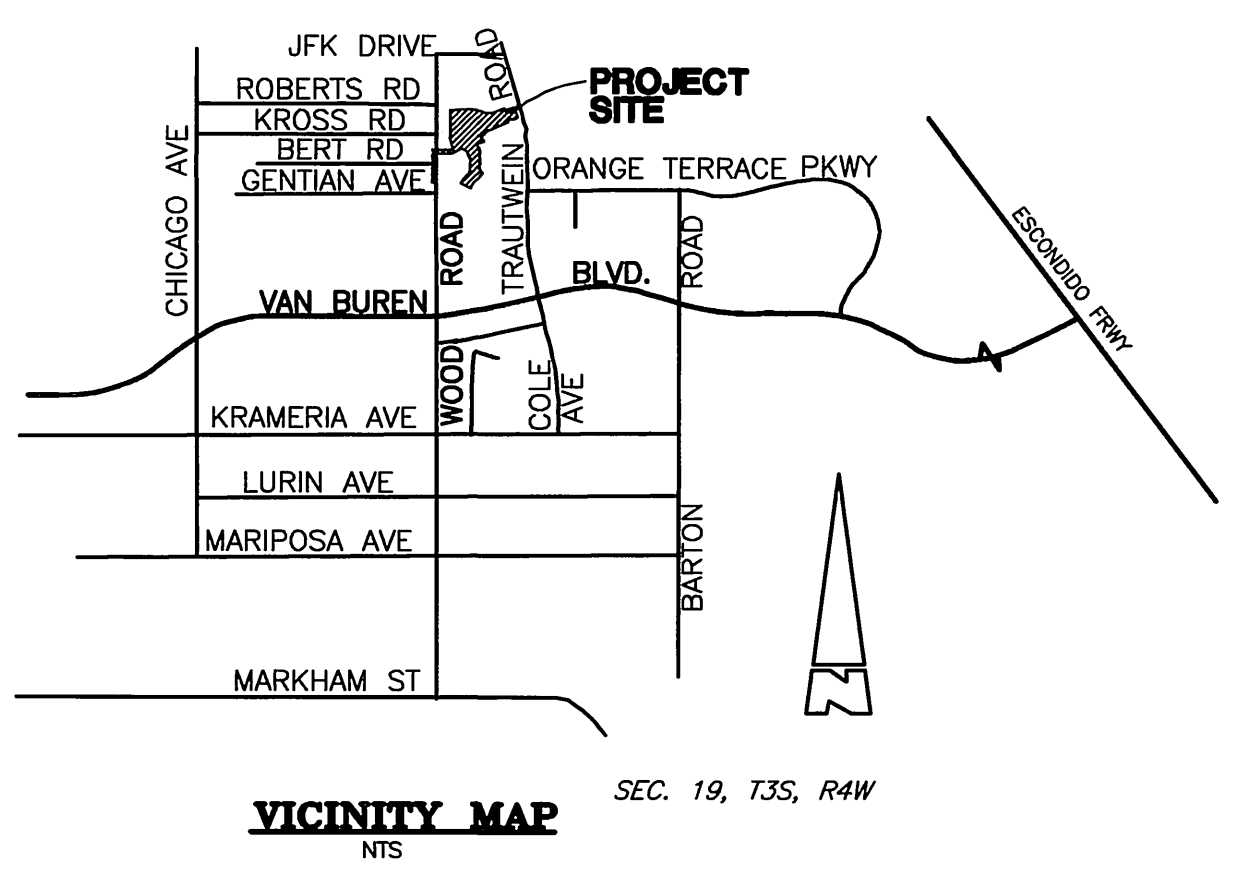
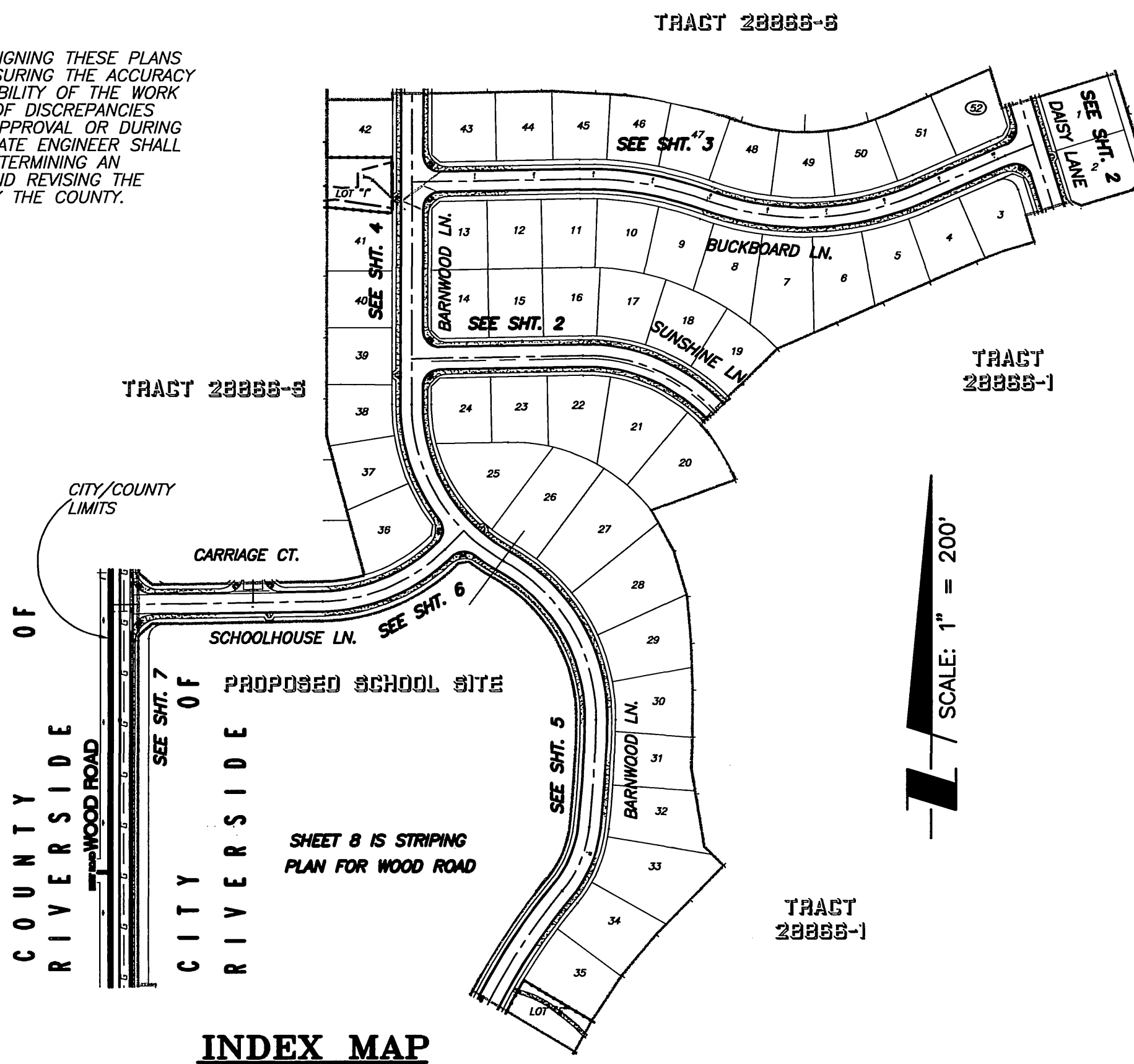
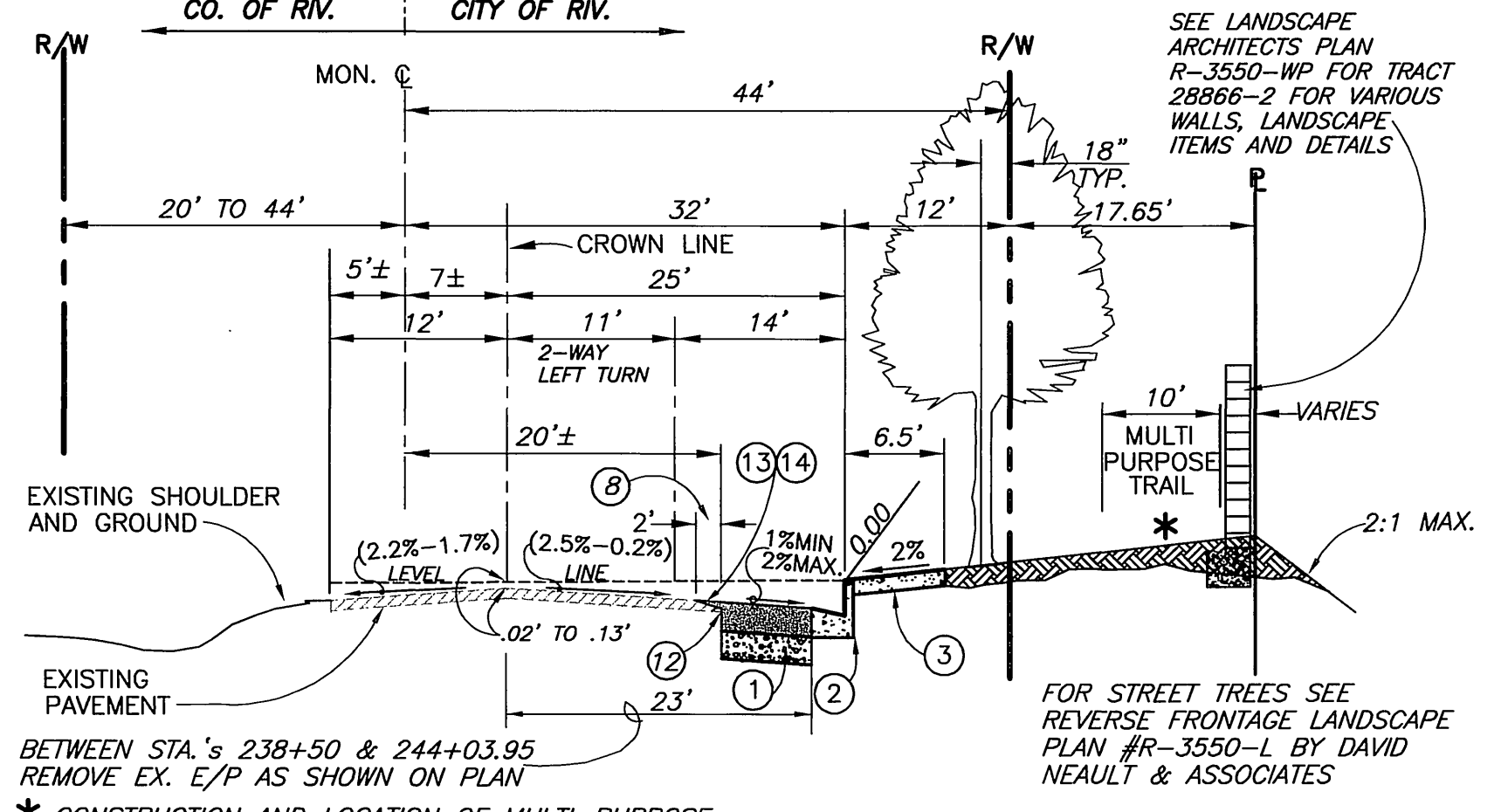
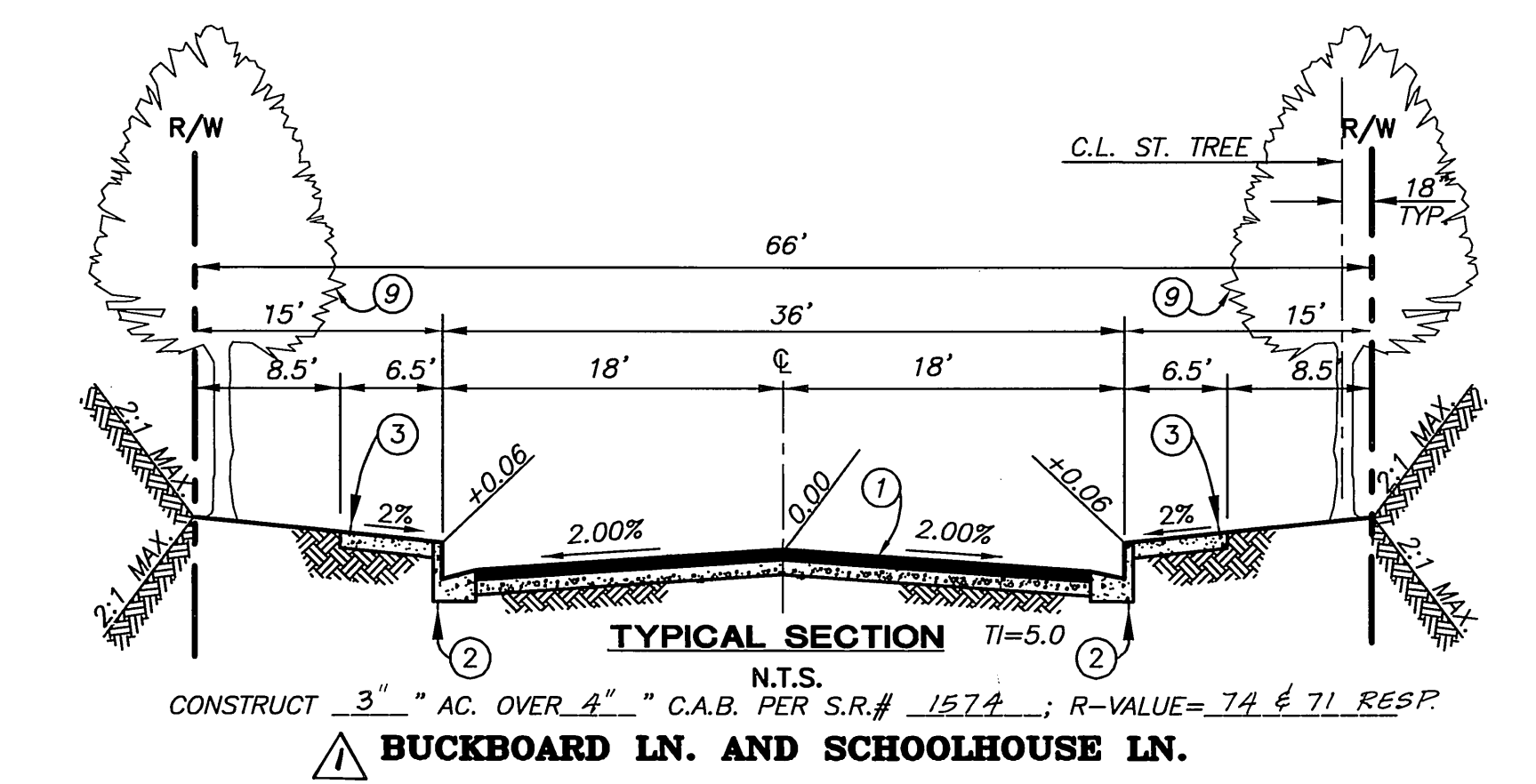
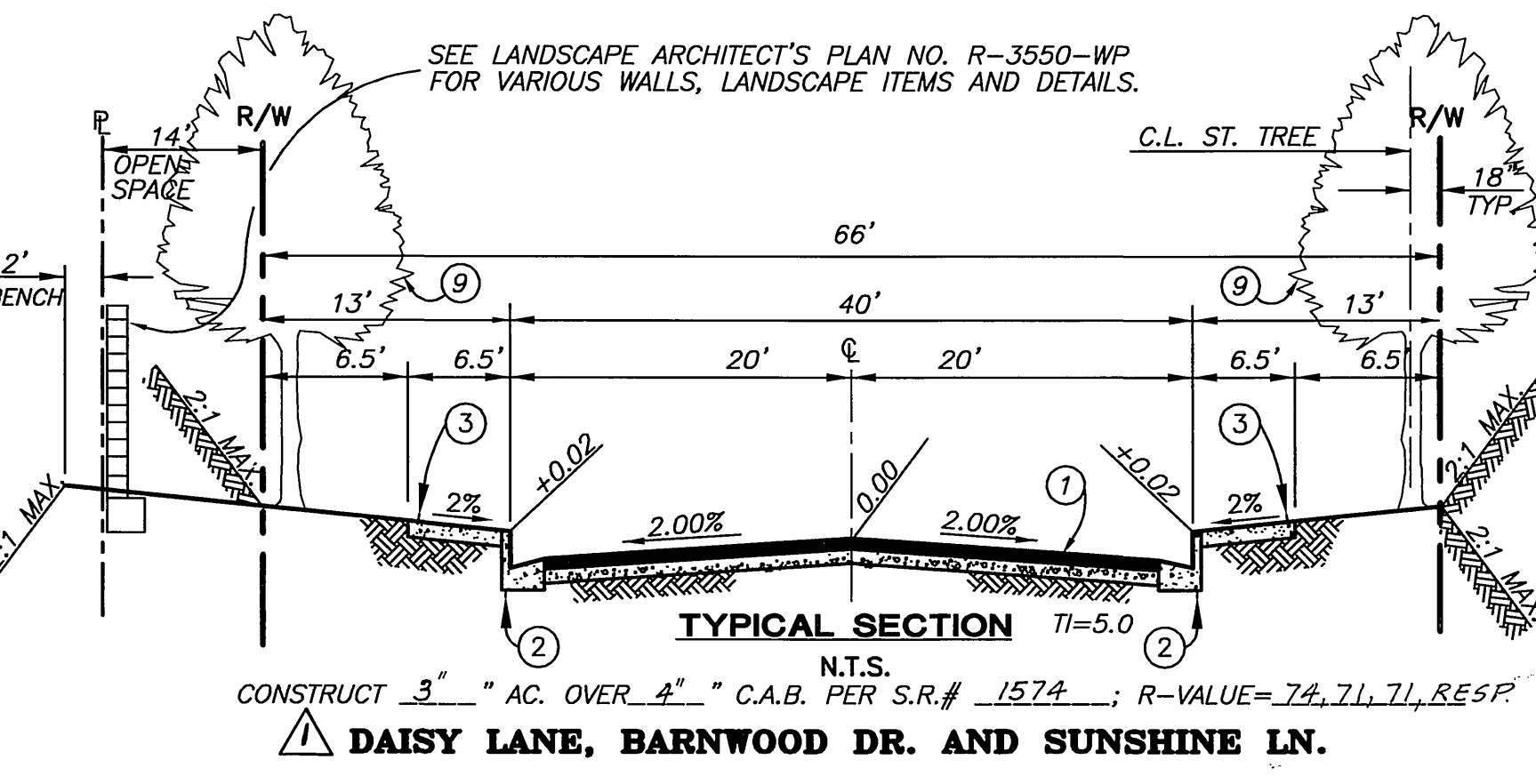


STREET IMPROVEMENT PLANS

TRACT 28866-2, IN THE CITY OF RIVERSIDE



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: (COUNTY)
"THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN 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."

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

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. DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR 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 JOB U/L5-69436.
- 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. TYPE CURB-1 EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF FILL MATERIAL, THE CITY'S INSPECTOR SHALL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
- 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 RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- 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 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 CONTRACTOR TO GIVE WESTERN MUNICIPAL WATER DISTRICT FIVE (5) WORKING DAY WRITTEN NOTICE PRIOR TO START OF GRADING AND/OR CONSTRUCTION AND ALLOW WMMWD TEN (10) WORKING DAYS FOR COMPLETION OF WORK (909) 780-9764, EXT. 68.
- 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 USES, 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.U., P.U., P.P., OR VOUNTARY), 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.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN A REGULATORY AND WARNING GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE COUNTY.

CONSTRUCT PER CITY STANDARD DWG. 662, 662A & 666	QUANTITY
A BUCKBOARD LN.	19200
A DAISY LN.	8300
B BARNWOOD LN.	8300
B BUCKBOARD LN.	19100
C SUNSHINE LN.	8300
C BARNWOOD LN.	8300
D SCHOOLHOUSE LN.	19100
D BARNWOOD LN.	8300
E WOOD ROAD	8300
E SCHOOLHOUSE LN.	19100
F SCHOOLHOUSE LN.	19100
F CARRIAGE CT.	8300
G W-53 "NOT A THROUGH ST"	(30')
H RI STOP SIGN (30" OCTAGON)	
I RI STOP SIGN (36" OCTAGON)	

SEE SHEET 7 FOR CONTINUATION OF GENERAL NOTES

PACIFIC BELL TELEPHONE SHEET 1 THROUGH 8
SOUTHERN CALIFORNIA GAS COMPANY SHEET 1 THROUGH 8

REVIEW BY: WESTERN MUNICIPAL WATER DISTRICT for Non-Interference Compliance
SHEET 1 THROUGH 8
APPROVED BY: [Signature] DATE: 3/30/2000
CIVIL ENGINEER R.C.E. 46212

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. 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:

*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.

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

	UNIT	QTY.	CITY QTY.	CO. QTY.
1 CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.	S.F.	147,977	-	-
2 CONSTRUCT 6" CF CURB AND GUTTER PER CITY STD. 200 TYPE I.	L.F.	8,272	-	-
3 CONSTRUCT CURB SIDEWALK PER CITY STD. 325.	S.F.	54,484	-	-
4 CONSTRUCT CROSS GUTTER PER CITY STD. 220. (WIDTH PER PLAN)	S.F.	884	-	-
5 CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I.	EA	17	-	-
6 INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS.		SEE ABOVE	-	-
7 CONSTRUCT 2"x6" REDWOOD HEADER	L.F.	225	-	-
8 CONSTRUCT 20' LONG x 2' WIDE x 2 1/2" THICK, AC DRAINAGE APRON	EA	6	-	-
9 CONSTRUCT BARRICADE PER CITY STD. 180	EA	5	-	-
10 CONSTRUCT SIDEWALK WIDENING PER DETAIL SHT. NO. 2	EA	4	-	-
11 INSTALL STOP SIGN AND/OR STOP BAR	EA	6	-	-
12 SAWCUT EXISTING AC PAVEMENT FOR A CLEAN JOIN, 1' FROM E.P. AND AT LOCATION SHOWN.	L.F.	714	-	-
13 COLD PLANE, CLEAN & SEAL 2' EDGE OF EXISTING PAVEMENT	L.F.	714	-	-
14 CONSTRUCT A.C. OVERLAY 2' WIDE.	EA	714	-	-
15 CONSTRUCT 4" WHITE PER CALTRANS TRAFFIC MANUAL DETAIL 27 B	L.F.	-	542	-
16 CONSTRUCT TWO-WAY LEFT TURN LANE PER CALTRANS TRAFFIC MANUAL DETAIL 31	L.F.	550	-	-
17 CONSTRUCT 4" DOUBLE YELLOW STRIPE PER CALTRANS TRAFFIC MANUAL DETAIL 21	L.F.	495	-	-
18 CONSTRUCT 4" SCHEDULE 40 PVC PIPE SLEEVE	L.F.	55	-	-
19 CONSTRUCT 6" SCHEDULE 40 PVC PIPE SLEEVE	L.F.	55	-	-
20 REMOVE EXISTING BARRICADE	EA	2	-	-
21 RELOCATE EXISTING POWER POLE BY OTHERS	EA	3	-	-
22 ADJUST EXISTING MANHOLE TO GRADE	EA	1	-	-
23 REMOVE EXISTING AC PAVEMENT	S.F.	3,150	-	-
24 REMOVE EXISTING BARB WIRE FENCE	L.F.	691	-	-
25 PROPOSED LOCATION OF POWER POLES	EA	-	4	-
26 REMOVE EX. 20' x 2' AC DRAINAGE APRON	EA	4	-	-
27 CONSTRUCT MODIFIED DRIVEWAY PER DETAIL PER SHEET NO. 6		AS REQUIRED	-	-
28 CONSTRUCT TEMPORARY 2 1/2" AC OVER COMPACTED NATIVE	S.F.	380	-	-

NOTE: 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.

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 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 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

CHARTER COMMUNICATIONS SHEET 1 THROUGH 8
APPROVED BY: [Signature] DATE: 2/14/00

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND SHEET 1 THROUGH 8
APPROVED BY: [Signature] DATE: 2/14/00

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

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

REGISTRATION EXPIRES 3-31-02

THE KEITH COMPANIES
Specialty Erosion Division
APPROVED BY: [Signature] DATE: 2/11/00

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: 3/2/00

TRAFFIC DIVISION: [Signature] DATE: 3/2/00

P.W. ENGR. MANAGER: [Signature] DATE: 3/2/00

STREET SERVICES: [Signature] DATE: 3/2/00

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT

SHEET 1, 7 THROUGH 8

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

RECOMMENDED BY: [Signature] DATE: 07/MAR/00

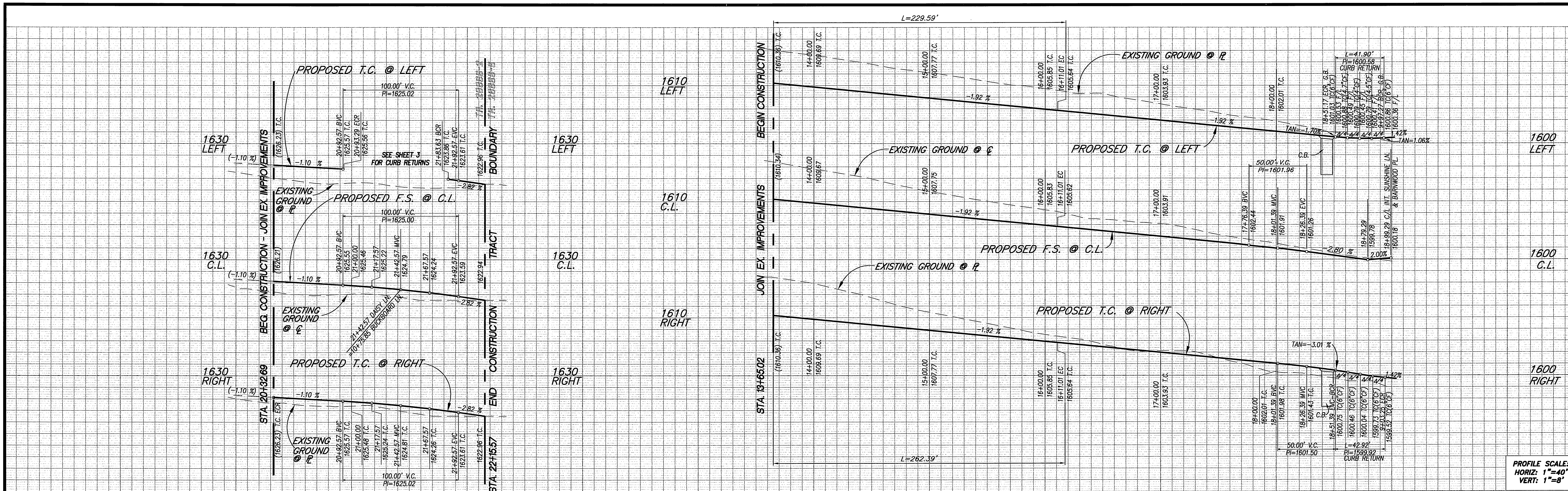
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R-3550

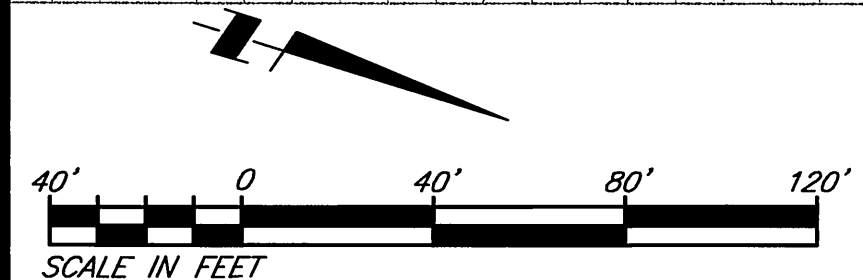
SHEET 1 OF 8

HORIZ. SCALE: AS SHOWN VERT. SCALE: 4"

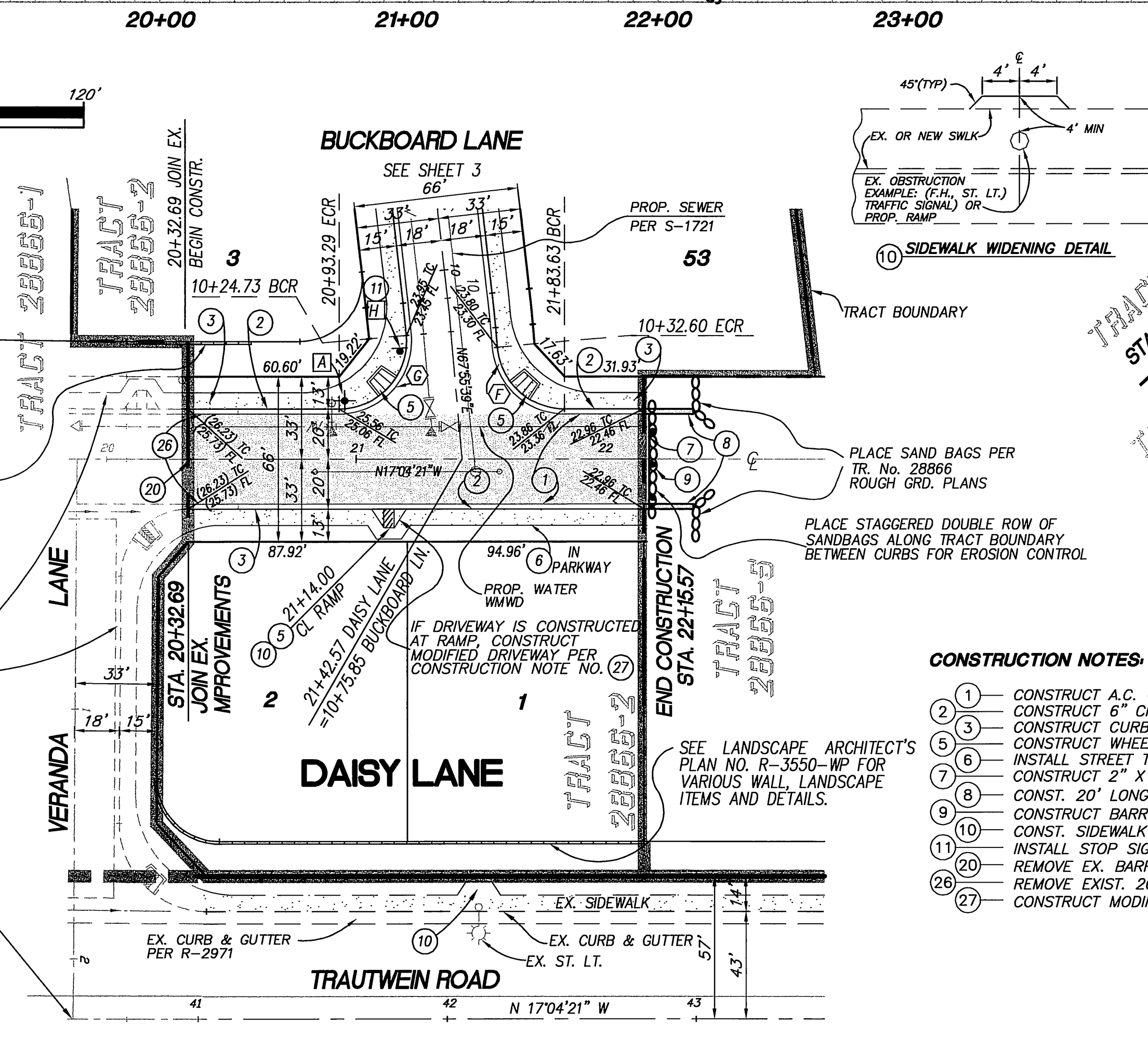
PC-4117-S2



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



SEE LANDSCAPE ARCHITECT'S PLAN NO. R-3550-WP FOR VARIOUS WALL, LANDSCAPE ITEMS AND DETAILS.



- 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 PER CITY STD. 304, TYPE 1.
 - 5) INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS.
 - 6) CONSTRUCT 2" X 6" REDWOOD HEADER
 - 7) CONST. 20' LONG X 2' WIDE X 2-1/2" THICK, A.C. DRAINAGE APRONS
 - 8) CONSTRUCT BARRICADE PER CITY STD. No. 180
 - 9) CONST. SIDEWALK WIDENING PER DETAIL ON THIS SHEET
 - 10) INSTALL STOP SIGN AND/OR STOP BAR
 - 11) REMOVE EX. BARRICADE
 - 20) REMOVE EXIST. 20" X 2' AC DRAINAGE APRON
 - 27) CONSTRUCT MODIFIED DRIVEWAY PER DETAIL PER SHEET NO. 6

CURVE DATA

Δ	RADIUS	LENGTH	TANGENT
A	46°58'51"	280.00'	229.59'
B	46°58'51"	320.00'	262.39'
C	88°54'48"	27.00'	41.90'
D	91°05'12"	27.00'	42.92'
E	46°58'51"	300.00'	245.99'
F	85°00'00"	27.00'	40.06'
G	95°00'00"	27.00'	44.77'



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 VBS-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 BOUNDER A BRASS DISK FLUSH AND MARKED.
ELEV. 1638.123



The Keith Companies
TKC
2800 Quaker Ave., Ste. 300, Alhambra, CA 91803 (916) 652-0247
APPROVED BY: *Joseph A. McGee*
DATE: 2/11/00
REGISTRATION EXPIRES 3-31-02

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

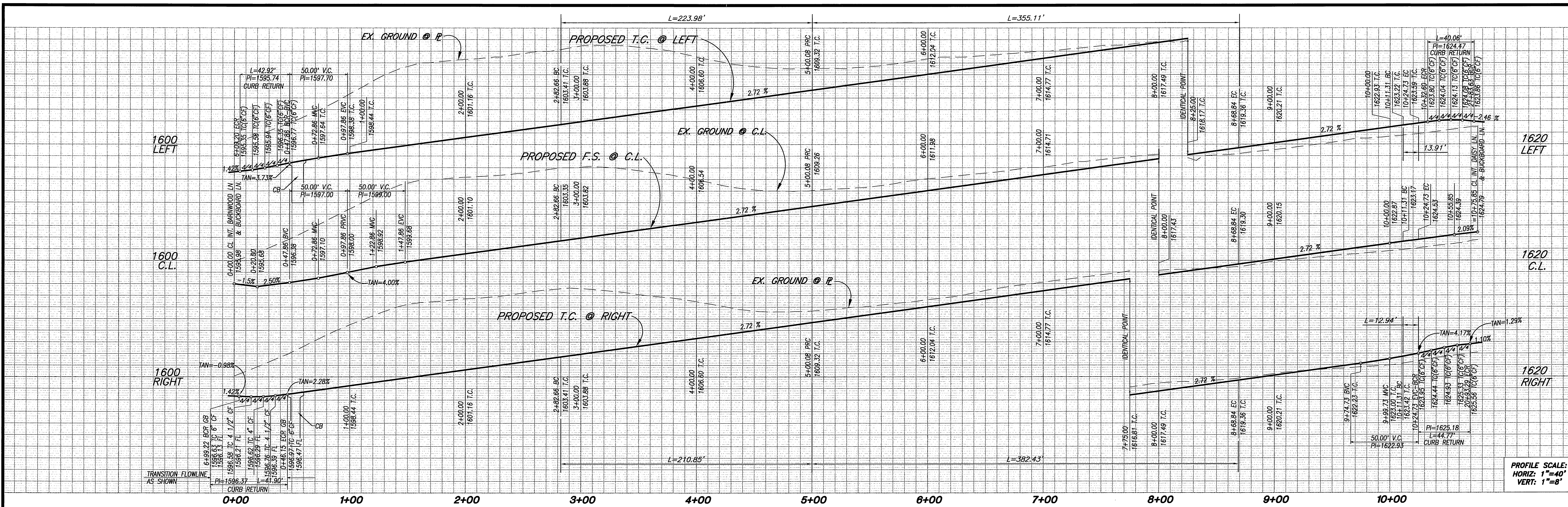
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *R. McBrath*
DATE: 5-3-2000
PARK DEPARTMENT
TRAFFIC DIVISION
P.W. ENGR. MANAGER
STREET SERVICES

STREET IMPROVEMENT PLANS
TRACT 28866-2
DAISY LANE & SUNSHINE LANE
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

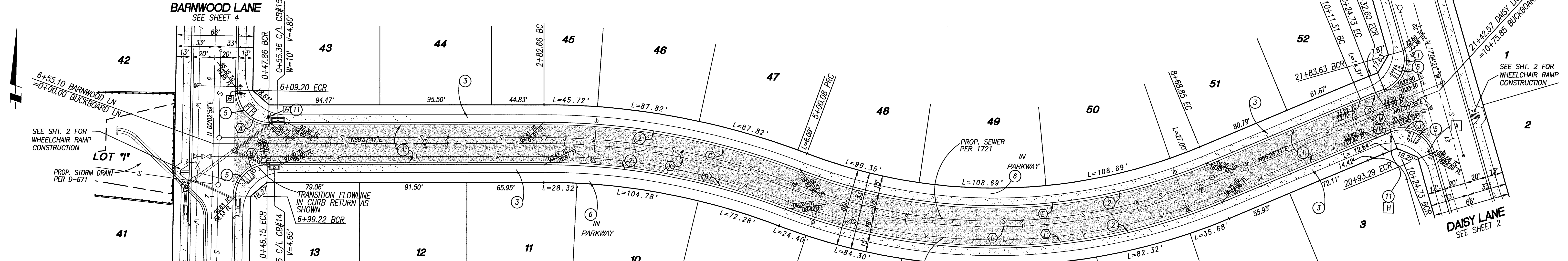
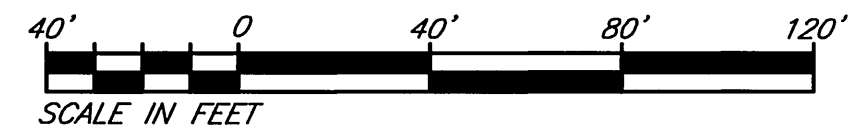
ACCOUNT NO. 31446
R-3550
SHEET 2 OF 8

INDEXED 6-19-2000 gth

PC-4117-S2



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



CURVE DATA

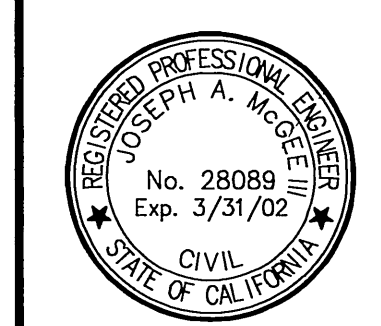
Δ	RADIUS	LENGTH	TANGENT
(A)	91°05'12"	27.00'	42.92'
(B)	88°54'48"	27.00'	26.49'
(C)	20°54'04"	614.00'	223.98'
(D)	20°54'04"	578.00'	210.85'
(E)	43°28'30"	468.00'	355.11'
(F)	43°28'30"	504.00'	382.43'
(G)	01°32'18"	518.00'	13.91'
(H)	01°32'18"	482.00'	12.94'
(I)	85°00'00"	27.00'	40.06'
(J)	95°00'00"	27.00'	44.77'
(K)	20°54'04"	596.00'	217.42'
(L)	43°28'30"	486.00'	368.77'
(M)	01°32'18"	500.00'	13.42'

- 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



PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES...
1-800-227-2600

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



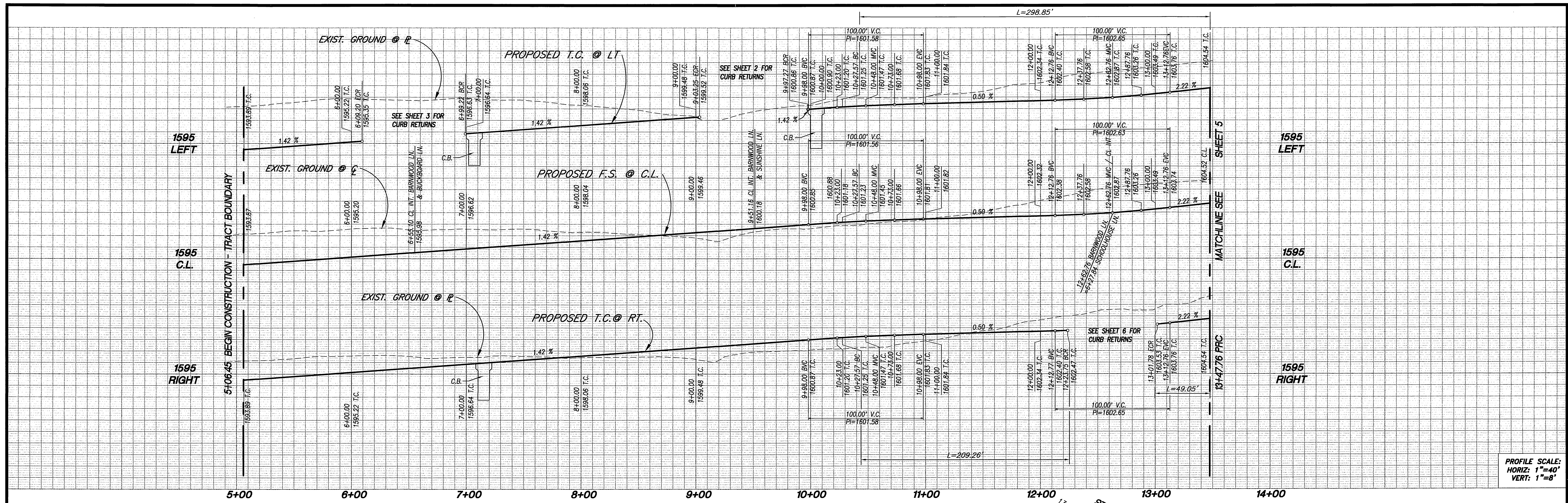
The Kelsh Companies
T.K.C.
APPROVED BY: *Joseph A. McGee*
DATE: 2/11/00

MARK	REVISIONS	APPR.	DATE

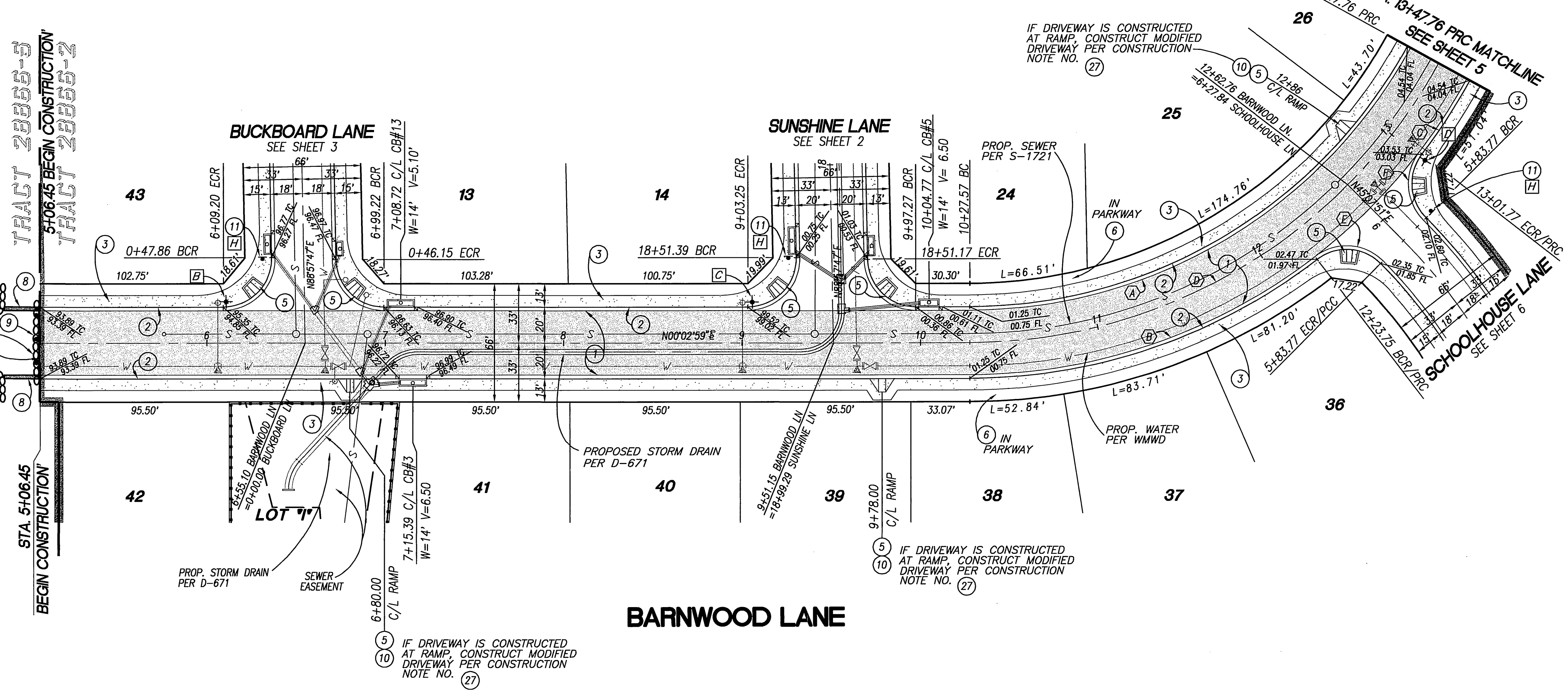
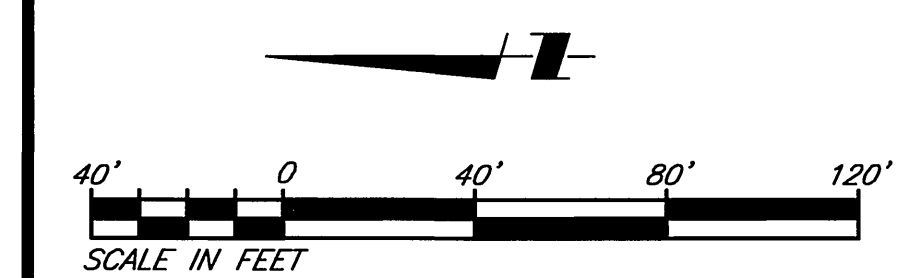
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *R. McBrath*
DATE: 5-3-2000

STREET IMPROVEMENT PLANS
TRACT 28866-2
BUCKBOARD LANE
SHEET 3 OF 8
ACCOUNT NO. 31446
R-3550

INDEXED 6-19-2000



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



- 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 PER CITY STD. 304, TYPE 1.
 5. INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS.
 6. CONSTRUCT 2"x6" REDWOOD HEADER.
 7. CONSTRUCT 20" LONG X 2" WIDE X 2-1/2" THICK, A.C. DRAINAGE APRONS.
 8. CONSTRUCT BARRICADE PER CITY STD. 180.
 9. CONSTRUCT SIDEWALK WIDENING PER DETAIL ON SHT. 2.
 10. INSTALL STOP SIGN AND/OR STOP BAR.
 11. CONSTRUCT MODIFIED DRIVEWAY PER DETAIL PER SHEET NO. 6.

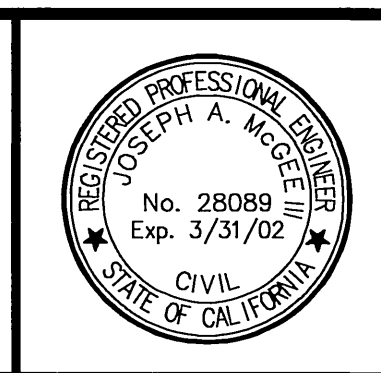
CURVE DATA

	DELTA	RADIUS	LEN./DIST.	TANGENT
(A)	61°09'09"	280.00'	298.85'	165.43'
(B)	37°28'03"	320.00'	209.26'	108.52'
(C)	08°46'57"	320.00'	49.05'	24.57'
(D)	61°09'09"	300.00'	320.19'	177.25'
(E)	82°32'56"	27.00'	38.90'	23.70'
(F)	82°32'56"	27.00'	38.90'	23.70'



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
Inland Empire Division
TKC
APPROVED BY: *Joseph A. McGee*
DATE: 2/11/00
REGISTRATION EXPIRES 3-31-02

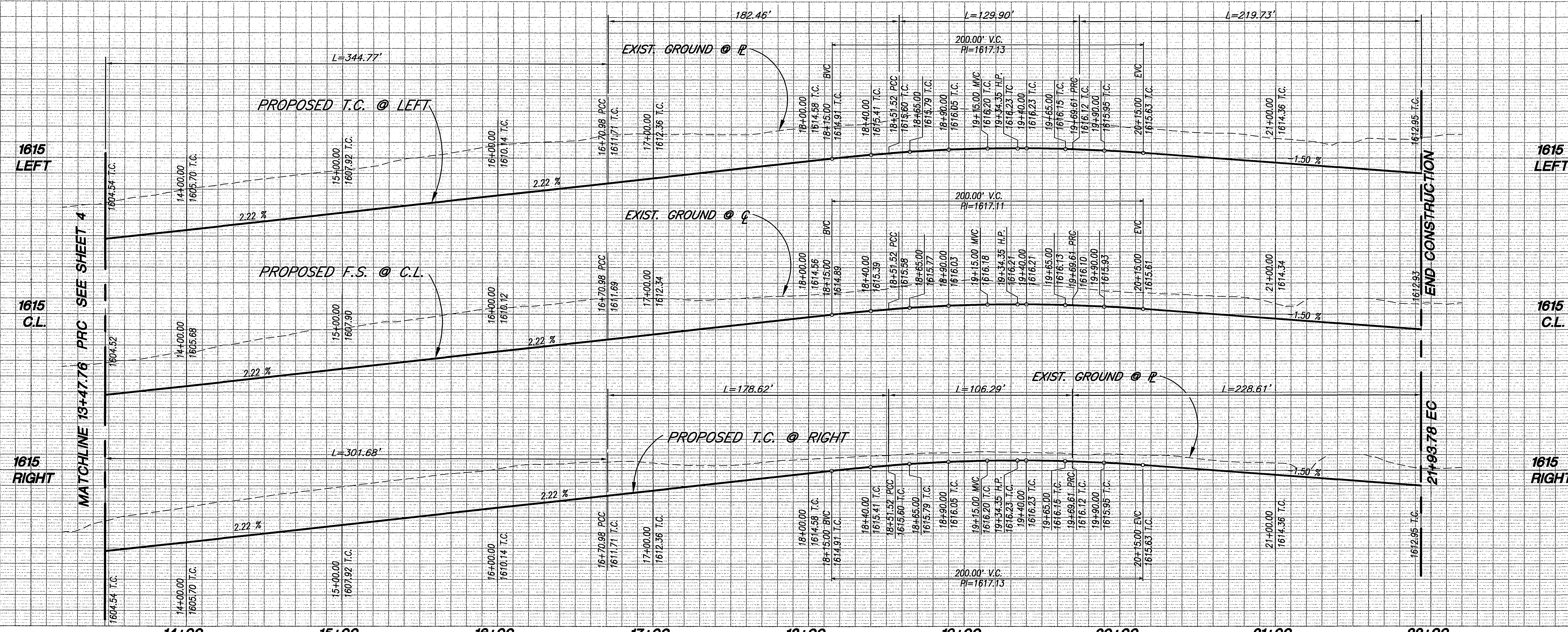
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *R. McBrath*
DATE: 5-3-2000
PRINCIPAL ENGINEER: *R. McBrath*
PARK DEPARTMENT: *R. McBrath*
TRAFFIC DIVISION: *R. McBrath*
P.W. ENGR. MANAGER: *R. McBrath*
STREET SERVICES: *R. McBrath*

STREET IMPROVEMENT PLANS
TRACT 28866-2
BARNWOOD LANE
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

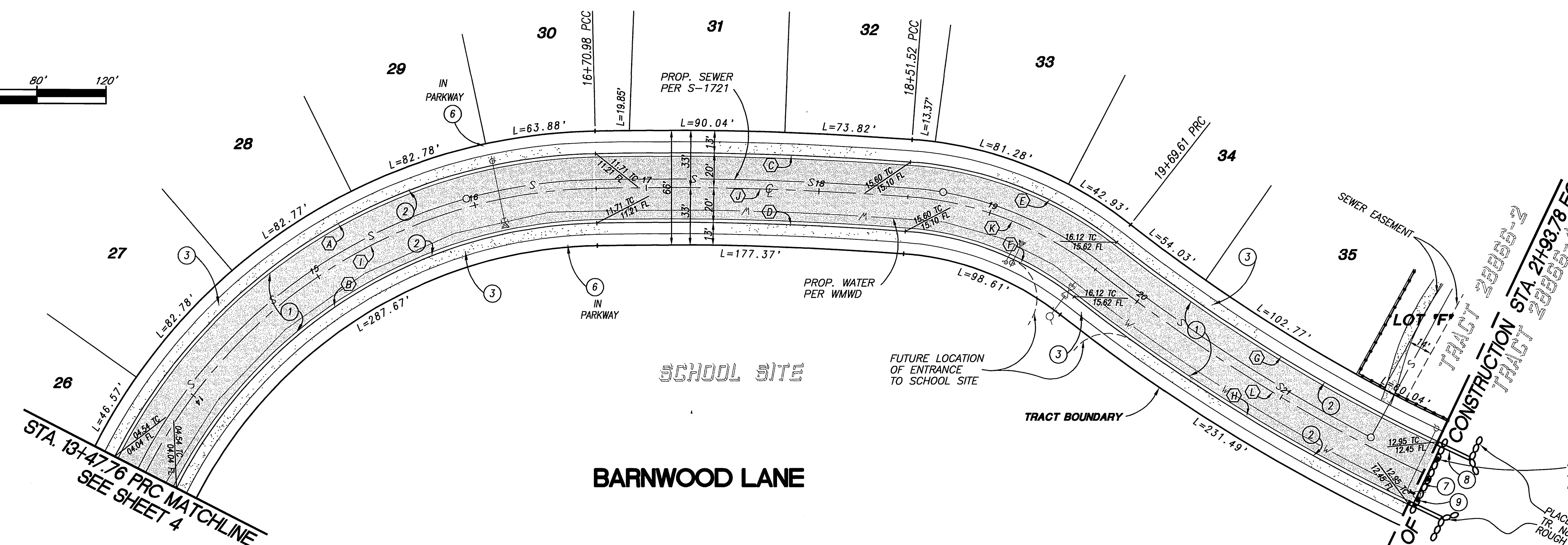
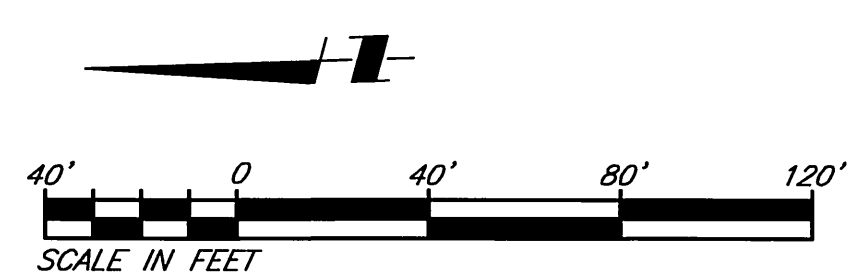
ACCOUNT NO. 31446
R-3550
SHEET 4 OF 8

INDEXED 6-19-2000 JH

PC-4117-S2



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



CURVE DATA				
	DELTA	RADIUS	LENGTH	TANGENT
A	61°43'54"	320.00'	344.77'	191.26'
B	61°43'54"	280.00'	301.68'	167.35'
C	5°30'29"	1898.00'	182.46'	91.30'
D	5°30'29"	1858.00'	178.62'	89.38'
E	33°49'54"	220.00'	129.90'	66.91'
F	33°49'54"	180.00'	106.29'	54.74'
G	12°43'00"	990.00'	219.73'	110.32'
H	12°43'00"	1030.00'	228.61'	114.77'
I	61°43'54"	300.00'	323.23'	179.30'
J	5°30'29"	1878.00'	180.54'	90.34'
K	33°49'54"	200.00'	118.09'	60.82'
L	12°43'00"	1010.00'	224.17'	112.55'

- 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.
 - INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS.
 - CONSTRUCT 2" x 6" REDWOOD HEADER.
 - CONSTRUCT 20' LONG X 2' WIDE X 2-1/2" THICK, A.C. DRAINAGE APRONS.
 - CONSTRUCT BARRICADE PER CITY STD. 180.



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 VBS-84 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
28000 Chatham Ave., Ste. 200, Mission Viejo, CA 92692 (949) 863-0254
APPROVED BY: *Joseph A. McGehee*
DATE: 2/11/00
REGISTRATION EXPIRES 3-31-02

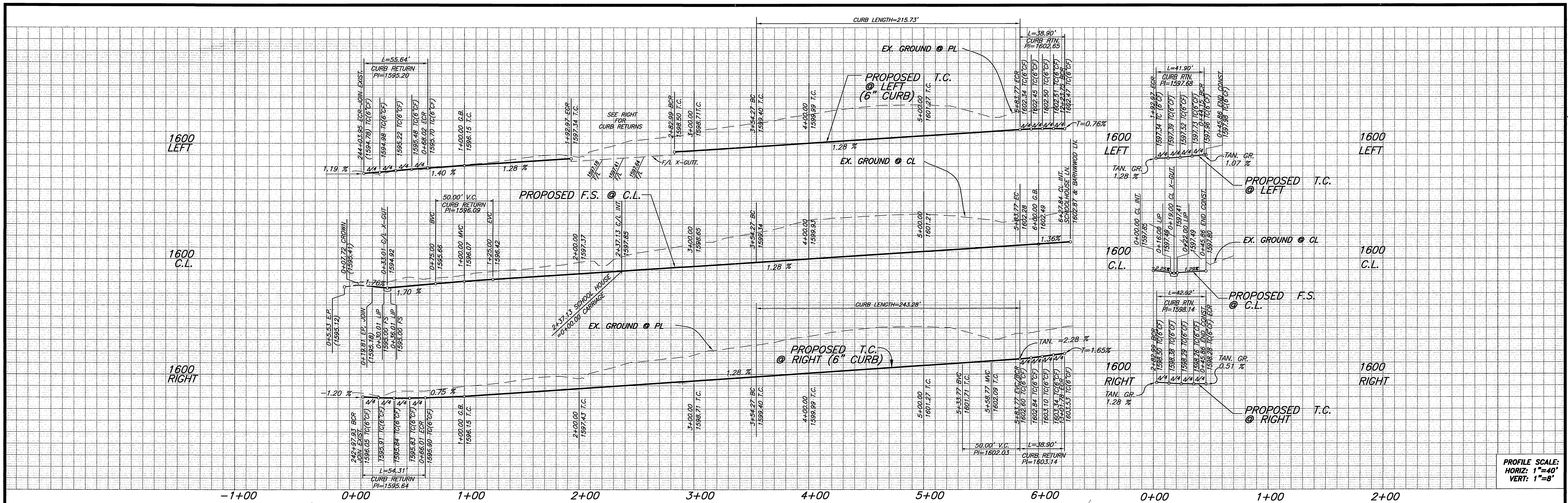
APPROVED BY: _____ DATE: _____
PRINCIPAL ENGINEER
TRAFFIC DIVISION
P.W. ENGR. MANAGER
STREET SERVICES

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

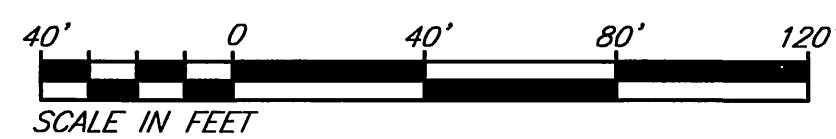
STREET IMPROVEMENT PLANS
TRACT 28866-2
BARNWOOD LANE
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=8'
INBOXED 6-19-2000

ACCOUNT NO. 31446
R-3550
SHEET 5 OF 8

PC-4117-S2



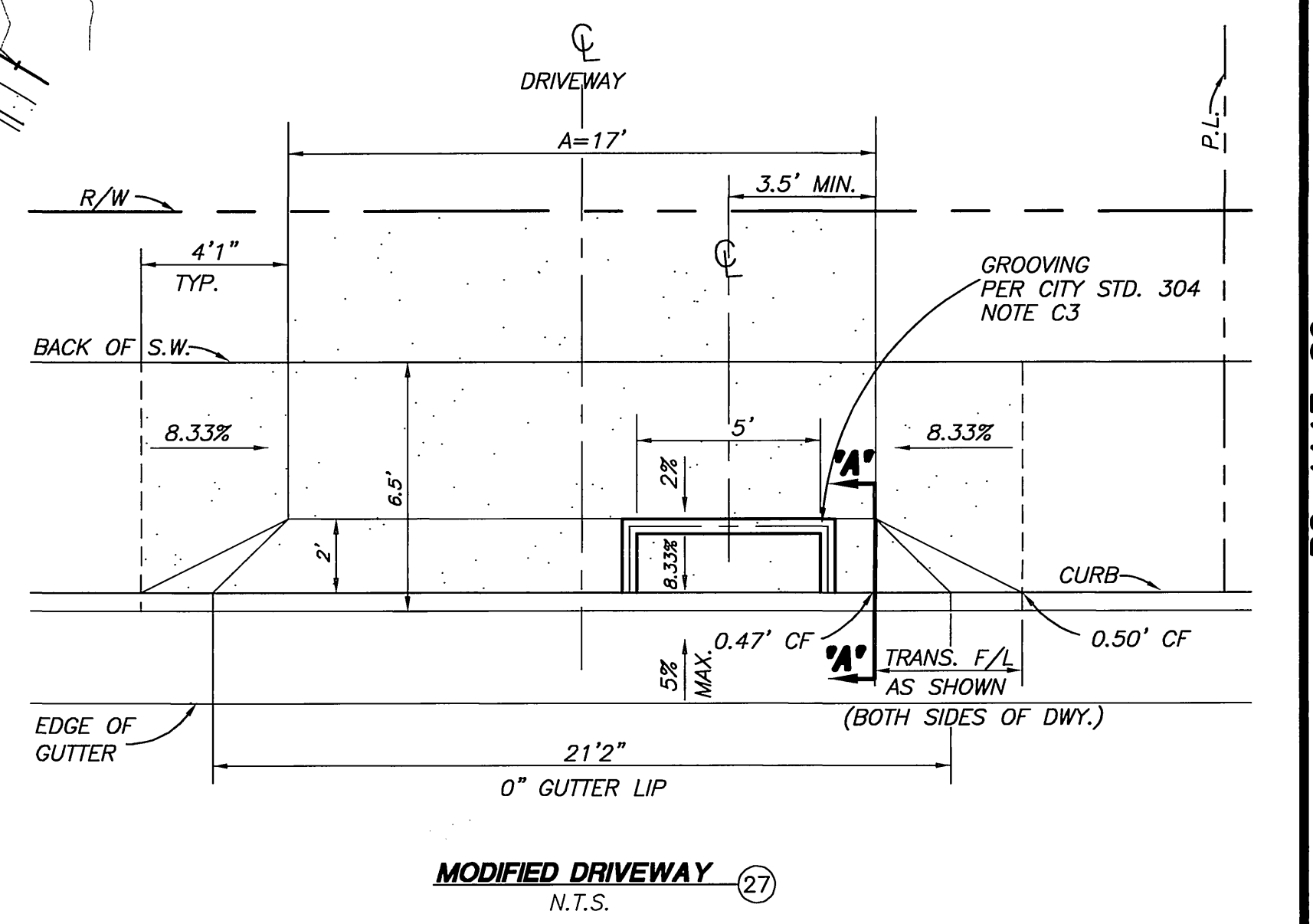
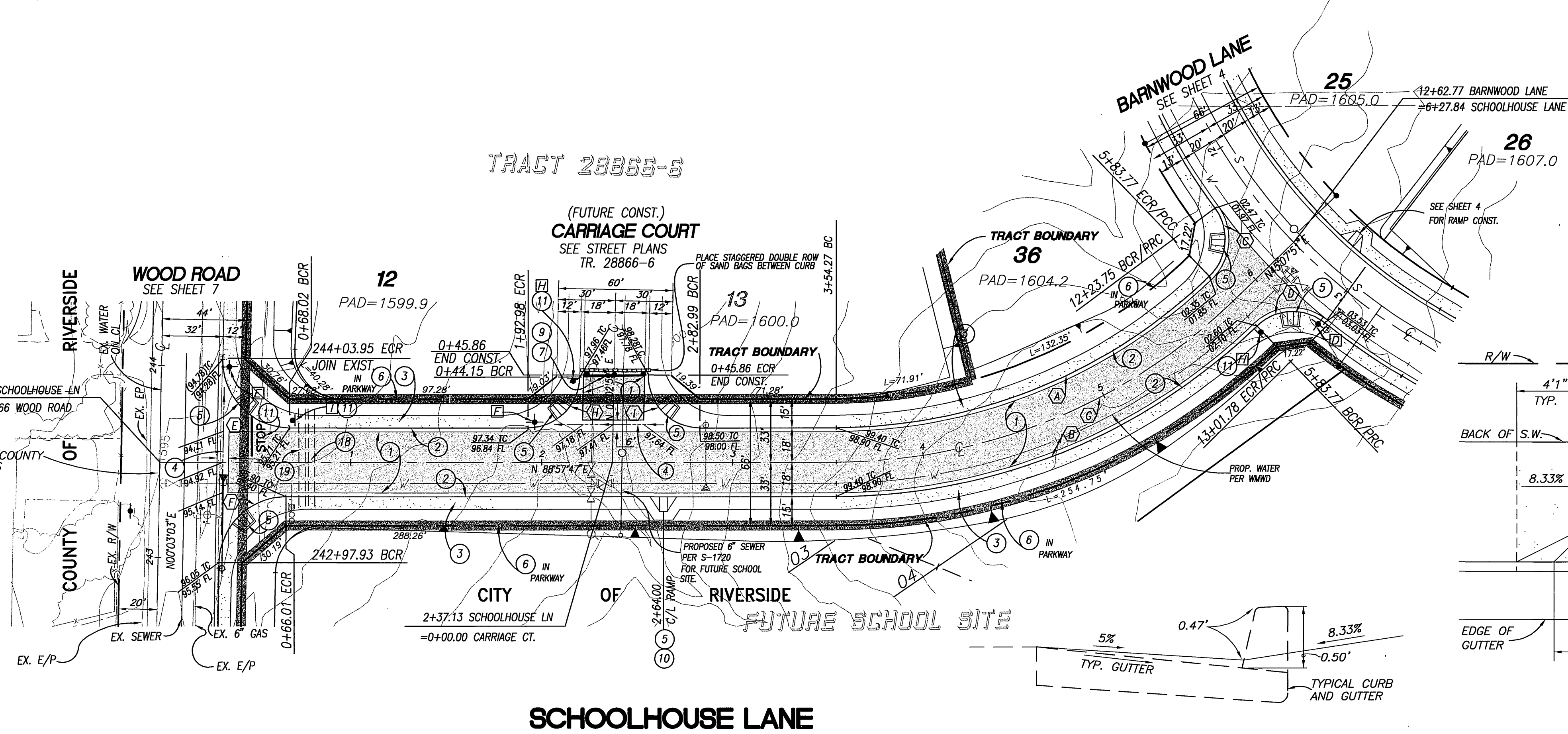
PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=8'



- 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 CROSS GUTTER PER CITY STD. 220 (WIDTH PER PLAN)
 - 5 CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE 1.
 - 6 INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS.
 - 7 CONSTRUCT 2"x6" REDWOOD HEADER
 - 8 CONSTRUCT BARRICADE PER CITY STD. 180
 - 9 CONSTRUCT SIDEWALK WIDENING PER DETAIL SHT. No. 2
 - 10 CONSTRUCT STOP SIGN AND/OR STOP BAR
 - 11 CONSTRUCT 4" SCHEDULE 40 PVC PIPE SLEEVE
 - 12 CONSTRUCT 6" SCHEDULE 40 PVC PIPE SLEEVE

CURVE DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
A	43°49'56"	282.00'	215.73'	113.46'
B	43°49'56"	318.00'	243.28'	127.94'
C	82°32'55"	27.00'	38.90'	23.70'
D	82°32'55"	27.00'	38.90'	23.70'
E	91°05'16"	35.00'	55.64'	35.67'
F	88°54'44"	35.00'	54.31'	34.34'
G	43°49'56"	300.00'	229.50'	120.70'
H	88°54'48"	27.00'	41.90'	26.49'
I	91°05'12"	27.00'	42.92'	27.52'



SCHOOLHOUSE LANE

SECTION 'A-A'
N.T.S.



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-04 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
Incorporated
TKC
2800 Dasher Ave., Ste. 300, Mirra Valley, CA 92553 (909) 653-0241
APPROVED BY: *Joseph A. McGehee*
DATE: 2/11/00
REGISTRATION EXPIRES 3-31-02

APPROVED BY: _____ DATE: _____ BY: _____
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
P.W. ENGR. MANAGER
DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____

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

STREET IMPROVEMENT PLANS
TRACT 28866-2
SCHOOLHOUSE LANE
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

ACCOUNT NO. 31446
R-3550
SHEET **6** OF **8**

1600 CROWN

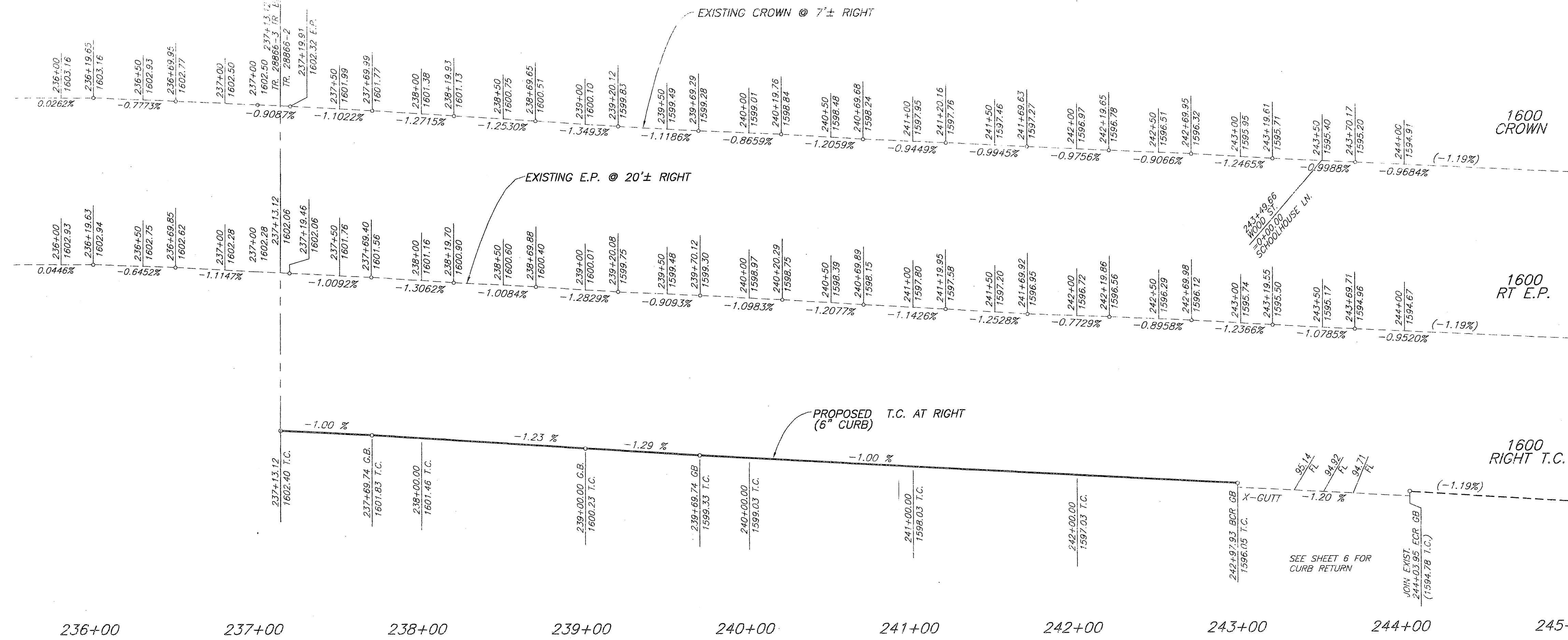
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1600 RIGHT T.C.

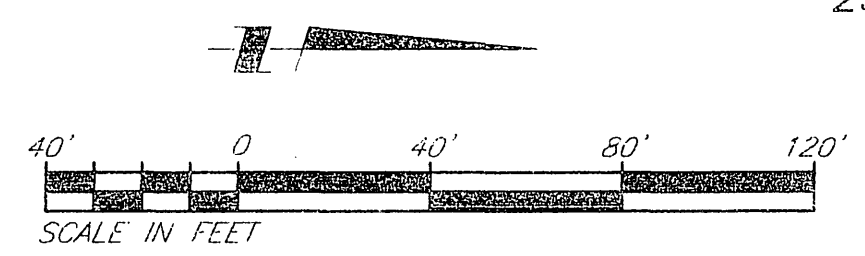
1600 CROWN

1600 RT E.P.

1600 RIGHT T.C.



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



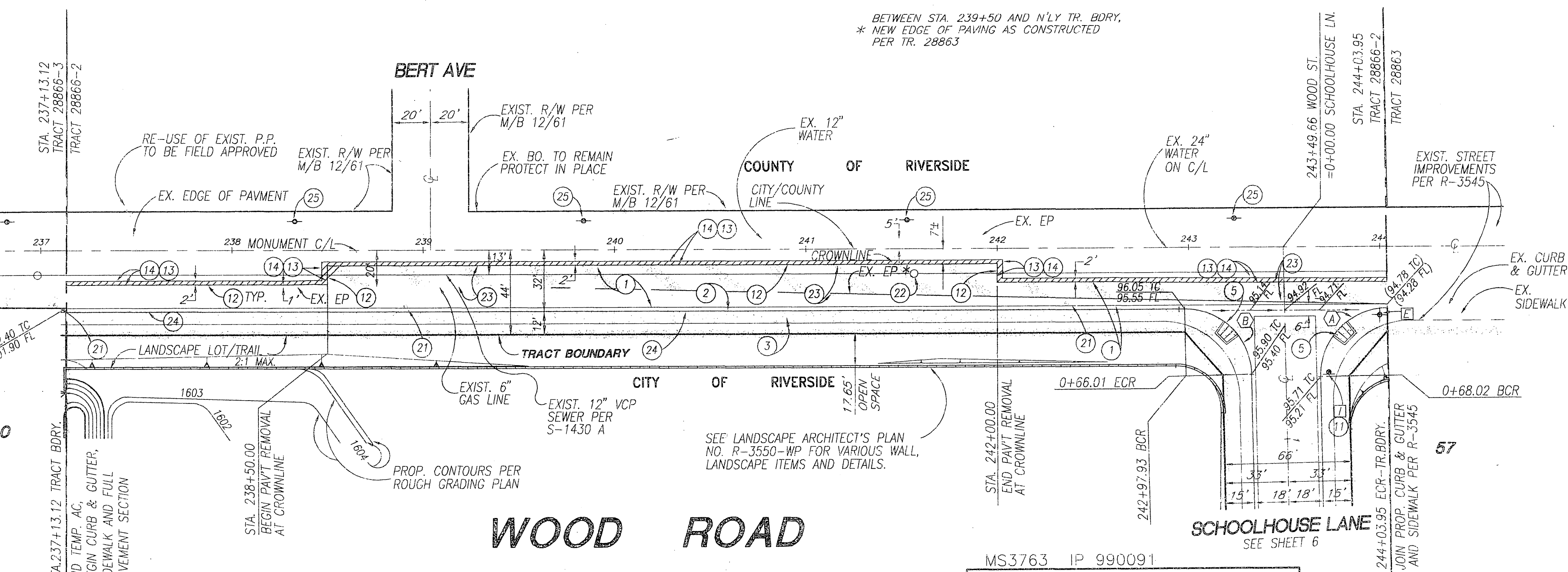
NOTE:
NO STREET LIGHT OR LANDSCAPING IMPROVEMENTS WITHIN COUNTY R/W PER THESE PLANS.

SEE REVERSE FRONTAGE LANDSCAPE ARCHITECT'S PLAN NO. R-3550-L FOR STREET TREES

LEGEND:
COLD PLANE, CLEAN, SEAL AND OVERLAY
NEW PAVEMENT
REMOVE EX. PAVT.
TEMP AC PAVING

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.

CURVE DATA			
Δ	DELTA/BEARING	RADIUS	LEN./DIST.
(A)	91°05'16"	35.00'	55.64'
(B)	88°54'44"	35.00'	54.31'



- CONSTRUCTION NOTES:**
- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION
 - CONSTRUCT A.C. OVERLAY 2' WIDE
 - CONSTRUCT CURB SIDEWALK PER CITY STD. 325
 - CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE 1
 - CONSTRUCT 2" X 6" REDWOOD HEADER
 - INSTALL STOP SIGN AND/OR STOP BAR
 - SAWCUT EXISTING A.C. PAVEMENT FOR A CLEAN JOIN, 1' FROM E.P. AND AT LOCATIONS SHOWN
 - COLD PLANE, CLEAN & SEAL 2' EDGE OF EXISTING PAVEMENT
 - CONSTRUCT A.C. OVERLAY 2' WIDE
 - RELOCATE EXISTING POWER POLE (BY OTHERS)
 - ADJUST EXISTING MH TO GRADE
 - REMOVE EX. AC PAVEMENT
 - REMOVE EXISTING BARB WIRE FENCE
 - PROPOSED LOCATION OF POWER POLES
 - CONSTRUCT TEMPORARY 2 1/2" AC OVER COMPACTED NATIVE

- GENERAL NOTES - CONT. FROM SHT. 1**
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER ENGINEER TO INSTALL STREET CENTERLINE MONUMENT RIVERSIDE COUNTY ORDINANCE NO. 461.
 - ALL UNDERGROUND FACILITIES, WITH LATERALS, PAVING THE STREET, INCLUDING, BUT NOT LIM WATER, ELECTRIC, GAS, STORM DRAINS.
 - ALL STREET SECTIONS ARE TENTATIVE. ADD AFTER ROUGH GRADING TO DETERMINE TH REQUIREMENTS. USE STANDARD NO. 401 ENCOUNTERED.
 - ASPHALTIC EMULSION (FOG SEAL) SHALL FOURTEEN DAYS FOLLOWING PLACEMENT SEAL AND PAINT BINDER SHALL BE APPL GALLON PER SQUARE YARD RESPECTIVELY. CONFORM TO SECTION 37, 39 AND 94 OF SPECIFICATIONS.

NOTE:
THE "GENERAL NOTES" ABOVE AND THE NOTE BELOW APPLIES ONLY TO WORK WITHIN COUNTY RIGHT-OF-WAY.

MS3763 IP 990091
COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT

SHEET 17 THROUGH 8

APPROVED BY: *Khaled A. Othman* 3/7/00
KHALED A. OTHMAN 33950 DATE: 3/7/00

RECOMMENDED: _____ DATE: _____

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 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

Professional Engineer Seal
JOSEPH A. MCGEE
No. 28089
Exp. 3/31/02
CIVIL
STATE OF CALIFORNIA

The Keith Companies TKC
32800 Central Ave., Ste. 200, Mirrae Palms, CA 92550 (709) 653-0354
APPROVED BY: *Joseph A. McGee*
DATE: 2/16/00
JOSEPH A. MCGEE R.C.E. NO. 28089
REGISTRATION EXPIRES 3-31-02

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

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

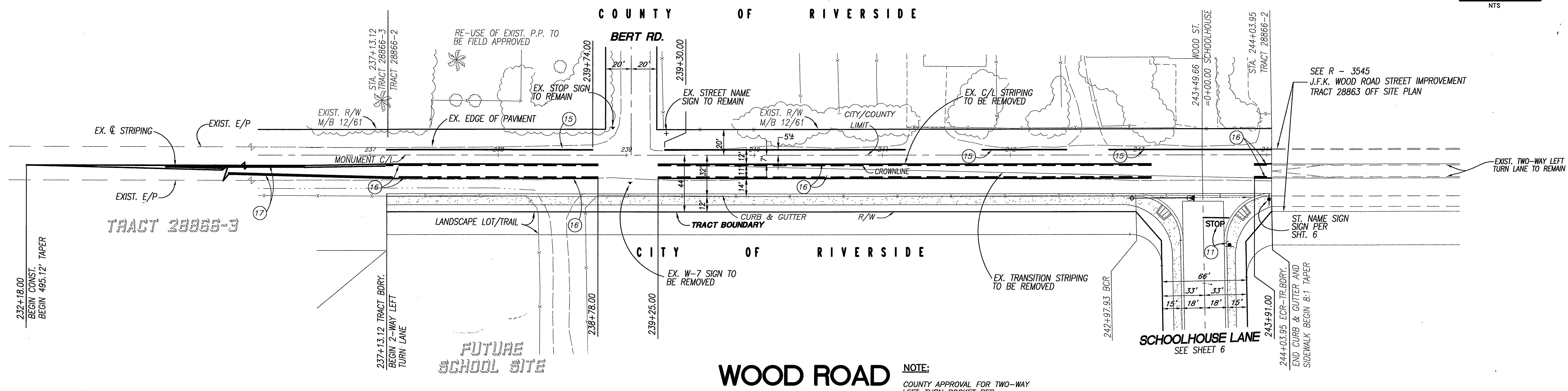
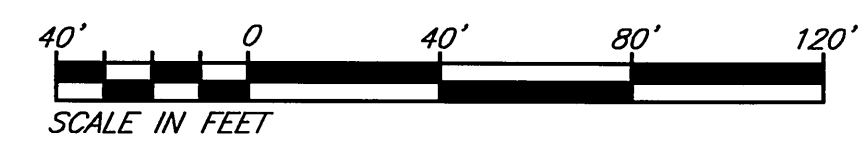
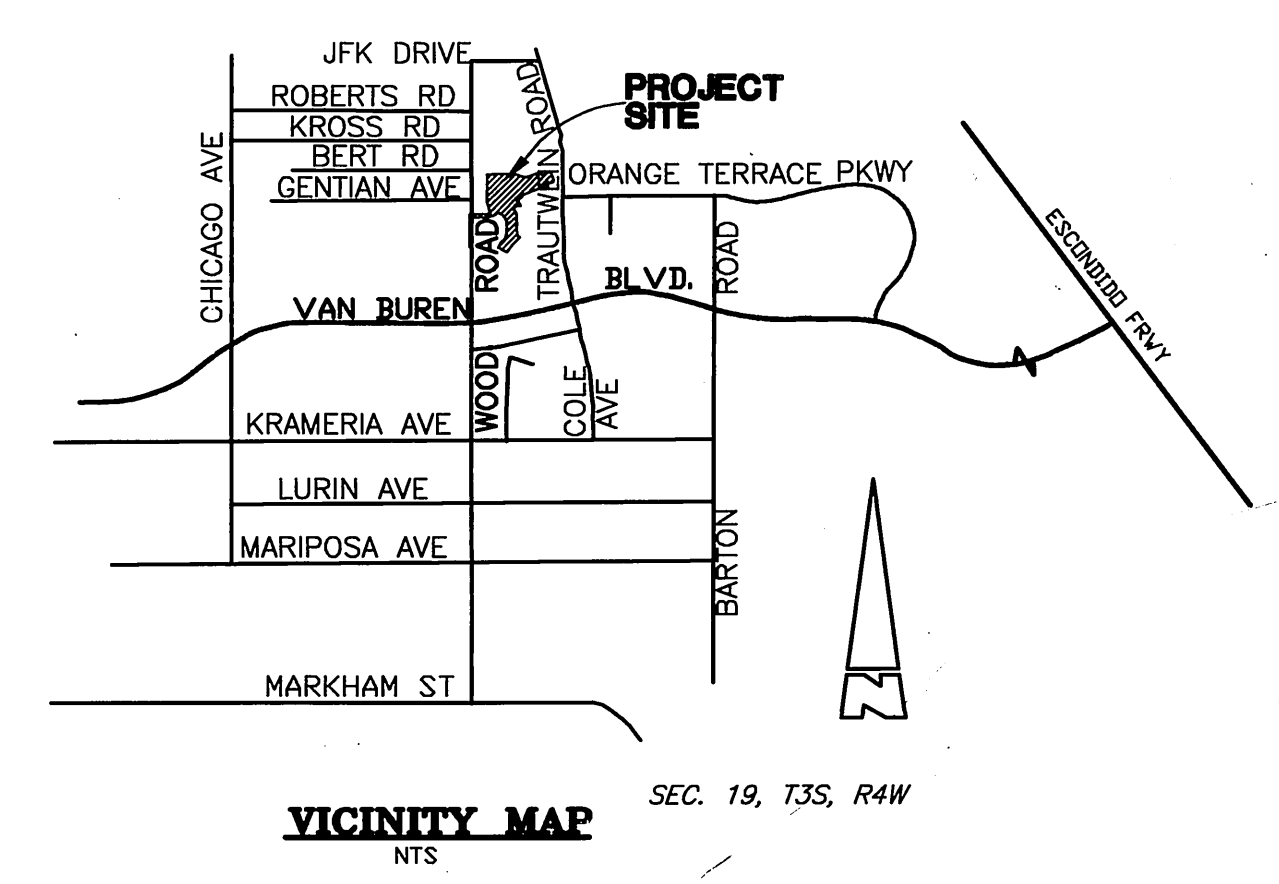
APPROVED BY: _____ DATE: _____ BY: _____
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
P.W. ENGR. MANAGER
STREET SERVICES

PUBLIC WORKS DIRECTOR

STREET IMPROVEMENT PLANS
TRACT 28866-2
WOOD ROAD
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

ACCOUNT NO. 31446
R-3550
SHEET 7 OF 8

PC-4117-S7



WOOD ROAD

NOTE:
COUNTY APPROVAL FOR TWO-WAY LEFT-TURN POCKET PER KHALED OTHMAN ON SEPT. 20, 1999

NOTE:
ALL WORK SHOWN ON SIGNING AND STRIPING PLANS TO BE PERFORMED BY CONTRACTOR FOR STREET IMPROVEMENTS.

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 DEPARTMENT 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 APPROVED OTHERWISE.

NOTE:
"THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN 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:
THE ABOVE "NOTE" APPLIES ONLY FOR WORK WITHIN THE COUNTY RIGHT-OF-WAY.

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.

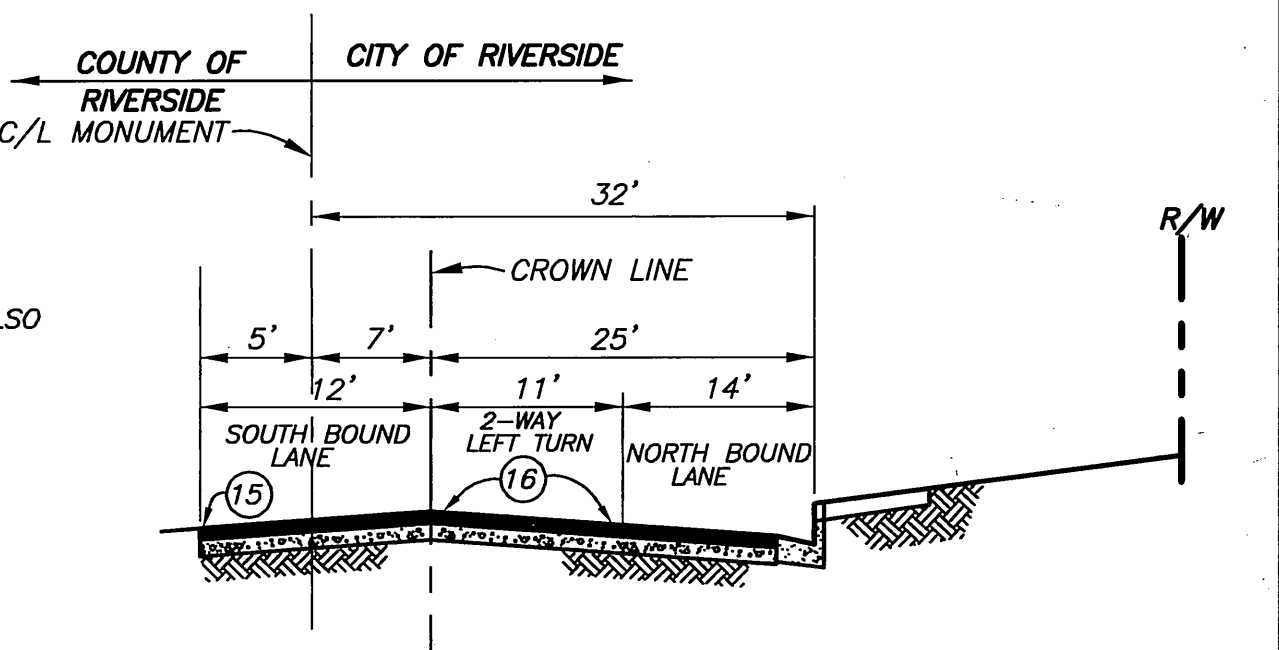
NOTE:
THE ABOVE "GENERAL NOTES COUNTY OF RIVERSIDE" APPLIES ONLY FOR WORK WITHIN THE COUNTY RIGHT-OF-WAY.

STRIPING NOTES:

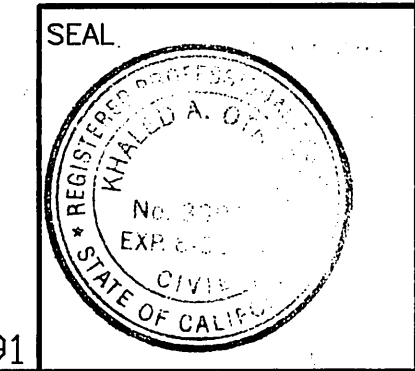
- 11 - INSTALL STOP SIGN AND/OR STOP BAR
- 15 - PAINT 4" WHITE PER CALTRANS TRAFFIC STD. MANUAL DETAIL 27B
- 16 - PAINT 2-WAY LEFT TURN LANE PER CALTRANS TRAFFIC MANUAL DETAIL 31
- 17 - PAINT 4" DOUBLE YELLOW STRIPE PER CALTRANS TRAFFIC MANUAL DETAIL 21

QUANTITIES FOR THIS SHEET ONLY

UNIT	CTY. QTY.	CO. QTY.
EA.	1	-
LF.	-	542
LF.	550	-
LF.	495	-



WOOD ROAD TYPICAL SECTION
N.T.S.



MS3763 IP 990091
COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
SHEET 1, 7 THROUGH 8
APPROVED BY: *Khaled A. Othman* 3/7/00
KHALED A. OTHMAN 33950 DATE: 3/7/00
RECOMMENDED BY: *R. McBrath* 07MOR00
DATE: 5-3-2000

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.



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.

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
20000 Center Ave., Ste. 200, Norco, CA 92550 (951) 652-9251
APPROVED BY: *Joseph A. McGee*
JOSEPH A. MCGEE R.C.E. NO. 28089
DATE: 2/11/00 REGISTRATION EXPIRES 3-31-02

MARK	REVISIONS:	APPR.	DATE

DESIGNED BY: I.B. DRAWN BY: RMD CHECKED BY: J.A.M.

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

SIGNING & STRIPING PLAN
TRACT 28866-2
WOOD ROAD
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

ACCOUNT NO. 31446
R-3550
SHEET 8 OF 8