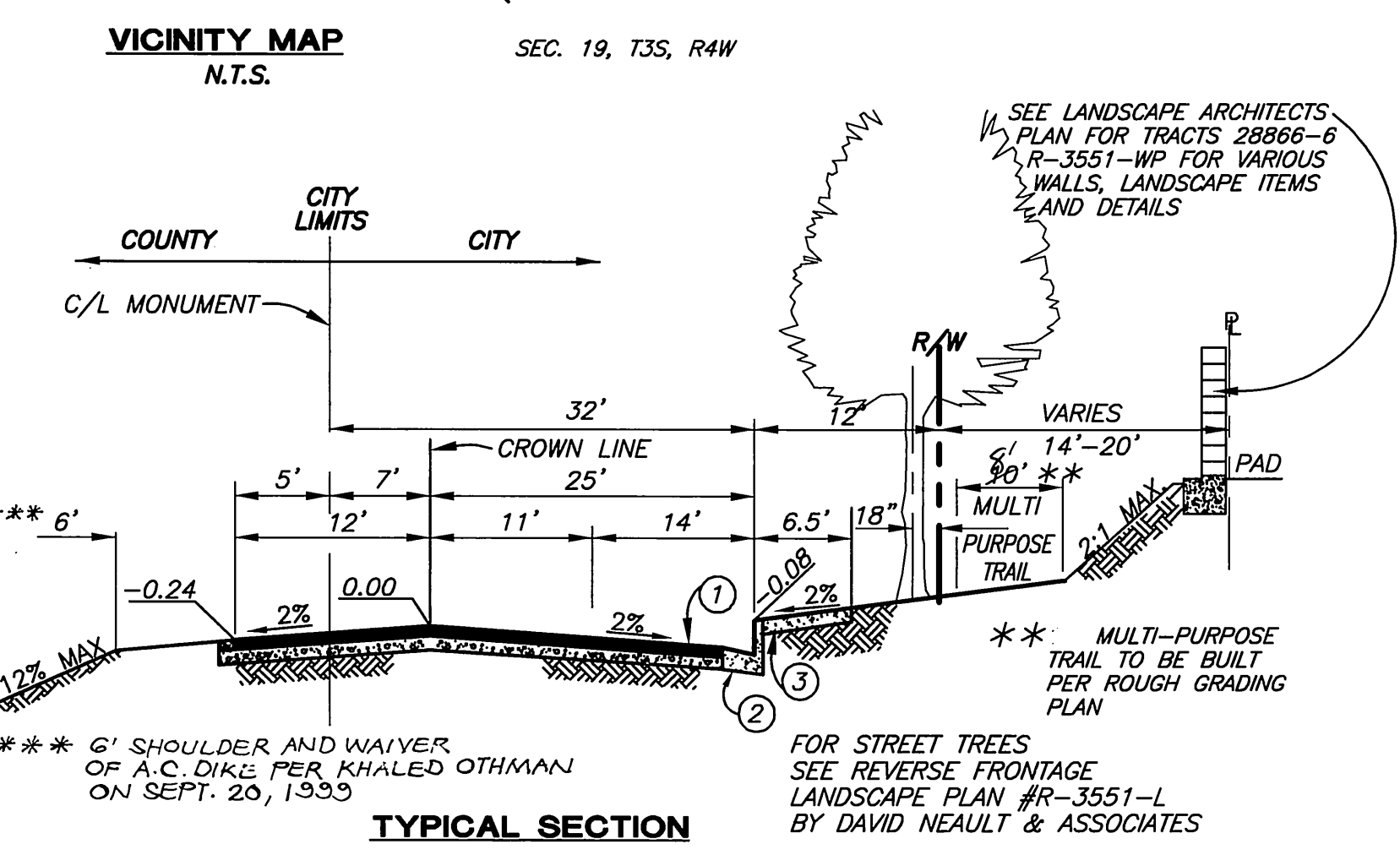
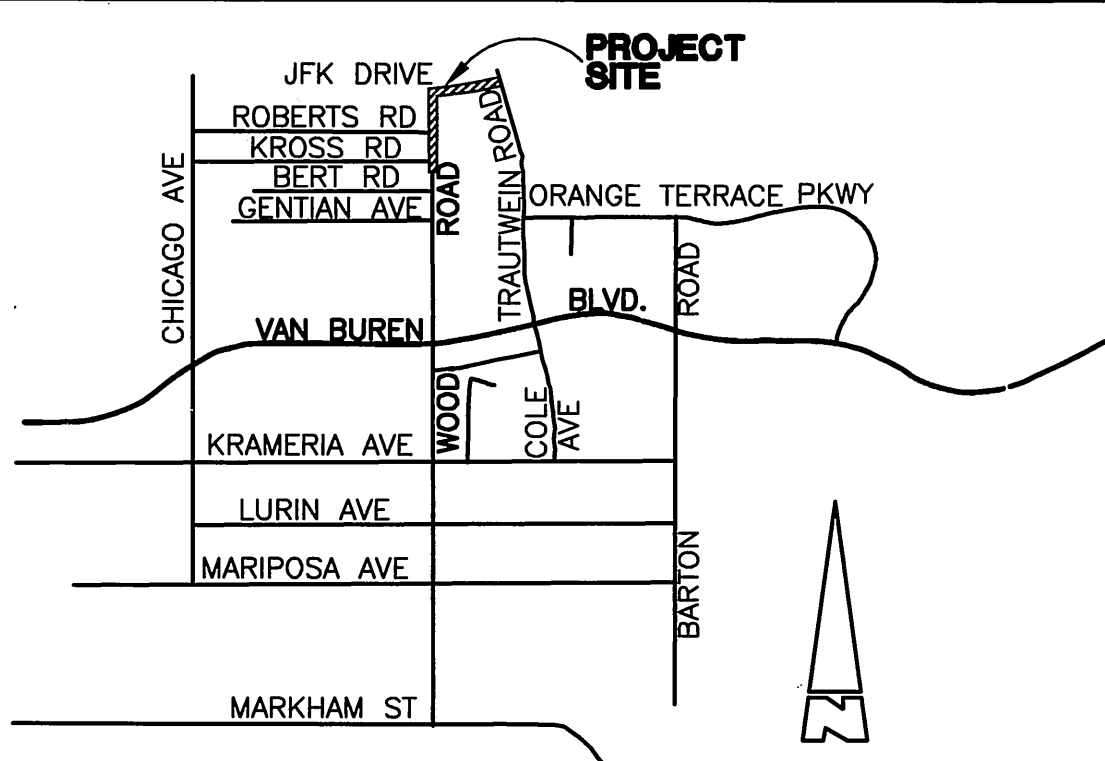


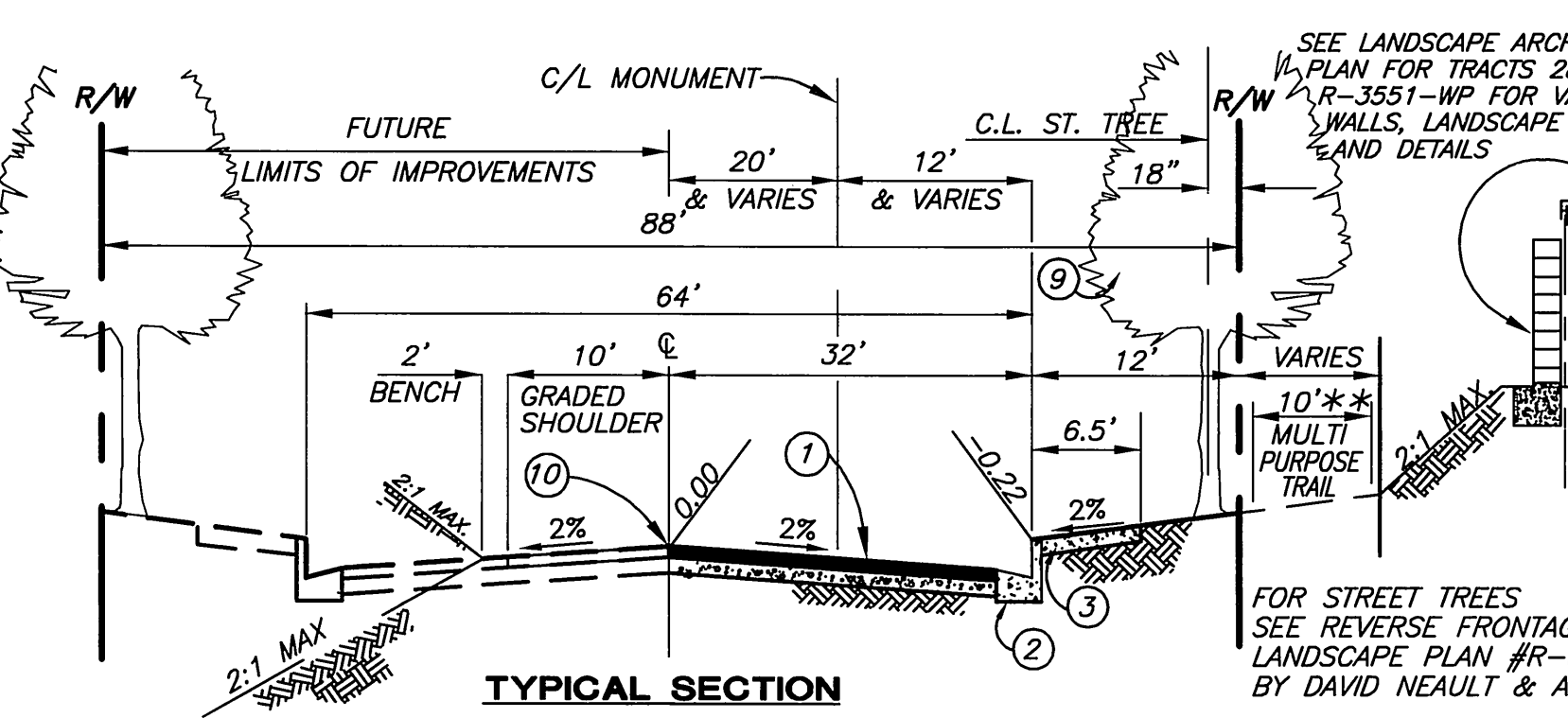
STREET IMPROVEMENT PLANS

OFF-SITE for TRACT 28863, IN THE CITY OF RIVERSIDE AND COUNTY OF RIVERSIDE

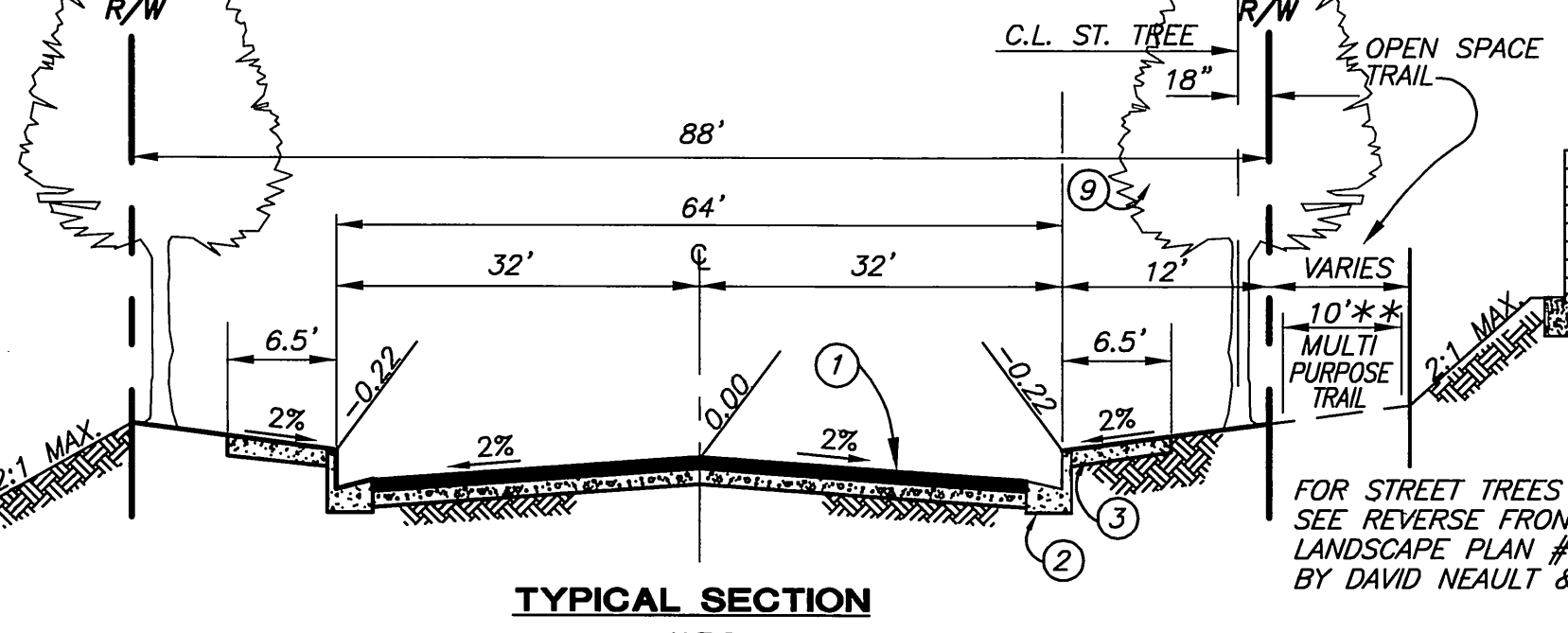
WOOD ROAD AND JOHN F. KENNEDY



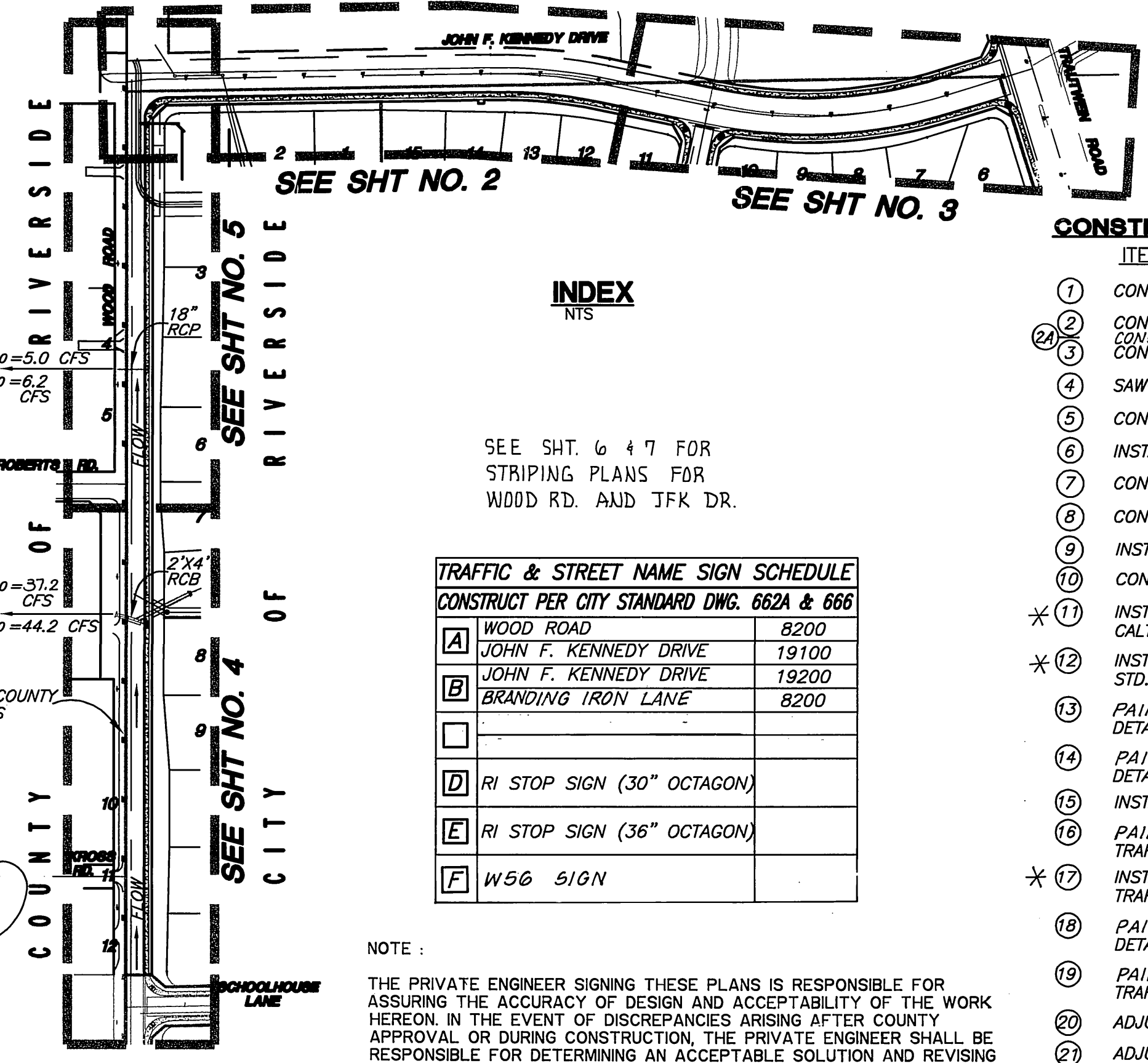
TYPICAL SECTION
 N.T.S.
 CONSTRUCT 3 1/2" AC. OVER 8" C.A.B. PER S.R.# 1552; R-VALUE=49
WOOD ROAD
 STA. 244+03.95 TO 259+14.44
 TI=8.0



TYPICAL SECTION
 N.T.S.
 CONSTRUCT 3" AC. OVER 4 1/2" C.A.B. PER S.R.# 1551; R-VALUE=65
JOHN F. KENNEDY DRIVE
 STA. 10+00.00 TO STA. 18+10.98
 TI=8.0



TYPICAL SECTION
 N.T.S.
 CONSTRUCT 3" AC. OVER 4 1/2" C.A.B. PER S.R.# 1551; R-VALUE=65
JOHN F. KENNEDY DRIVE
 STA. 19+47.33 TO STA. 25+51.04
 TI=8.0



TRAFFIC & STREET NAME SIGN SCHEDULE
 CONSTRUCT PER CITY STANDARD DWG. 662A & 666

A	WOOD ROAD	8200
B	JOHN F. KENNEDY DRIVE	19100
C	JOHN F. KENNEDY DRIVE	19200
D	BRANDING IRON LANE	8200
D	RI STOP SIGN (30" OCTAGON)	
E	RI STOP SIGN (36" OCTAGON)	
F	W56 SIGN	

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. 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.

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

ITEM DESCRIPTION	UNIT	CITY QUANTITY	COUNTY QUANTITY
44 APPLY THERMOPLASTIC STOP BAR	EA.	2	1
45 INSTALL STOP SIGN	EA.	2	2
46 PAINT ONE DIRECTION NO PASSING PATTERN PER CALTRANS TRAFFIC MANUAL DETAIL 10 CONST. TEMP 2 1/2" AC. OVER COMPACTED NATIVE	L.F.	504	-
47	S.F.	630	-

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

ITEM DESCRIPTION	UNIT	CITY QUANTITY	COUNTY QUANTITY
1 CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.	S.F.	109,915	7,880
2 CONSTRUCT 6" CF CURB AND GUTTER PER CITY STD. 200 TYPE I	L.F.	3,330	-
3 CONSTRUCT 6" CF ASPHALT BERM PER CITY STD. 250, TYPE I	L.F.	101	-
4 CONSTRUCT CURB SIDEWALK PER CITY STD. 325.	S.F.	22,080	-
5 SAW-CUT EX. A.C.	L.F.	182	4
6 CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I.	EA.	5	-
7 INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS	PER LAND ARCH. PLANS	-	-
8 CONSTRUCT CROSS GUTTER PER CITY STD. 220 (WIDTH PER PLAN)	S.F.	2,660	-
9 CONSTRUCT A.C. OVERLAY AND FEATHER.	S.F.	138	1,667
10 INSTALL BARRICADE PER CITY OF RIVERSIDE STD. NO. 180.	L.F.	105	20
11 CONSTRUCT 2" x 6" REDWOOD HEADER.	L.F.	1,244	-
12 INSTALL TYPE R18 (RIGHT LANE MUST TURN RIGHT) SIGN PER CALTRANS TRAFFIC MANUAL.	EA.	2	-
13 INSTALL F-1 DELINEATORS (AS CALLED OUT) PER CALTRANS STD. PLAN NO. A73C	EA.	7	-
14 PAINT 8" SINGLE WHITE PER CALTRANS TRAFFIC MANUAL DETAIL 38 A.	L.F.	225	-
15 PAINT 4" SKIP WHITE PER CALTRANS TRAFFIC MANUAL DETAIL 11.	L.F.	365	-
16 INSTALL TYPE VI (L) ARROW PER CALTRANS TRAFFIC MANUAL.	EA.	3	-
17 PAINT DOUBLE 4" YELLOW STRIP PER CALTRANS TRAFFIC MANUAL DETAIL 21.	L.F.	1,200	-
18 INSTALL TYPE W15 (ROAD NARROWS) SIGN PER CALTRANS TRAFFIC MANUAL.	EA.	2	-
19 PAINT 4" WHITE PER CALTRANS TRAFFIC MANUAL DETAIL 27B.	L.F.	-	1285
20 PAINT TWO-WAY LEFT-TURN LANE PER CALTRANS TRAFFIC MANUAL DETAIL 31.	L.F.	1200	-
21 ADJUST MANHOLE TO GRADE.	EA.	5	-
22 ADJUST WATER VALVE TO GRADE.	EA.	1	2
23 APPLY THERMOPLASTIC TYPE IV (L) OR (R) ARROW PER CALTRANS TRAFFIC MANUAL.	EA.	6	-
24 INSTALL STOP SIGN AND/OR STOP BAR	EA.	2 (SIGN) 2 (BARS)	-
25 CONSTRUCT 6" CF CURB AND GUTTER PER CITY STD. 200 TYPE I, MODIFIED WITH 5" GUTTER.	L.F.	20	-
26 CONSTRUCT 6" AC DIKE PER CO. OF RIVERSIDE STD. NO. 212	L.F.	-	290
27 ADJUST EX. WATER METER TO GRADE	EA.	-	1
28 ADJUST EX. BLOW-OFF TO GRADE	EA.	-	1
29 TRANSITION 6" AC DIKE TO 0" CF IN 2'	L.F.	-	4
30 INSTALL R61-20.1 SIGN PER CALTRANS TRAFFIC MANUAL REMOVE EXISTING A.C. BERM.	EA.	1	4
31 REMOVE EXISTING ASPHALT.	S.F.	33,290	6,470
32 RELOCATE EXISTING TRAFFIC SIGNAL, PULLBOX, ETC PER TRAFFIC SIGNAL PLAN NO. X-386C.	PER PLAN	X-386 C	-
33 RELOCATE EXISTING TELEPHONE WARNING POST.	EA.	3	-
34 RELOCATE EXISTING BELL TELEPHONE RISER BY OTHERS.	EA.	1	-
35 RELOCATE EXISTING TELEPHONE/ELECTRIC POWER POLE BY OTHERS.	EA.	7	5
36 RELOCATE EXISTING R1 SIGN (STOP SIGN).	EA.	-	2
37 RELOCATE EXISTING SPEED LIMIT SIGN.	EA.	2	-
38 REMOVE EXISTING FENCE.	L.F.	1,500	-
39 REMOVE EXISTING TREE.	EA.	1	-
40 REMOVE EXISTING CONCRETE PAD.	S.F.	180	-
41 PROPOSED LOCATION OF POWER POLE	EA.	-	7
42 REMOVE EX. CURB AND 5" GUTTER	L.F.	43	-
43 REMOVE EX. SIDEWALK	S.F.	250	-
44 VARIOUS WATER IMPROVEMENTS PER TR. 28863, OFF-SITE WATER IMPROVEMENT PLANS.	-	-	-

* HEIGHT, LOCATION & LATERAL CLEARANCE PER CALTRANS TRAFFIC MANUAL, CHAPTER 4.

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, STANDARD DRAWING, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS. SEE CITY OF RIVERSIDE DWG. ULS-014342.
- 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 STAKE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
- IN PAVEMENT OVERLAY AREAS, 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 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 IS TO GIVE WESTERN MUNICIPAL WATER DISTRICT FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF GRADING AND/OR CONSTRUCTION AND ALLOW WIND UP (10) WORKING DAYS FOR COMPLETION OF WORK (780-4170).
- 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.
- 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.
- STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP(S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS ARE MADE TO MAINTAIN SIGNAL OPERATION.
- FOR ASSOCIATED REVERSE FRONTAGE LANDSCAPE AND TRAIL PLANS FOR J.F. KENNEDY DRIVE AND WOOD ROAD SEE LANDSCAPE PLAN # R-3549-L & R-3551-L PREPARED BY DAVID NEAULT & ASSOCIATES.
- 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. *SEE SHEET 2 FOR CONTINUATION OF GENERAL NOTES*

CITY OF RIVERSIDE TRANSPORTATION DEPARTMENT

SHEETS 1, 2, 4 THROUGH 7

APPROVED BY: *[Signature]* 3/17/00

CIVIL ENGINEER R.C.E. 30927-90912

DATE: 10/14/99

RECOMMENDED: *[Signature]* CRISMAN 07 MAR 00

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

PRIVATE ENGINEERING NOTE
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. 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 SW CORNER OF PLUMMER RD. AND VAN BUREN BLVD. 259.0 FT. SOUTH OF VAN BUREN BLVD. 205.0 FT. WEST OF PLUMMER RD ON THE TOP OF A 4.0 FT. X 10.0 FT. GRANITE BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123

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

The Keith Companies **TKC**
 2290 Octa Avenue, Suite 300, Menlo Park, CA 94025-3024 (650) 653-0244
 APPROVED BY: *[Signature]*
 DATE: 9-28-99

PACIFIC BELL TELEPHONE SHEET _____ THROUGH _____
 SOUTHERN CALIFORNIA GAS COMPANY SHEET 1 THROUGH _____
 APPROVED BY: *[Signature]* 9-28-99 DATE: 9-28-99

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 6-3-2000
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 P.W. ENGR. MANAGER
 STREET SERVICES

OFF-SITE STREET IMPROVEMENTS FOR TRACT 28863 WOOD RD. AND JOHN F. KENNEDY DR.

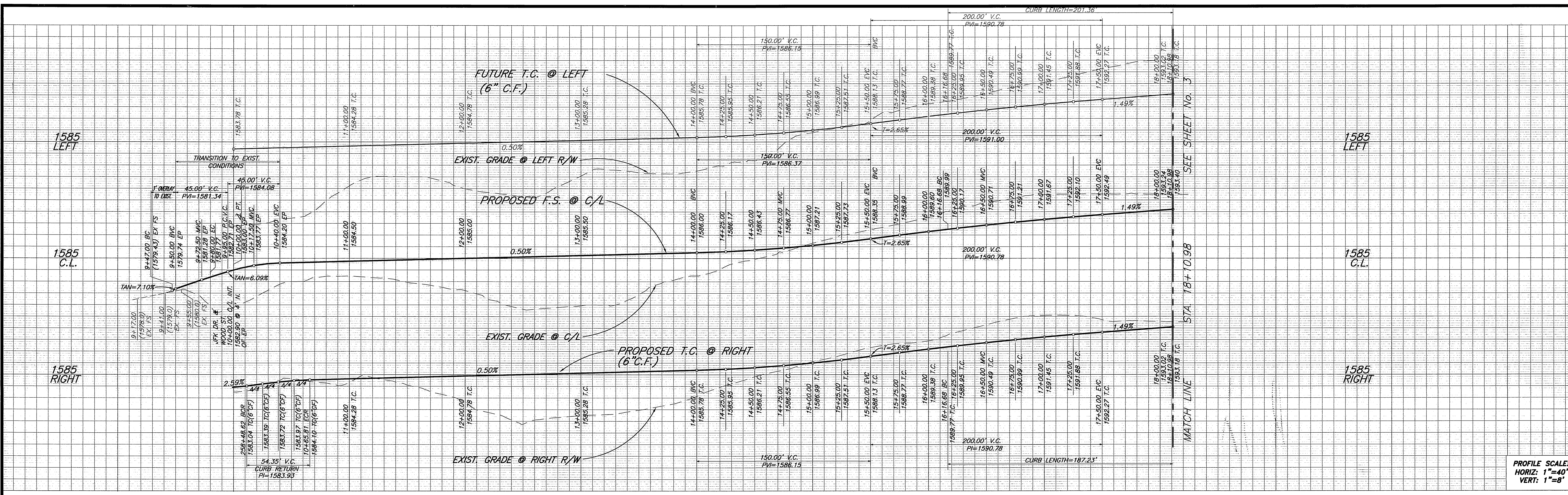
ACCOUNT NO. 31414

R-3545

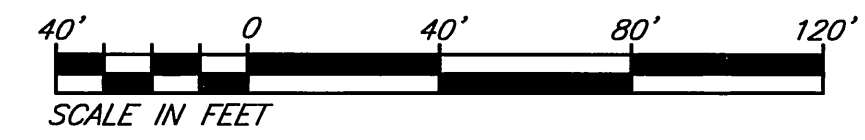
SHEET 1 OF 7

HORIZ. SCALE: AS SHOWN VERT. SCALE:

PC-4117-51
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PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=8'



SEE SHEET 6 FOR STRIPING ON JOHN F. KENNEDY DRIVE

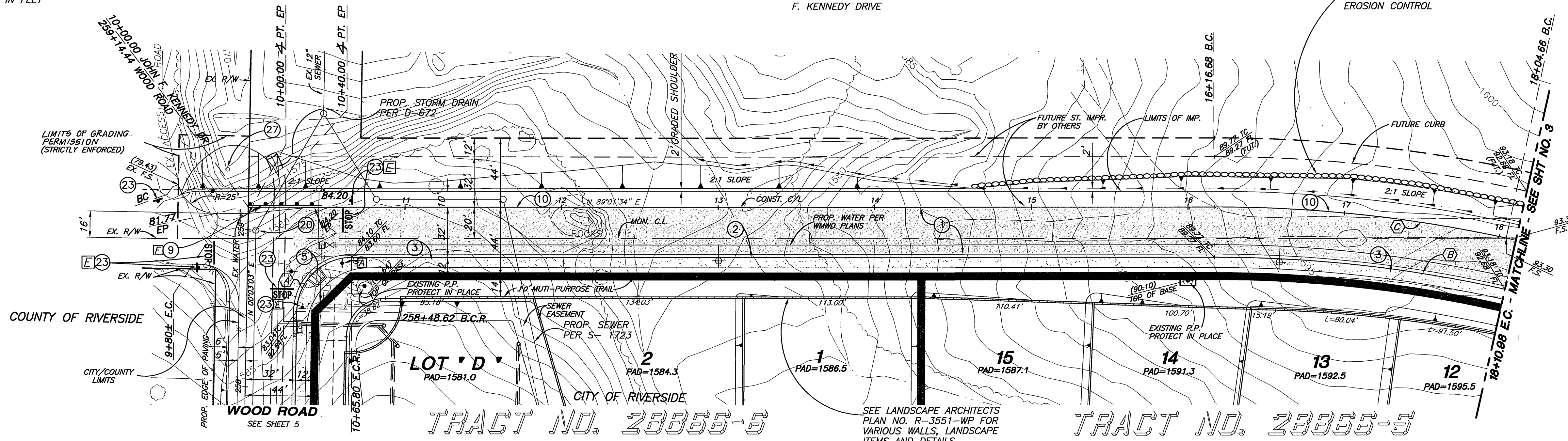
PLACE STAGGERED DOUBLE ROW OF SANDBAGS AT TOP OF SLOPE FOR EROSION CONTROL

GENERAL NOTES - CONT. FROM SHIT. 1

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA AND RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITEE MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. PHONE: (909)995-6790 FOR PERMIT CASES (C.V., P.V., P.P., OR VOLUNTARY), CABAZON AND AREA WEST.
26. 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.
27. 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.
28. ALL UNDERGROUND FACILITIES, WITH LATERALS, MAY BE IN PLACE PRIOR TO PAVING THE STREET, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS, STORM DRAINS.
29. 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 TRAVELLING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE COUNTY.
30. 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.
31. 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.

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 OF RIVERSIDE FOR WORK WITHIN COUNTY RIGHT-OF-WAY".



FOR STREET TREES, SEE LANDSCAPE ARCHITECTS PLAN NO. R-3551-L

CONSTRUCTION NOTES:

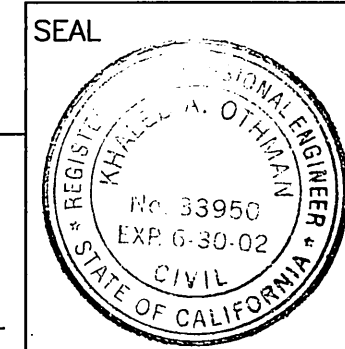
1. CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
2. CONSTRUCT 6" C OF CURB AND GUTTER PER CITY STD. 200 TYPE I
3. CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
9. CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I.
10. INSTALL BARRICADE PER CITY OF RIVERSIDE STD. NO. 180.
20. CONSTRUCT 2" x 6" REDWOOD HEADER.
23. ADJUST MANHOLE TO GRADE.
27. INSTALL STOP SIGN AND/OR STOP BAR ADJUST EX. BLOWOFF TO GRADE.

JOHN F. KENNEDY DRIVE

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
(A)	88°58'31"	35.00'	54.35'
(B)	12°39'00"	848.00'	187.23'
(C)	12°39'00"	880.00'	194.29'
(D)			

NOTE:
THE "GENERAL NOTES" ABOVE AND THE NOTE AT RIGHT APPLIES ONLY TO WORK WITHIN COUNTY RIGHT-OF-WAY.
*AS-BUILT PER PLANS 7-08-05 GH

CITY OF RIVERSIDE
Planning Department
SHEET 1 THROUGH 5
APPROVED BY: *Joe A. Kil* 4/19/00
DATE



MS3763 IP 990091
COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
SHEETS 1,2,4,5 THROUGH 7
APPROVED BY: *Khaled Othman* 3/17/00
DATE: 3/17/00
RECOMMENDED: *Crissman* 07 MAR 00
DATE: 07 MAR 00

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

PRIVATE ENGINEERING NOTE
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.

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



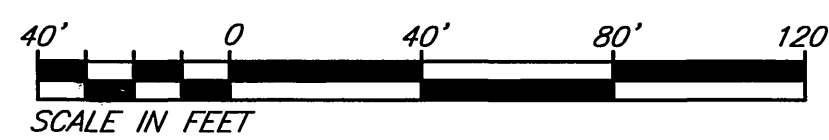
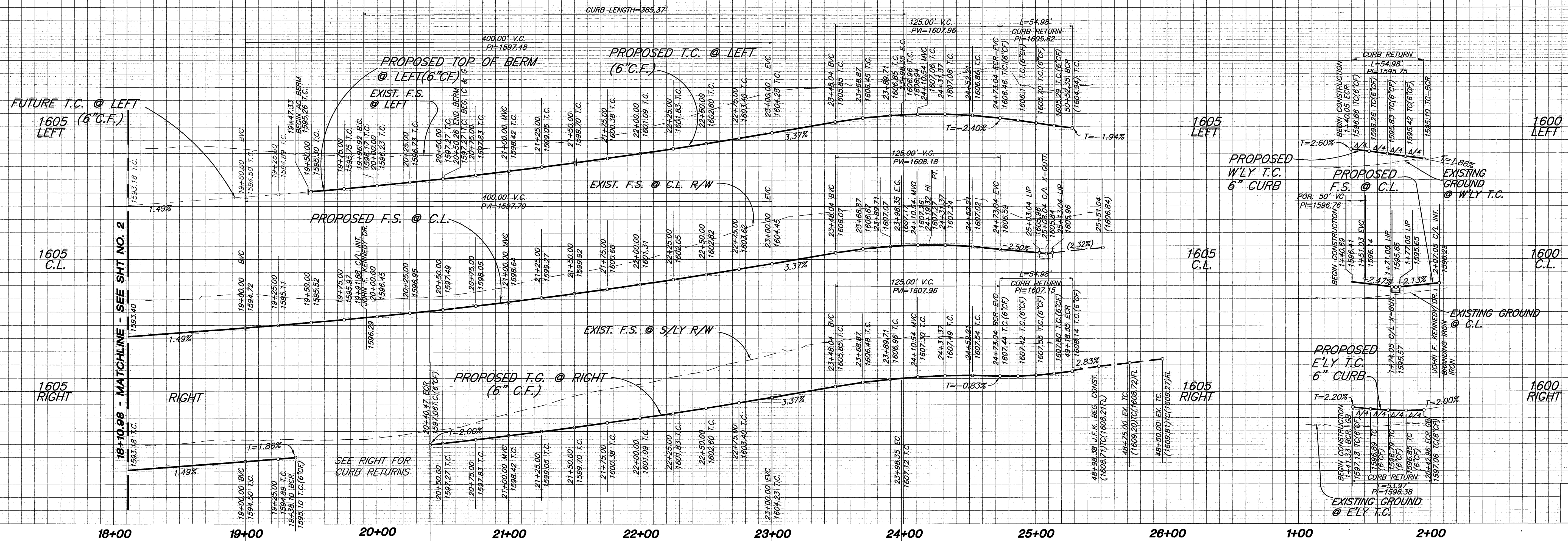
The Keith Companies **TKC**
22000 Cedar Avenue, Suite 300 Moreno Valley, CA 92553-0024 (909) 633-0234
APPROVED BY: *Joseph A. McGee III*
DATE: 2/19/00
REGISTRATION EXPIRES 3-31-02

DESIGNED BY: DBH DRAWN BY: DAH CHECKED BY: DBH

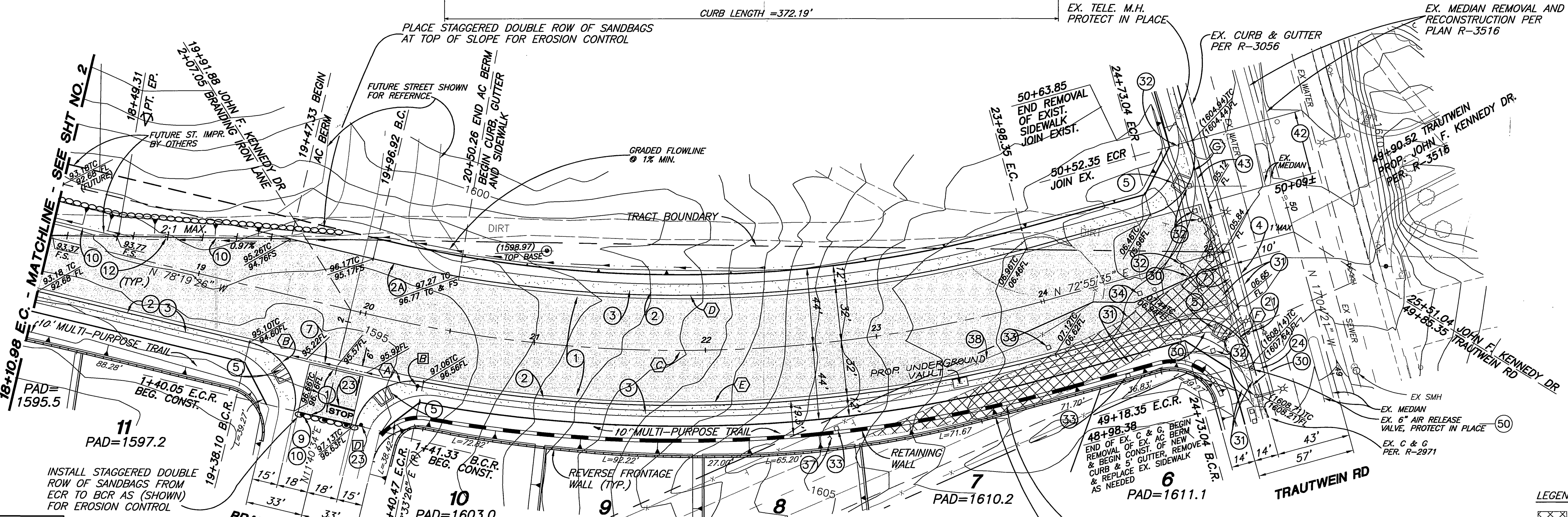
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *R. M. Bratt*
DATE: 5-3-2000
STREET SERVICES

OFF-SITE STREET IMPROVEMENTS FOR TRACT 28863 JOHN F. KENNEDY DRIVE
ACCOUNT NO. 31414
R-3545
SHEET 2 OF 7
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

INDEXED 5-5-2000 GH



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



- 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.
 - SAW-CUT EX. A.C.
 - 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).
 - INSTALL BARRICADE PER CITY OF RIVERSIDE STD. NO. 180.
 - CONSTRUCT 2" x 6" REDWOOD HEADER.
 - INSTALL F-1 DELINEATORS (20' O.C.), PER CALTRANS STD. PLANS NO. A 73 C.
 - ADJUST WATER VALVE TO GRADE.
 - INSTALL STOP SIGN AND/OR STOP BAR.
 - CONSTRUCT 6" C.F. CURB AND GUTTER PER CITY STD. NO. 200 TYPE 1, MODIFIED WITH 5' GUTTER.
 - REMOVE EXISTING A.C. BERM.
 - REMOVE EXISTING ASPHALT.
 - RELOCATE EXISTING TRAFFIC SIGNAL, PULLBOX, ETC PER TRAFFIC SIGNAL PLAN NO. X-386C.
 - RELOCATE EXISTING TELEPHONE WARNING POST.
 - RELOCATE EXISTING BELL TELEPHONE RISER BY OTHERS.
 - RELOCATE EXISTING SPEED LIMIT SIGN.
 - REMOVE EXISTING FENCE.
 - REMOVE EX. CURB & 5' GUTTER.
 - REMOVE EXISTING SIDEWALK.
 - VARIOUS WATER IMPROVEMENTS PER 28863, OFF-SITE WATER IMPROVEMENT PLANS.
 - CONSTRUCT 6" OF ASPHALT BERM PER CITY STD. 200 TYPE 1.

CURVE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	88°21'26"	35.00'	35.97'	34.01'
(B)	90°00'00"	35.00'	54.98'	35.00'
(C)	28°44'59"	800.00'	401.42'	205.03'
(D)	28°44'59"	768.00'	385.37'	196.83'
(E)	25°37'51"	832.00'	372.19'	189.26'
(F)	90°00'04"	35.00'	54.98'	35.00'
(G)	89°59'56"	35.00'	54.98'	35.00'

TRACT NO. 28866-3
JOHN F. KENNEDY DRIVE

CITY BUSINESS TAX CERTIFICATION NO. 03595 EXP. DATE 4/2/00

PRIVATE ENGINEERING NOTE
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 BOLLIDER A BRASS DISK FLUSH AND MARKED.
ELEV. 1638.123



The Keith Companies **TKC**
2280 Colton Avenue, Suite 300, Moreno Valley, CA 92553-9024 (909) 653-0234
APPROVED BY: *Joseph A. McGee III*
DATE: 2/15/00
REGISTRATION EXPIRES 3-31-02

FOR STREET TREES, SEE LANDSCAPE ARCHITECTS PLAN R-3549-L
SEE LANDSCAPE ARCHITECT'S PLAN NO. 3549-WP FOR VARIOUS WALLS, LANDSCAPE ITEMS AND DETAILS
SEE SHEET 6 FOR STRIPING OF JOHN F. KENNEDY DR.

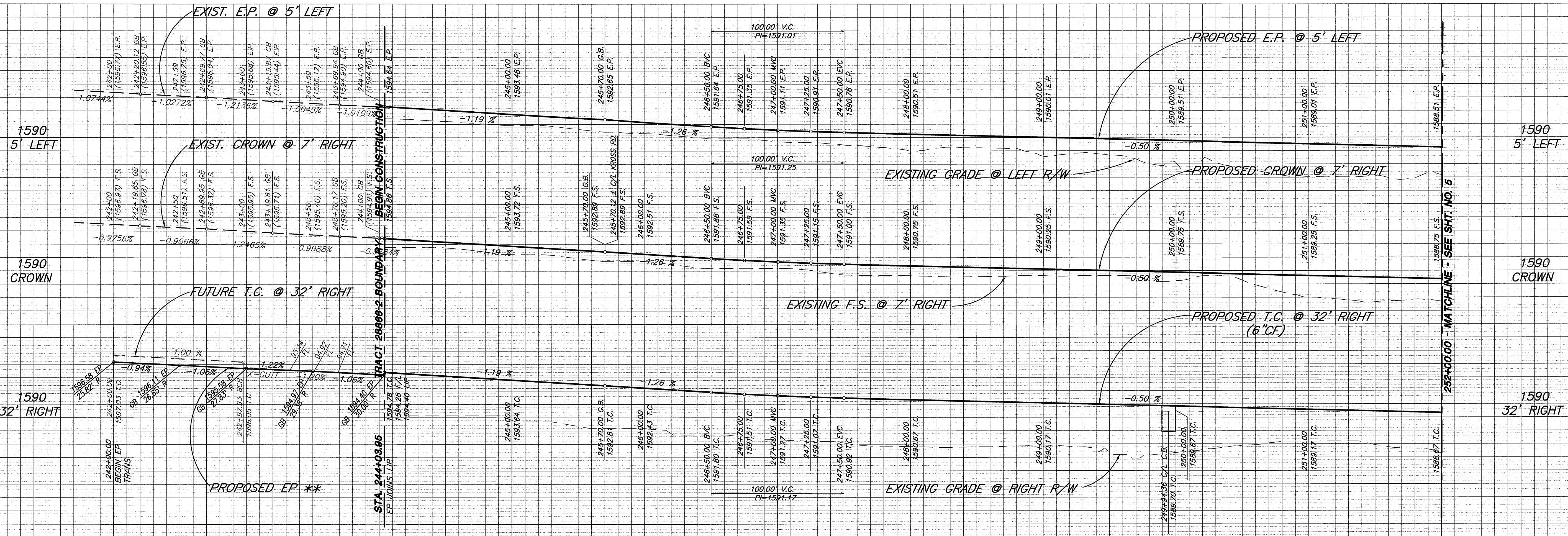
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *R. McBrath*
DATE: 5-3-2000
PUBLIC WORKS DIRECTOR

OFF-SITE STREET IMPROVEMENTS FOR TRACT 28863 JOHN F. KENNEDY DRIVE
ACCOUNT NO. 31414
R-3545
SHEET 3 OF 7
DATE: 5-3-2000
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

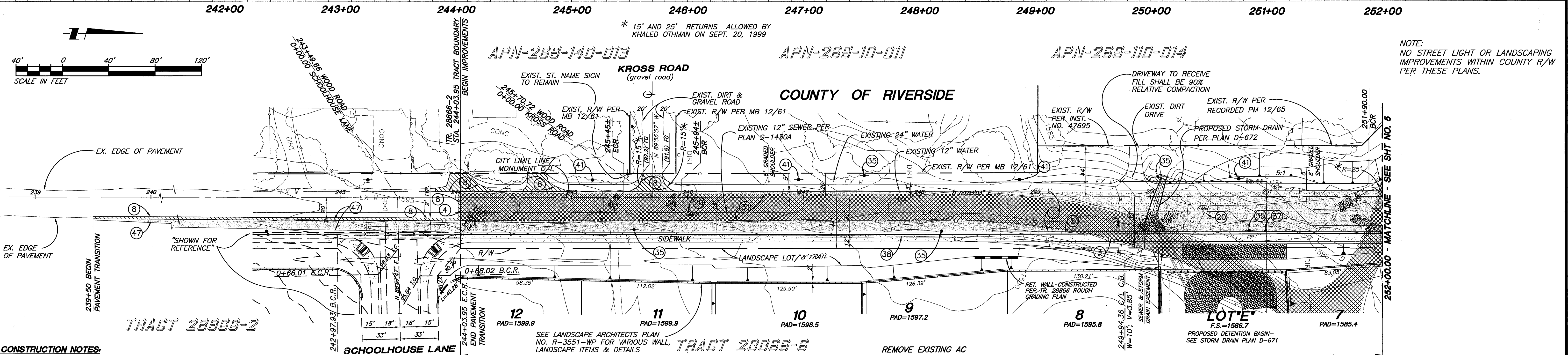
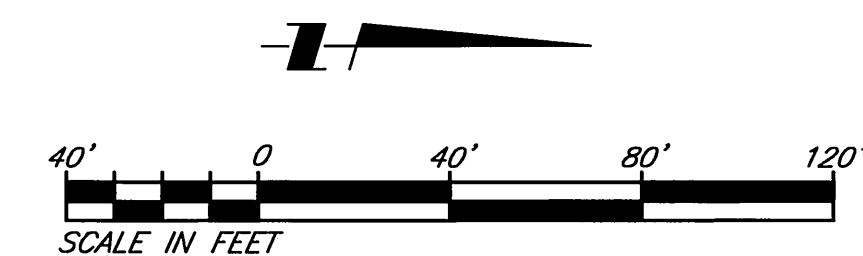


Underground Service Alerts
Call: TOLL FREE
1-800-227-2600

PC-4117-51



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



NOTE:
NO STREET LIGHT OR LANDSCAPING
IMPROVEMENTS WITHIN COUNTY R/W
PER THESE PLANS.

- CONSTRUCTION NOTES:**
- 1 - CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 - 2 - CONSTRUCT 6" OF CURB AND GUTTER PER CITY STD. 200 TYPE 1
 - 3 - CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
 - 4 - SAW-CUT EX. A.C.
 - 8 - CONSTRUCT A.C. OVERLAY AND FEATHER.
 - 10 - CONSTRUCT 2" X 6" REDWOOD HEADER
 - 20 - ADJUST MANHOLE TO GRADE.
 - 31 - TRANSITION 6" AC DIKE TO 0" CF IN 2'
 - 35 - REMOVE EXISTING ASPHALT.
 - 37 - RELOCATE EXISTING TELEPHONE/ELECTRIC POWER POLE BY OTHERS.
 - 38 - RELOCATE EXISTING SPEED LIMIT SIGN.
 - 41 - REMOVE EXISTING FENCE.
 - 47 - PROPOSED LOCATION OF POWER POLE
 - CONSTRUCT TEMPORARY 2 1/2" AC OVER COMPACTED NATIVE

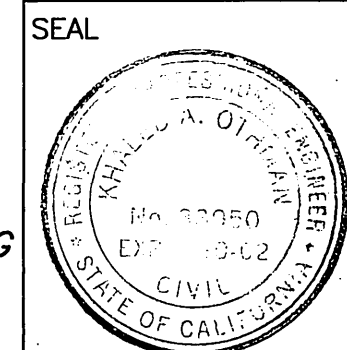
- LEGEND:**
- EXISTING A.C. PAVING TO BE REMOVED.
 - A.C. PAVING TO BE CONSTRUCTED.
 - A.C. OVERLAY AND FEATHER

WOOD ROAD

CITY OF RIVERSIDE
Planning Department
SHEET 1 THROUGH 5
APPROVED BY: *Joseph A. McGee* 4/19/06
DATE

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 OF RIVERSIDE FOR WORK WITHIN COUNTY RIGHT-OF-WAY".



MS3763 IP 990091
COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
SHEETS 1,2,4,5 THROUGH 7
APPROVED BY: *Joseph A. McGee* 3/7/06
DATE: 3/7/06
RECOMMENDED: *Joseph A. McGee* 07 MAR 06
DATE: 07 MAR 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 MARKED.
ELEV. 1638.123



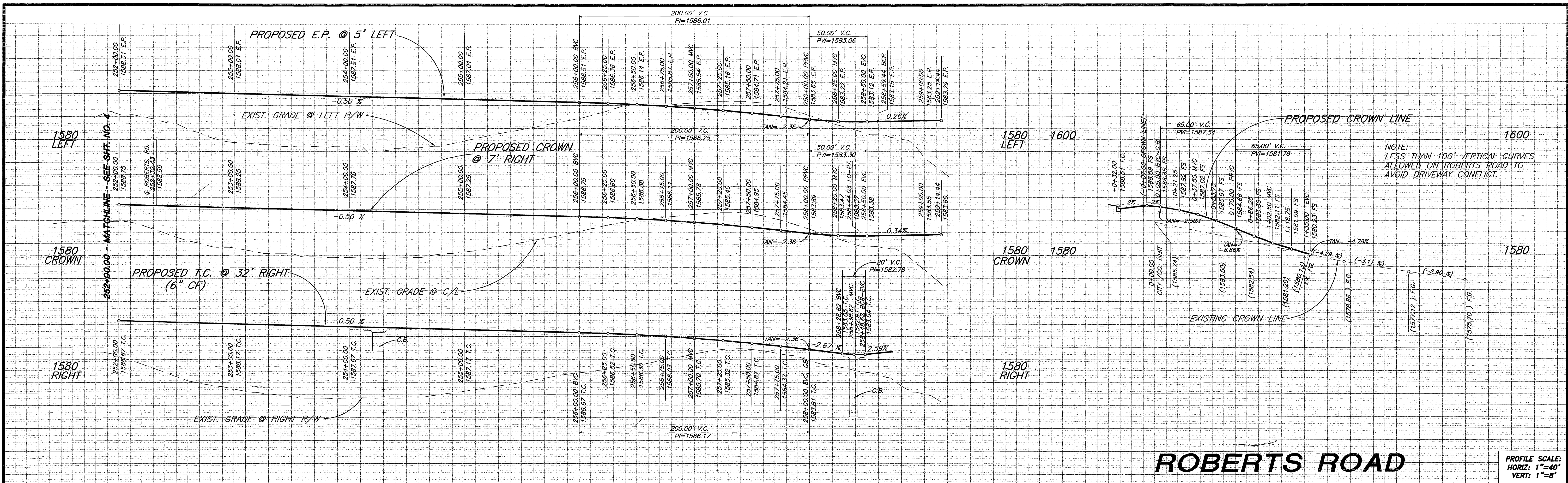
The Keith Companies **TKC**
22000 Cactus Avenue, Suite 300, Moreno Valley, CA 92553-9024 (909) 633-0234
APPROVED BY: *Joseph A. McGee*
DATE: 2/15/06

MARK	REVISIONS:	APPR.	DATE

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *R. M. Deane* 5-3-2000
DATE: 5-3-2000
DESIGNED BY: DBH, DRAWN BY: DAH, CHECKED BY: DBH

OFF-SITE STREET IMPROVEMENTS FOR TRACT 28863 WOOD ROAD
ACCOUNT NO. 31414
R-3545
SHEET 4 OF 7
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

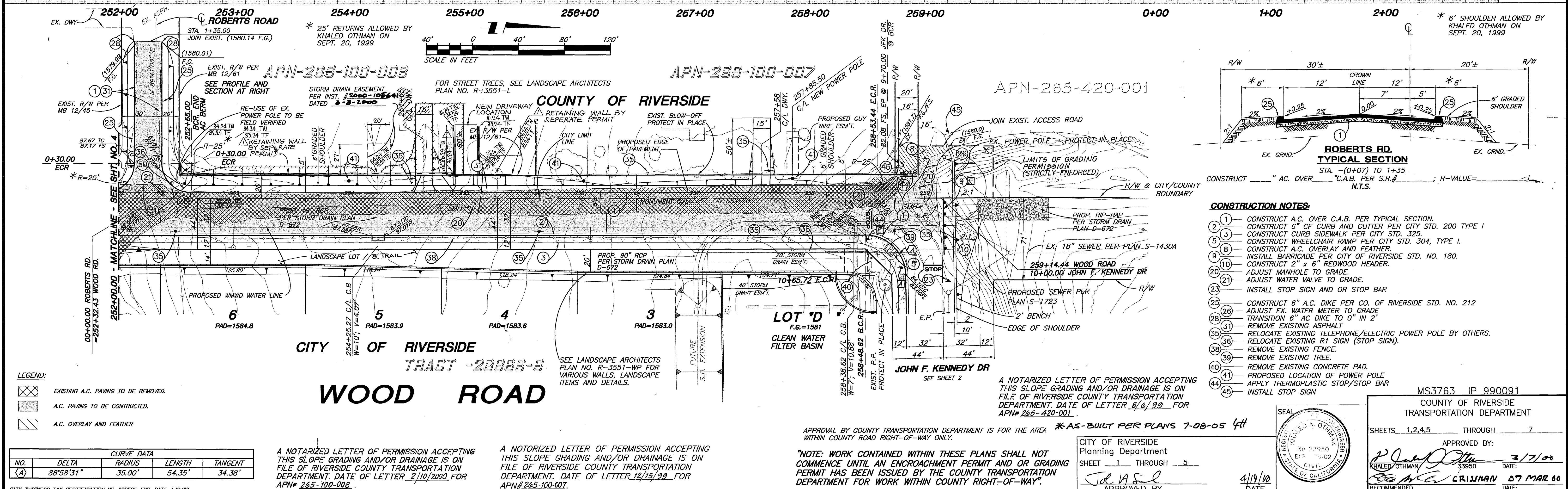
INDEXED 5-5-2000 4H



ROBERTS ROAD

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

NOTE:
LESS THAN 100' VERTICAL CURVES
ALLOWED ON ROBERTS ROAD TO
AVOID DRIVEWAY CONFLICT.



- CONSTRUCTION NOTES:**
- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 - CONSTRUCT 6" CF CURB AND GUTTER PER CITY STD. 200 TYPE I
 - CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
 - CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I.
 - CONSTRUCT A.C. OVERLAY AND FEATHER.
 - INSTALL BARRICADE PER CITY OF RIVERSIDE STD. NO. 180.
 - CONSTRUCT 2" x 6" REDWOOD HEADER.
 - ADJUST MANHOLE TO GRADE.
 - ADJUST WATER VALVE TO GRADE.
 - INSTALL STOP SIGN AND OR STOP BAR
 - CONSTRUCT 6" A.C. DIKE PER CO. OF RIVERSIDE STD. NO. 212
 - ADJUST EX. WATER METER TO GRADE
 - TRANSITION 6" AC DIKE TO 0" IN 2'
 - REMOVE EXISTING ASPHALT
 - RELOCATE EXISTING TELEPHONE/ELECTRIC POWER POLE BY OTHERS.
 - RELOCATE EXISTING R1 SIGN (STOP SIGN).
 - REMOVE EXISTING FENCE.
 - REMOVE EXISTING TREE.
 - REMOVE EXISTING CONCRETE PAD.
 - PROPOSED LOCATION OF POWER POLE
 - APPLY THERMOPLASTIC STOP/STOP BAR
 - INSTALL STOP SIGN

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
(A)	88°56'31"	35.00'	54.35'	34.38'

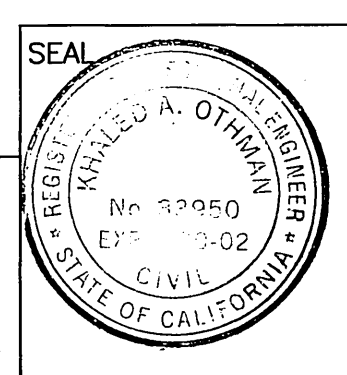
A NOTARIZED LETTER OF PERMISSION ACCEPTING THIS SLOPE GRADING AND/OR DRAINAGE IS ON FILE OF RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT. DATE OF LETTER 2/10/2000 FOR APN# 265-100-008.

A NOTARIZED LETTER OF PERMISSION ACCEPTING THIS SLOPE GRADING AND/OR DRAINAGE IS ON FILE OF RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT. DATE OF LETTER 12/15/99 FOR APN# 255-100-007.

APPROVAL BY COUNTY TRANSPORTATION DEPARTMENT IS FOR THE AREA *AS-BUILT PER PLANS 7-08-05 4H WITHIN COUNTY ROAD RIGHT-OF-WAY ONLY.

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

CITY OF RIVERSIDE
Planning Department
SHEET 1 THROUGH 5
APPROVED BY: *John A. S. C.* DATE: 4/19/00



MS3763 IP 990091
COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
SHEETS 1,2,4,5 THROUGH 7
APPROVED BY: *Khaled Othman* DATE: 3/7/00
John A. S. C. DATE: 4/19/00
RECOMMENDED: *John A. S. C.* DATE: 4/19/00



PRIVATE ENGINEERING NOTE
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**
22000 Cactus Avenue, Suite 300, Miramar, CA 92554-9224 (951) 633-0224
APPROVED BY: *Joseph A. McGee III*
DATE: 2/11/00

REVISIONS:

NO.	REVISIONS	DATE	BY
1	ADDED RETAINING WALL (FOR COUNTY APPROVAL)		

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *R. M. Brath* DATE: 5-3-2000
PRINCIPAL ENGINEER
TRAFFIC DIVISION
P.W. ENGR. MANAGER
STREET SERVICES

OFF-SITE STREET IMPROVEMENTS FOR TRACT 28863 WOOD ROAD
ACCOUNT NO. 31414
R-3545
SHEET 5 OF 7
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

INDEXED 5-5-2000 4H