER A BRASS DISK FLUSH AND MARKED.</p> <p>ELEV. 1638.123</p>	<p>The Keith Companies TKC</p> <p>2880 Colton Avenue, Suite 300 Menlo Park, CA 94025-9214 (909) 653-0234</p> <p>APPROVED BY: <i>Joseph A. McGee</i></p> <p>DATE: 2/11/00</p>	<p>CITY OF RIVERSIDE</p> <p>PUBLIC WORKS DEPARTMENT</p> <p>APPROVED BY: <i>R. McBest</i></p> <p>DATE: 3-21-00</p>	<p>STREET IMPROVEMENT PLANS</p> <p>TRACT 28866-3</p> <p>WOOD ROAD</p> <p>STA. 205+69.74 TO STA. 217+00.00</p> <p>HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'</p>	<p>ACCOUNT NO. 31447</p> <p>R-3538</p> <p>SHEET 8 OF 12</p>

INDEXED 5-2-2000



- CONSTRUCTION NOTES:**
- 1 - CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 - 2 - CONSTRUCT 6" CF CURB AND GUTTER PER CITY STD. 200 TYPE 1.
 - 3 - CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
 - 4 - CONSTRUCT WHEELCHAIR RAMP TYPE 1 PER CITY STD. 304.
 - 8 - SAW-CUT EXIST. A.C. PAVEMENT FOR A CLEAN JOIN 1' FROM EP.
 - 9 - INSTALL STOP SIGN AND STOP BAR.
 - 13 - COLD PLANE, CLEAN & SEAL 2" EDGE OF EXIST. PAVEMENT
 - 14 - CONSTRUCT A.C. OVERLAY
 - 32 - REMOVE EX. BARD WIRE
 - 33 - RELOCATE EX. POWERPOLE AND/OR GUYWIRE (BY OTHERS)
 - 35 - RELOCATE EX. UNDERGROUND MARKER.
 - 38 - PROPOSED LOCATION OF POWER POLES

APPROVAL BY COUNTY TRANSPORTATION DEPARTMENT IS FOR THE AREA WITHIN COUNTY ROAD RIGHT-OF-WAY ONLY.

"NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND OR GRADING PERMIT HAS BEEN ISSUED BY THE COUNTY TRANSPORTATION DEPARTMENT FOR WORK WITHIN COUNTY RIGHT-OF-WAY."

IW Consulting Engineers, Inc.
AS-BUILT
 SIGNATURE: *[Signature]* DATE: 6/2/05
 R.C.E. NO. 60874 EXP. 12/31/06



LEGEND:

- COLD PLANE, CLEAN, SEAL AND OVERLAY
- NEW AC PAVEMENT



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 V88-64 AT S.W. COR. OF PLUMMER RD. AND VAN BUREN BLVD. 259.0 FT. SO. OF VAN BUREN BLVD. 205.0 FT. W. OF PLUMMER RD., ON THE TOP OF A 4.0 FT. x 10.0 FT. GRANITE BOULDER A BRASS DISK FLUSH AND MARKED.

ELEV. 1638.123



The Keith Companies **TKC**

22890 Colton Avenue, Suite 300, Moreno Valley, CA 92553-024 (909) 653-024

APPROVED BY: *[Signature]* DATE: 2/11/00

REGISTRATION EXPIRES 03-31-02

DESIGNED BY	JAM	DRAWN BY	DAH	CHECKED BY	JAM
REVISIONS:	1/19/00	2/1/00	2/1/00	2/1/00	2/1/00
APPR. DATE	2/1/00	2/1/00	2/1/00	2/1/00	2/1/00
P.W. ENGR. MANAGER	JAM	TRAFFIC DIVISION	3/13/00	3/13/00	3/13/00
STREET SERVICES	2/1/00	DATE	3-21-00		

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 2/17/00

KHALED A. OTHMAN 33950 DATE: 2/17/00

RECOMMENDED: *[Signature]* CRASSMAN DATE: 16 FEB 00

STREET IMPROVEMENT PLANS
TRACT 28866-3
WOOD ROAD
 STA. 217+00.00 TO STA. 228+00.00

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

ACCOUNT NO. 31447

R-3538

SHEET **9** OF **12**

MS3763 IP 990091

COUNTY OF RIVERSIDE
 TRANSPORTATION DEPARTMENT

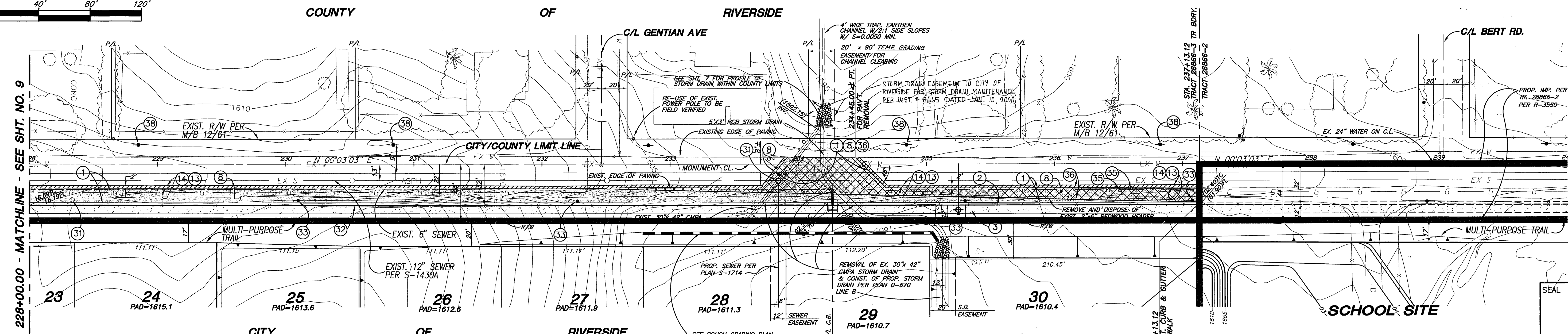
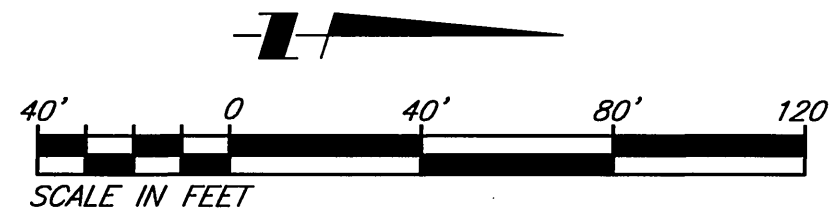
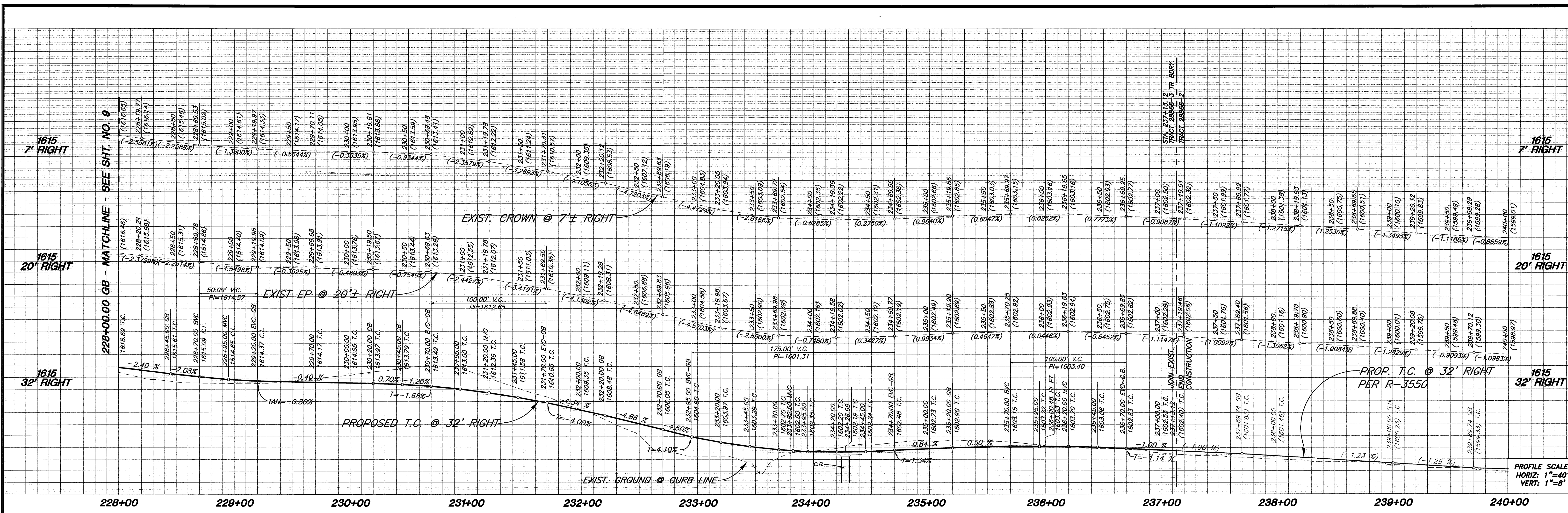
SHEET 12.7 THROUGH 11

APPROVED BY: *[Signature]* DATE: 2/17/00

RECOMMENDED: *[Signature]* CRASSMAN DATE: 16 FEB 00

INDEXED 5-2-2000 LHI

PC-417-53



- CONSTRUCTION NOTES:**
- 1 CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 - 2 CONSTRUCT 6" C.F. CURB AND GUTTER PER CITY STD. 200 TYPE 1.
 - 3 CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
 - 8 SAW-CUT EXIST. A.C. PAVEMENT FOR A CLEAN JOIN 1' FROM E.P. AND AT LOCATIONS SHOWN
 - 13 COLD PLANE, CLEAN & SEAL 2' EDGE OF EXIST. PAVEMENT
 - 14 CONSTRUCT A.C. OVERLAY
 - 31 ADJUST MANHOLE TO GRADE
 - 32 REMOVE EXIST. BARE WIRE FENCE.
 - 33 RELOCATE EX. POWER POLE AND/OR GUY WIRE (BY OTHERS)
 - 35 RELOCATE EX. UNDERGROUND MARKER
 - 36 REMOVE EXIST. A.C. PAVEMENT
 - 38 PROPOSED LOCATION OF POWER POLES

- LEGEND:**
- COLD PLANE, CLEAN, SEAL AND OVERLAY
 - NEW AC PAVEMENT
 - REMOVAL OF EXIST. AC PAVING

WOOD ROAD

IW Consulting Engineers, Inc.
AS-BUILT
 No. 28089
 Exp. 3/31/02
 R.C.E. NO. 60874 EXP. 12/31/06



APPROVAL BY COUNTY TRANSPORTATION DEPARTMENT IS FOR THE AREA WITHIN COUNTY ROAD RIGHT-OF-WAY ONLY.

"NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND OR GRADING PERMIT HAS BEEN ISSUED BY THE COUNTY TRANSPORTATION DEPARTMENT FOR WORK WITHIN COUNTY RIGHT-OF-WAY."

MS3763 IP 990091

COUNTY OF RIVERSIDE
 TRANSPORTATION DEPARTMENT

SHEET 1.2.7 THROUGH 11

APPROVED BY: *[Signature]* 2/17/00
 KHALED A. OTHMAN 33950 DATE: 2/17/00

RECOMMENDED: *[Signature]* CRISMAN 10 FEB 00
 DATE: 2/17/00



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 LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS PROFESSIONAL ENGINEERS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

BENCHMARK

RIVERSIDE COUNTY BENCHMARK, STAMPED VBB-64 AT S.W. COR. OF PLUMMER RD. AND VAN BUREN BLVD. 259.0 FT. SO. OF VAN BUREN BLVD. 205.0 FT. W. OF PLUMMER RD., ON THE TOP OF A 4.0 FT. X 10.0 FT. GRANITE BOULDER A BRASS DISK FLUSH AND MARKED.

ELEV. 1638.123



The Keith Companies **TKC**

2280 Cedar Avenue, Suite 300 Moreno Valley, CA 92553-0234 (909) 653-0234

APPROVED BY: *[Signature]*
 JOSEPH A. MOORE R.C.E. NO. 28089
 REGISTRATION EXPIRES 03-31-02

DATE: 2/11/00

MARK	REVISIONS:	APPR.	DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* R.M. BRATH
 PUBLIC WORKS DIRECTOR

DATE: 3-21-00

STREET IMPROVEMENT PLANS
TRACT 28866-3
WOOD ROAD
 STA. 2+28.00 TO STA. 237+13.12

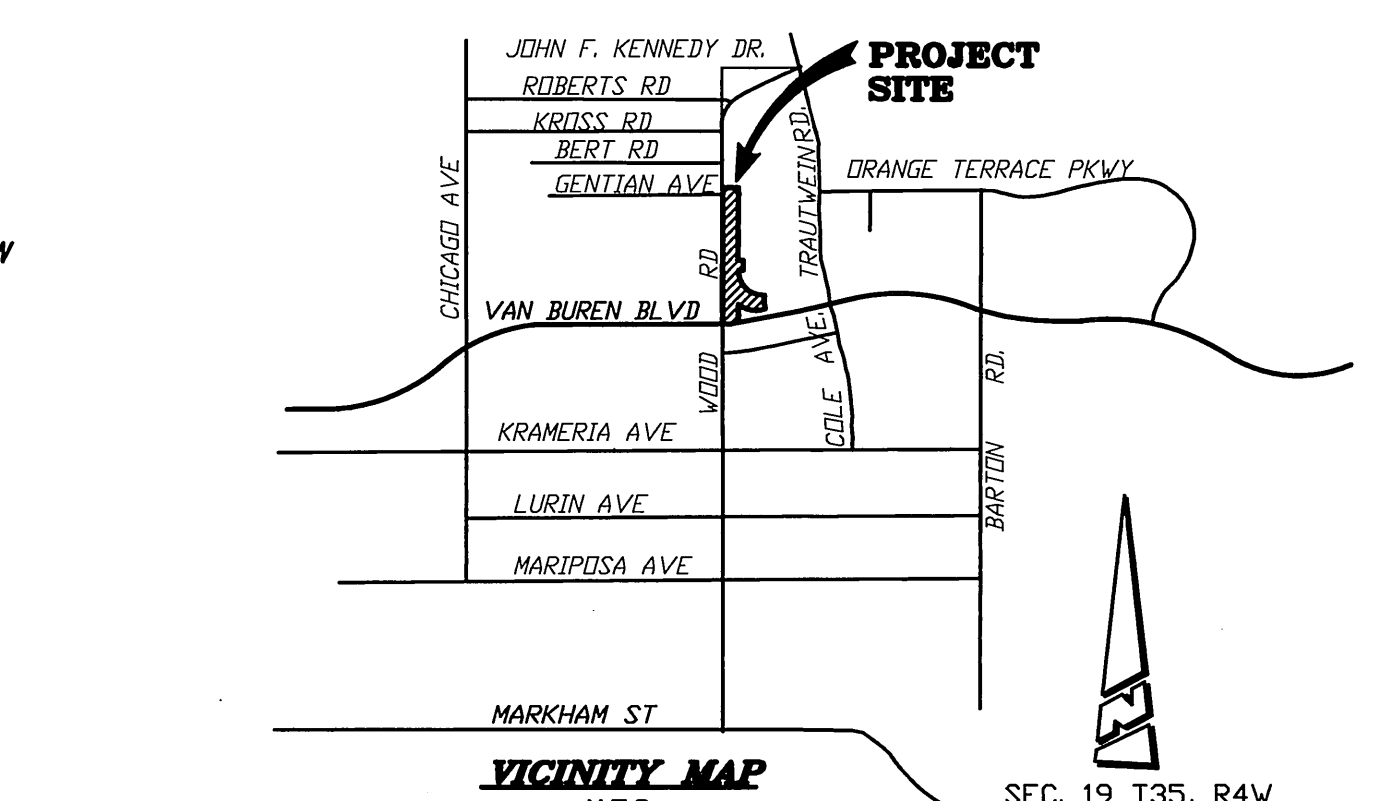
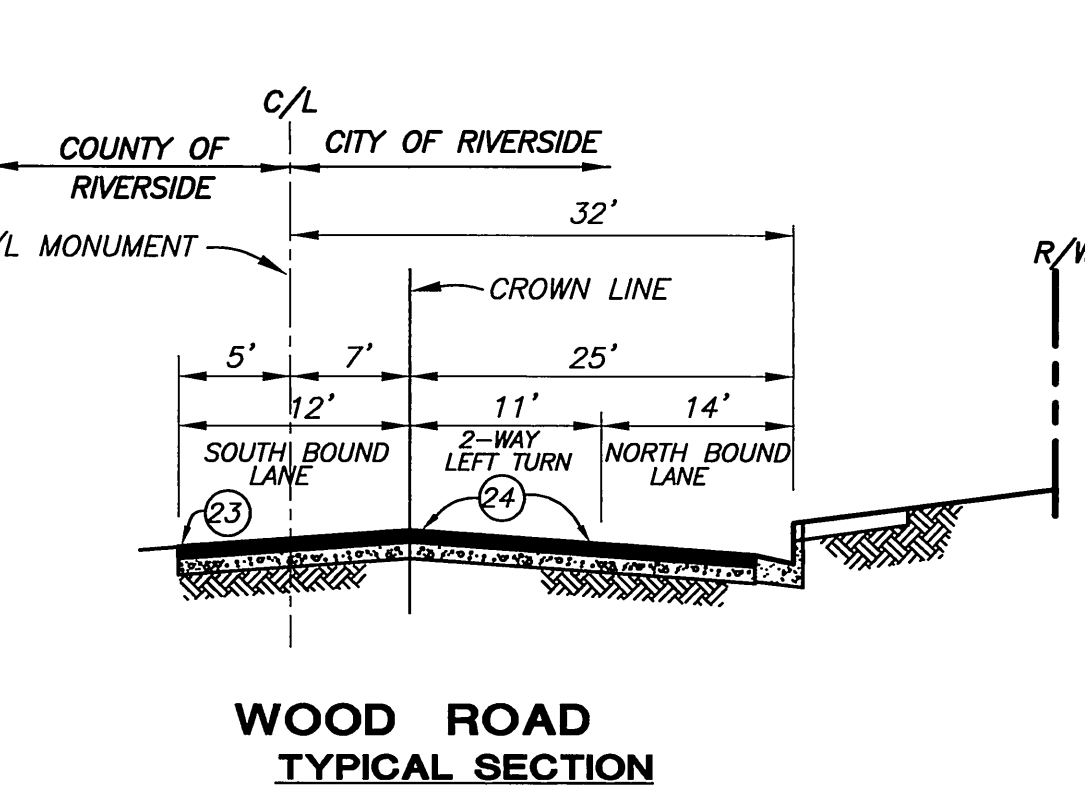
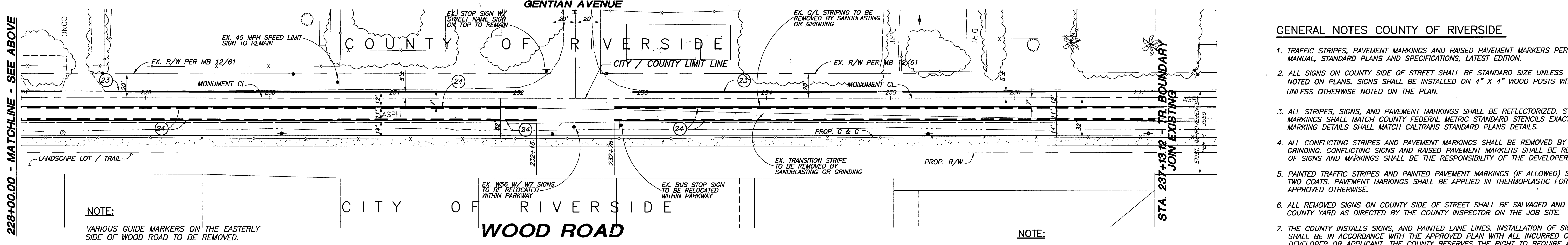
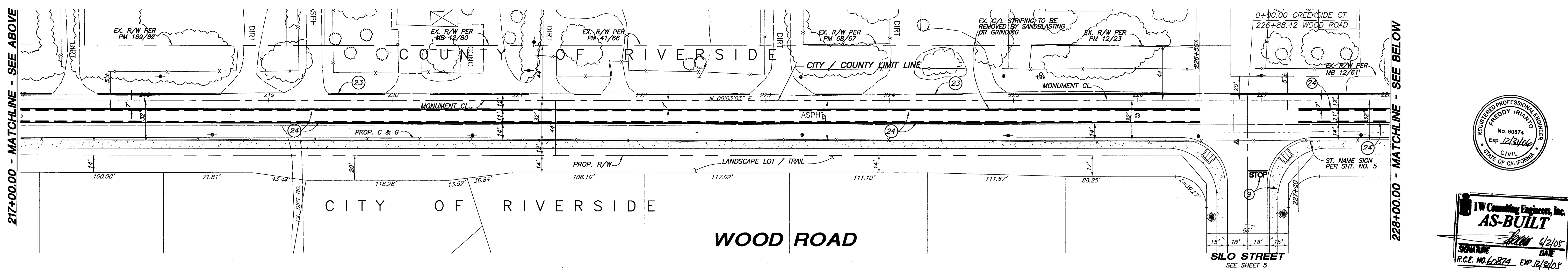
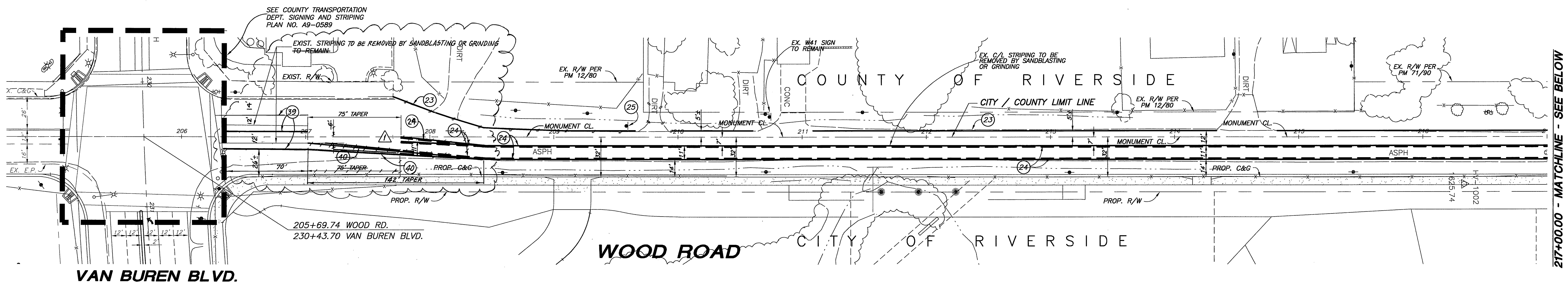
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

ACCOUNT NO. 31447

R-3538

SHEET 10 OF 12

INDEXED 5-2-2000 (H)



APPROVAL BY COUNTY TRANSPORTATION DEPARTMENT IS FOR THE AREA WITHIN COUNTY ROAD RIGHT-OF-WAY ONLY.

"NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND OR GRADING PERMIT HAS BEEN ISSUED BY THE COUNTY TRANSPORTATION DEPARTMENT FOR WORK WITHIN COUNTY RIGHT-OF-WAY".

STRIPING NOTES:

ITEM	DESCRIPTION
9	INSTALL STOP SIGN AND / OR STOP BAR (CITY)
23	PAINT 4" WHITE PER CALTRANS TRAFFIC MANUAL DETAIL 27B.
24	PAINT 2-WAY LEFT-TURN LANE PER CALTRANS TRAFFIC MANUAL DETAIL 31
25	INSTALL TYPE R61-5.1 SIGN PER CALTRANS TRAFFIC MANUAL.
40	PAINT 4" YELLOW STRIPE PER CALTRANS TRAFFIC MANUAL DETAIL 21
49	PAINT 6" SINGLE WHITE PER CALTRANS TRAFFIC MANUAL DETAIL 38A

QUANTITIES FOR THIS SHEET ONLY

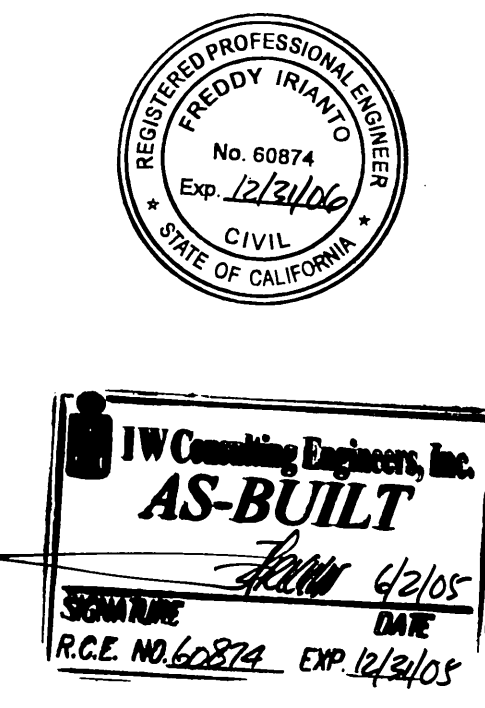
ITEM	UNIT	QTY.	CO. QTY.
9	EA.	1	-
23	LF.	-	2,279
24	LF.	3,206	-
25	EA.	-	1
40	LF.	75	-
49	LF.	70	-

QUANTITIES SHOWN ARE INCLUDED ON SHIT. NO. 1 ALSO

GENERAL NOTES CITY OF RIVERSIDE

- TRAFFIC STRIPES, SIGNING, PAVEMENT MARKINGS AND RAISED PAVEMENT MARKERS PER CALTRANS TRAFFIC MANUAL, STANDARD PLANS AND SPECIFICATIONS, LATEST EDITION.
- ALL STREET NAME SIGNING SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPT. OF PUBLIC WORKS, STD. DWG.'S CURRENT EDITION.
- PAINTED TRAFFIC STRIPES AND PAINTED PAVEMENT MARKINGS (IF ALLOWED) SHALL BE APPLIED IN TWO COATS. PAVEMENT MARKINGS SHALL BE APPLIED IN THERMOPLASTIC FORMAT UNLESS OTHERWISE APPROVED.

- GENERAL NOTES COUNTY OF RIVERSIDE**
- TRAFFIC STRIPES, PAVEMENT MARKINGS AND RAISED PAVEMENT MARKERS PER CALTRANS TRAFFIC MANUAL, STANDARD PLANS AND SPECIFICATIONS, LATEST EDITION.
 - ALL SIGNS ON COUNTY SIDE OF STREET SHALL BE STANDARD SIZE UNLESS OTHERWISE NOTED ON PLANS. SIGNS SHALL BE INSTALLED ON 4" X 4" WOOD POSTS WITH ANCHOR BLOCKS UNLESS OTHERWISE NOTED ON THE PLAN.
 - ALL STRIPES, SIGNS, AND PAVEMENT MARKINGS SHALL BE REFLECTORIZED. STENCILS FOR PAVEMENT MARKINGS SHALL MATCH COUNTY FEDERAL METRIC STANDARD STENCILS EXACTLY. ALL STRIPING AND MARKING DETAILS SHALL MATCH CALTRANS STANDARD PLANS DETAILS.
 - ALL CONFLICTING STRIPES AND PAVEMENT MARKINGS SHALL BE REMOVED BY SANDBLASTING OR GRINDING. CONFLICTING SIGNS AND RAISED PAVEMENT MARKERS SHALL BE REMOVED. ALL REMOVALS OF SIGNS AND MARKINGS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR APPLICANTS.
 - PAINTED TRAFFIC STRIPES AND PAINTED PAVEMENT MARKINGS (IF ALLOWED) SHALL BE APPLIED IN TWO COATS. PAVEMENT MARKINGS SHALL BE APPLIED IN THERMOPLASTIC FORMAT UNLESS APPROVED OTHERWISE.
 - ALL REMOVED SIGNS ON COUNTY SIDE OF STREET SHALL BE SALVAGED AND DELIVERED TO THE COUNTY YARD AS DIRECTED BY THE COUNTY INSPECTOR ON THE JOB SITE.
 - THE COUNTY INSTALLS SIGNS, AND PAINTED LANE LINES. INSTALLATION OF SIGNING AND STRIPING SHALL BE IN ACCORDANCE WITH THE APPROVED PLAN WITH ALL INCURRED COSTS BORNE BY THE DEVELOPER OR APPLICANT. THE COUNTY RESERVES THE RIGHT TO REQUIRE ALL WORK TO BE DONE BY CONTRACTOR.
 - RAISED PAVEMENT MARKERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE STRIPING DETAILS SHOWN ON THE SIGNING AND STRIPING PLAN. INSTALLATION SHALL BE COMPLETE WITHIN SEVEN WORKING DAYS OF ROADWAY STRIPING. RAISED PAVEMENT MARKERS ARE TO BE INSTALLED ON ROADWAYS WITH "EXPRESSWAY" OR "ARTERIAL" CLASSIFICATIONS ONLY.
- NOTE:**
THE ABOVE "GENERAL NOTES COUNTY OF RIVERSIDE" APPLIES ONLY TO WORK WITHIN THE COUNTY.



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 V68-64 AT SW CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 258.0 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. 1638.125



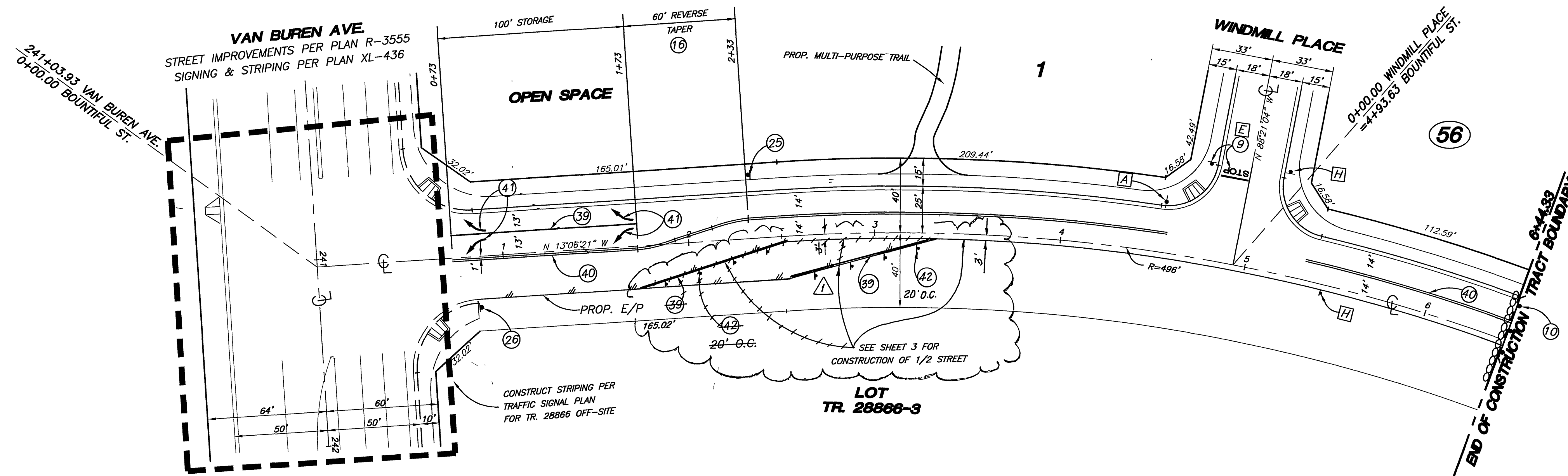
The Keith Companies **TKC**
2280 Cortez Avenue, Suite 300, Menlo Park, CA 94025-9024 (650) 653-0234
APPROVED BY: Joseph A. McGee
DATE: 2/11/00
REGISTRATION EXPIRES 03-31-02

REV.	PAVEMENT, TRANSITION & STRIPING	DATE	BY
1	REVISED	2/11/00	JAM
2	REVISED	2/11/00	JAM

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: R. McArath, PUBLIC WORKS DIRECTOR
DATE: 3-21-00

SIGNING & STRIPING PLAN
TRACT 28866-3
WOOD ROAD
STA. 205+69.74 TO STA. 237+13.12
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=10'

ACCOUNT NO. 31447
R-3538
SHEET 11 OF 12

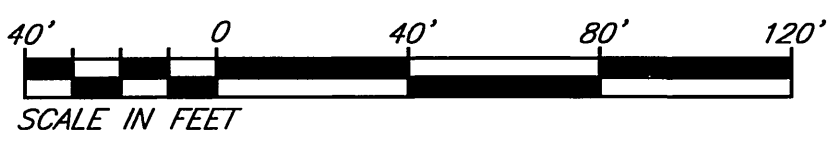


NOTE:
SEE SHEET 11 FOR GENERAL NOTES.
FOR SIGNING & STRIPING

BOUNTIFUL STREET

CONSTRUCTION NOTES

- 9 - INSTALL STOP SIGN AND/OR STOP BAR
- 10 - INSTALL BARRICADE PER CITY STD. 180
- 16 - CONSTRUCT REVERSE TAPER PER CITY STD. NO. 122
- 25 - INSTALL TYPE R61-20.1 SIGN PER CALTRANS TRAFFIC MANUAL
- 26 - INSTALL TYPE W-15 (ROAD NARROWS) SIGN PER CALTRANS TRAFFIC MANUAL
- 39 - PAINT 8" SINGLE WHITE PER CALTRANS TRAFFIC MANUAL DETAIL 38A
- 40 - PAINT 4" DOUBLE YELLOW STRIPE PER CALTRANS TRAFFIC MANUAL DETAIL 21
- 41 - PAINT TYPE IV (L OR R) ARROW PER CALTRANS TRAFFIC MANUAL
- 42 - INSTALL F-1 DELINEATORS (AS CALLED OUT) PER CALTRANS STD. PLAN NO. A73C



IW Consulting Engineers, Inc.
AS-BUILT
SIGNATURE: *Joseph A. McGee* DATE: 2/21/00
R.C.E. NO. 60879, Exp. 12/31/06



PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

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



The Keith Companies **TKC**
2800 Cedar Avenue, Suite 300, Menlo Park, CA 94025-2024 (909) 653-0254
APPROVED BY: *Joseph A. McGee*
DATE: 2/11/00
REGISTRATION EXPIRES 03-31-02

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT			
APPROVED BY	DATE	BY	
PRINCIPAL ENGINEER	2/17/00	<i>R.M. Smith</i>	
PARK DEPARTMENT	2/17/00		
TRAFFIC DIVISION	2/13/00		
P.W. ENGR. MANAGER	2/21/00		
DESIGNED BY	DBH	DRAWN BY	MAG
CHECKED BY	DBH		
DATE	2/21/00		

SIGNING & STRIPING PLAN
TRACT 28866-3
BOUNTIFUL STREET
STA. 0+00.00 TO STA. 6+44.32
HORIZ. SCALE: 1"=40' VERT. SCALE: -

ACCOUNT NO. 31447
R-3538
SHEET 12 OF 12