

STREET IMPROVEMENT PLANS TRACT 28866-7, IN THE CITY OF RIVERSIDE

GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT-OF-WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STD. DWG., ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE 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. CONTACT JULIAN CARDENAS @ 826-5937 FOR PLANS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- 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 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- THE CONTRACTOR TO GIVE WESTERN MUNICIPAL WATER DISTRICT FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF GRADING AND/OR CONSTRUCTION AND ALLOW WMMW TEN (10) WORKING DAYS FOR COMPLETION OF WORK (909) 780-9764, EXT. 68
- 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.
- TRAFFIC SIGNAL WORK SHALL BE PERFORMED IN ACCORDANCE TO THE MOST CURRENT PROVISIONS OF SECTION 86 OF THE STANDARD SPECIFICATIONS, THE STANDARD PLANS, BOTH PUBLISHED BY THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS), THE CONSTRUCTION PLANS AND AS DIRECTED BY THE CITY TRAFFIC ENGINEER.
- CONTACT TRAFFIC SIGNAL MAINTENANCE (909-351-6096) 48 HOURS IN ADVANCE OF THE WORK PERFORMED. INSPECTION FOR TRAFFIC SIGNAL WORK SHALL BE AT THE RATE OF \$55.00 PER HOUR.
- CONSTRUCTION WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOPS SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED (909-351-6096) AND THE NECESSARY TIMING ADJUSTMENTS MADE TO MAINTAIN SIGNAL OPERATION.
- ALL LOOP LOCATIONS SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER OR HIS INSPECTOR PRIOR TO INSTALLATION BY THE CONTRACTOR.
- CONDUCTORS FOR DETECTOR LOOPS SHALL BE TYPE 2.
- DETECTOR LOOP LEAD-IN CABLE SHALL BE TYPE A OR B. MIXING OF TYPE SHALL NOT BE ALLOWED. THE ENDS THAT TERMINATE IN THE CONTROLLER CABINET SHALL HAVE SPADE TERMINALS THAT HAVE BEEN CRIMPED AND SOLDERED.
- THE ENDS OF THE DETECTOR LOOP LEAD-IN CABLE IN THE CONTROLLER CABINET SHALL BE IDENTIFIED WITH COLOR CODED VINYL PLASTIC ELECTRICAL TAPE ACCORDING TO THE INSPECTOR'S INSTRUCTIONS.
- SPLICING OF TRAFFIC SIGNAL CONDUCTORS IS NOT PERMITTED.

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

ITEM	DESCRIPTION	UNIT	QUANTITY
1	CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.	S.F.	145,325-144,155
1A	CONSTRUCT 4" A.C. OVER 13" C.A.B. (PER R-2971 ST. IMP. PLAN).	S.F.	118
2	CONSTRUCT 6" CF CURB AND GUTTER PER CITY STD. 200 TYPE I	L.F.	7,193
3	CONSTRUCT CURB SIDEWALK PER CITY STD. 325.	S.F.	45,798
4	CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I.	EA.	19
5	INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS	SEE RIGHT	
6	CONSTRUCT CROSS GUTTER PER CITY STD. 220 (WIDTH PER PLAN)	S.F.	1740
7	INSTALL BARRICADE PER CITY STD. NO. 180	EA.	3
8	INSTALL STOP SIGN AND/OR STOP BAR.	EA.	7
9	CONSTRUCT SIDEWALK WIDENING I PER DETAIL SHT. NO. 2.	EA.	4
10	CONSTRUCT SIDEWALK WIDENING II PER DETAIL SHT. NO. 2.	EA.	5
11	CONSTRUCT 6" CURB & 5" GUTTER PER CITY STD 200, TYPE I	L.F.	109
12	CONSTRUCT 2" x 6" REDWOOD HEADER. (NOT REQUIRED IF THESE IMP'S ARE BUILT CONCURRENTLY W/ LOT 9, TR. 28263 # R-3602)	L.F.	560 ⁵
13	CONSTRUCT 8" CF CURB TYPE II PER CITY STD. NO. 200, TYPE I	EA.	883
14	CONSTRUCT 20' LONG X 2' WIDE X 2-1/2" THICK, A.C. DRAINAGE APRONS	EA.	2
15	CONSTRUCT MEDIAN OPENING PER CITY STD. NO. 121 & 123 (W=8', L=80')	EA.	2
16	CONSTRUCT 4" PVC SCHEDULE 40 PIPE SLEEVE(CAP BOTH ENDS OF PIPE)	L.F.	100
17	CONSTRUCT 6" PVC SCHEDULE 40 PIPE SLEEVE(CAP BOTH ENDS OF PIPE)	L.F.	100
18	CONSTRUCT MODIFIED DRIVEWAY PER DETAIL SHT. NO. 2	N.A.P.	
19	INSTALL TYPE R7 (KEEP RIGHT) SIGN PER CALTRANS & CITY STD. NO. 666	EA.	2
20	PAINT NOSE OF MEDIAN A REFLECTIVE YELLOW, AS APPROVED BY CITY TRAFFIC DEPT.	L.F.	30
21	REMOVE EX. CURB AND 5" GUTTER	L.F.	245
22	REMOVE EX. SIDEWALK	S.F.	1450
23	SAWCUT AND REMOVE EX. AC. PAVEMENT	S.F.	118
24	REMOVE AND SALVAGE EX. BARRICADE	EA.	2
25	INSTALL NEW DETECTOR LOOPS AND PULLBOXES	EA.	2
26	RELOCATE EXIST. STREET LIGHT AS SHOWN	L.F.	1
27	RELOCATE VARIOUS EXIST. WATER IMPROVEMENTS PER WATER PLAN	-	-
28	CONSTRUCT 24"x24" GRATED INLET BY BROOKS PRODUCTS PRODUCTS (NDS 1230) APPROVED EQUAL	EA.	2
29	CONSTRUCT 12" PVC SOLID WALL SDR 35 PIPE	L.F.	24
30	CONSTRUCT REVERSE TAPER PER CITY STD. NO. 122	EA.	1
31	INSTALL R-41 SIGN PER CALTRANS TRAFFIC MANUAL	EA.	1
32	PAINT 4" DOUBLE YELLOW STRIPE PER CALTRANS TRAFFIC MANUAL DETAIL 21	L.F.	592
33	PAINT TYPE IV (R) ARROW PER CALTRANS TRAFFIC MANUAL	EA.	3
34	INSTALL R-10 (RT) SIGN PER CALTRANS TRAFFIC MANUAL	EA.	1
35	ABANDON EXIST. DETECTOR LOOPS IN PLACE	EA.	2
36	REMOVE EXIST. PULLBOX	EA.	1
37	INTERCEPT CONDUIT AND EXTEND 75' ±	L.F.	75
38	INSTALL NEW DLC TO CONTROLLER	L.F.	645

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:

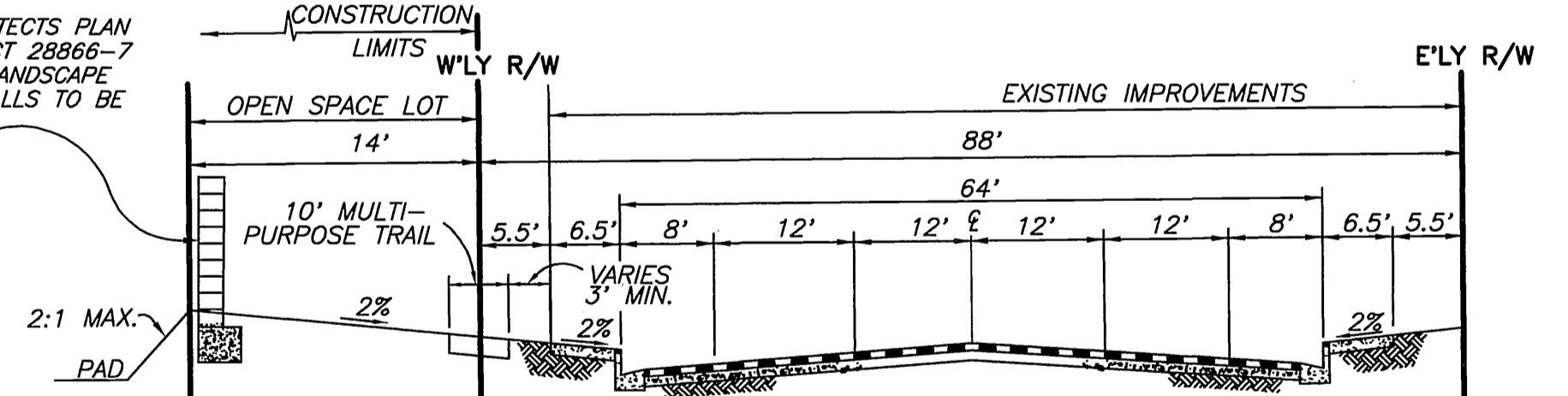
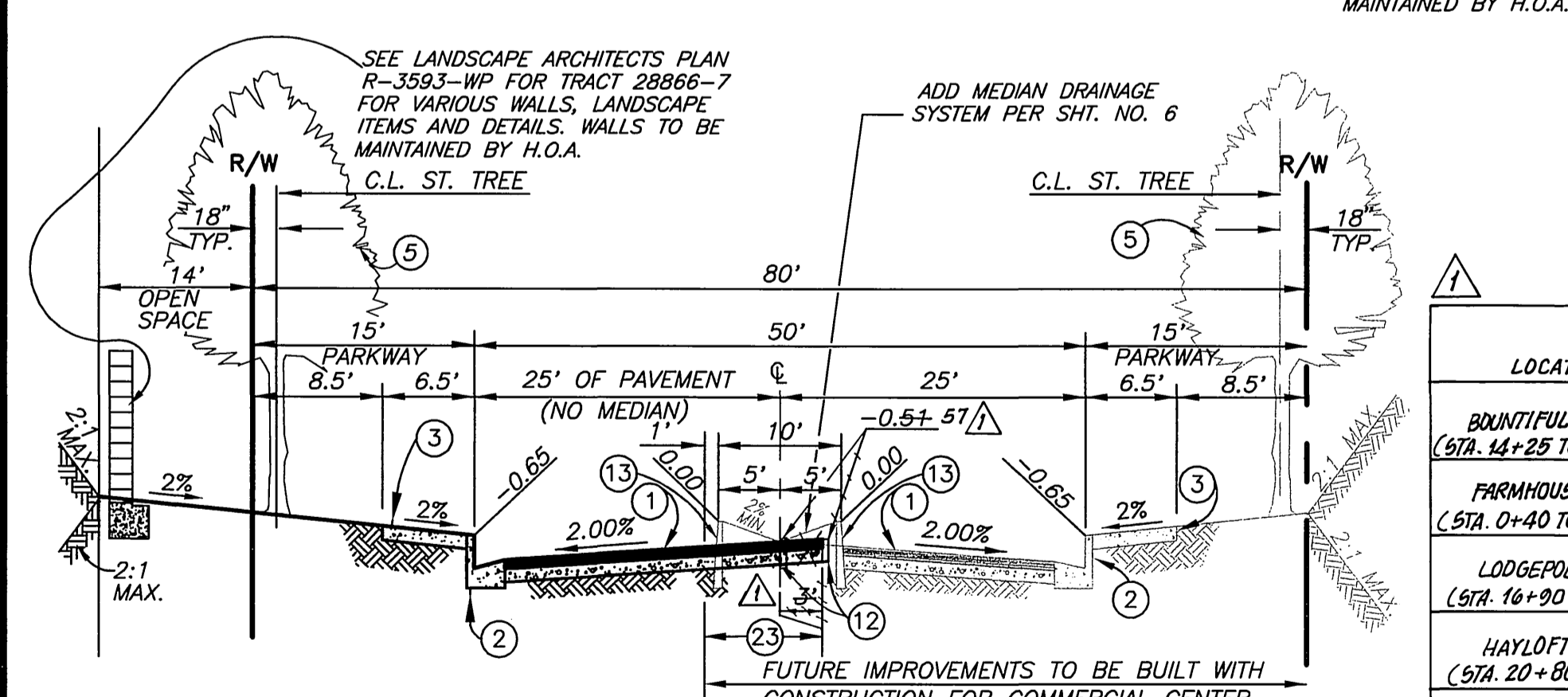
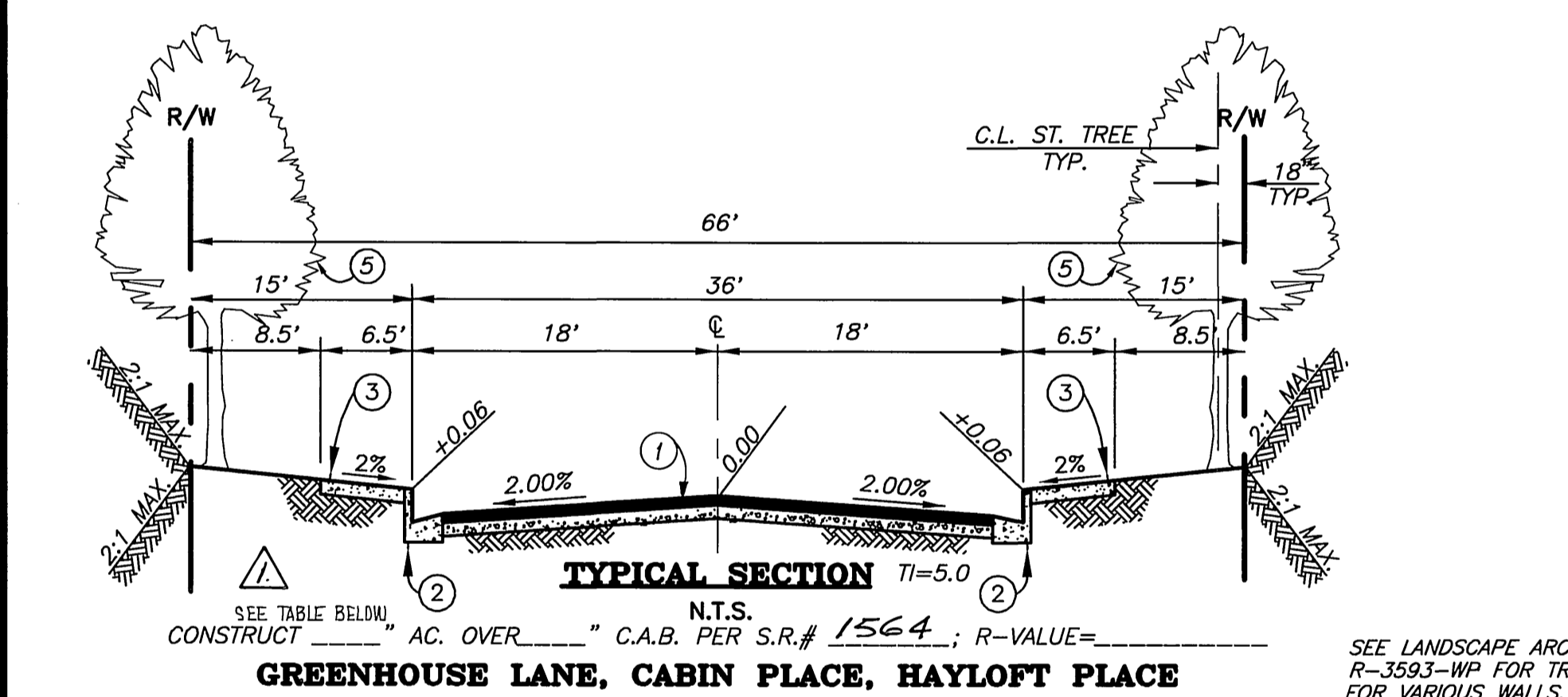
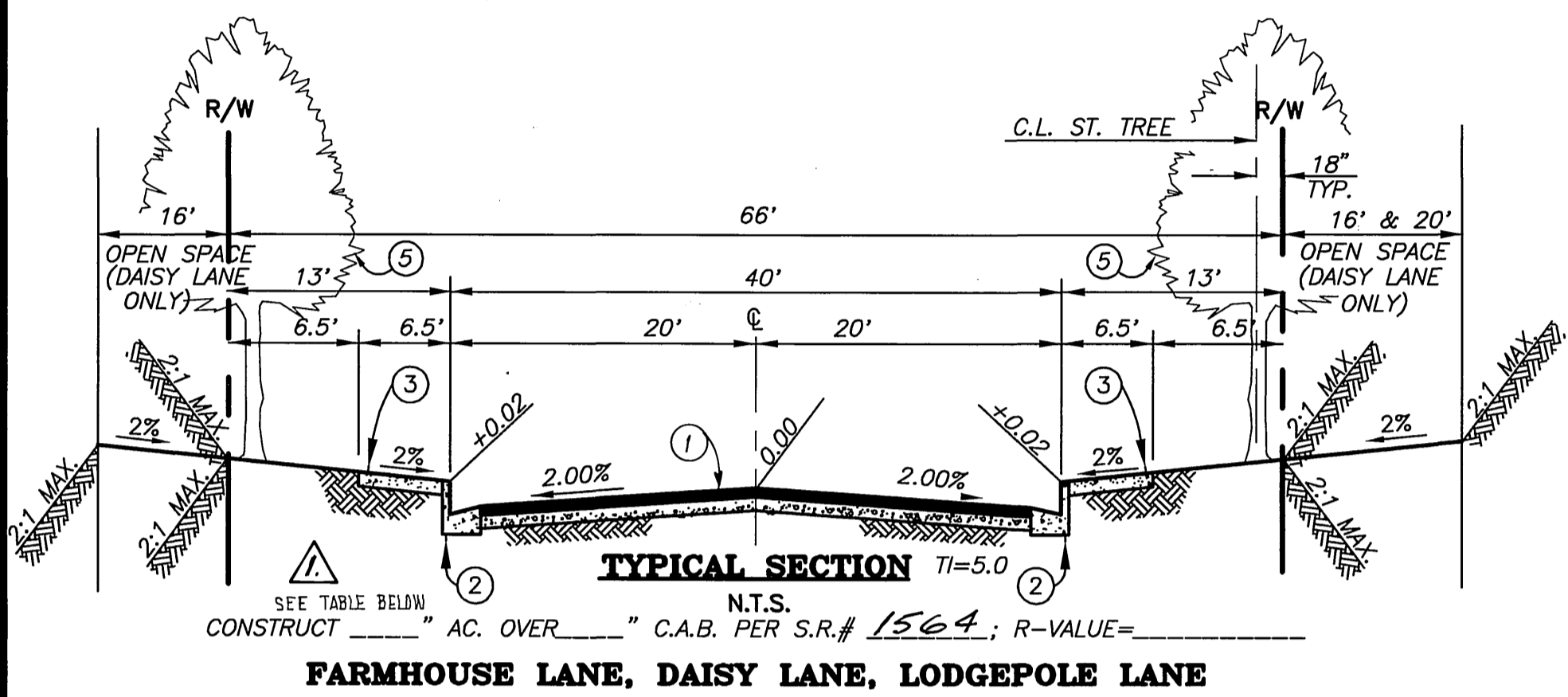
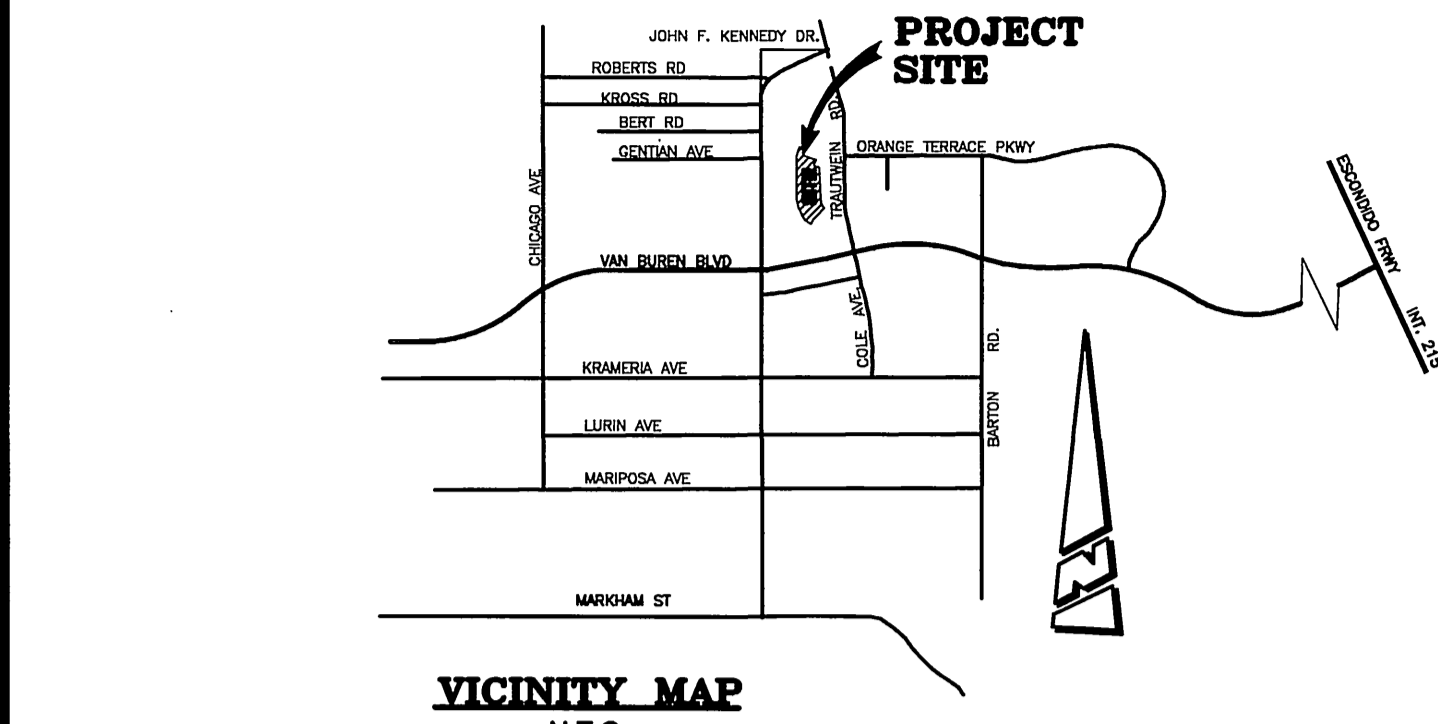
STREET NAMES	BOTANICAL NAME/ COMMON NAME	MIN. SIZE	APPROX. SIZING	NUMBER REQUIRED
A. DAISY LANE	SEE REVERSE FRONTAGE LANDSCAPE PLAN #R-3593-L AS PREPARED BY DAVID NEAULT & ASSOC. DATED 7-10-2000			
B. LODGEPOLE LANE	MAGNOLIA G. "MAJESTIC BEAUTY" SOUTHERN MAGNOLIA	24" BOX	45' O.C.	8 EA.
C. FARMHOUSE LANE	QUERCUS COCCINEA SCARLET OAK	15 GAL	45' O.C.	66 EA.
D. HAYLOFT PLACE	KOELREUTERIA PANNICULATA GOLDEN RAIN TREE	15 GAL	45' O.C.	6 EA.
E. GREENHOUSE LANE	ARBUTUS UNEDO STRAWBERRY TREE	15 GAL	45' O.C.	10 EA.
F. CABIN PLACE	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	15 GAL	45' O.C.	45 EA.
G. BOUNTIFUL STREET	SEE REVERSE FRONTAGE LANDSCAPE PLAN #R-3593-L AS PREPARED BY DAVID NEAULT & ASSOC. DATED 7-10-2000			
H. TRAUTWEIN RD.	SEE REVERSE FRONTAGE LANDSCAPE PLAN #R-3593-L AS PREPARED BY DAVID NEAULT & ASSOC. DATED 7-10-2000			

*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.

TRAFFIC & STREET NAME SIGN SCHEDULE

CONSTRUCT PER CITY STD. DWG. 662, 662A & 666

TRAFFIC INDEX	TRAFFIC INDEX	UNPAVED ASPHALTIC SURFACE	PAVED ASPHALTIC SURFACE
A	BOUNTIFUL STREET	19300	8600
B	TRAUTWEIN ROAD	8600	8600
C	BOUNTIFUL STREET	19200	8700
D	FARMHOUSE LANE	19200	8600
E	GREENHOUSE LANE	19200	8600
F	FARMHOUSE LANE	19200	8500
G	CABIN PLACE	8600	8500
H	DAISY LANE	8500	8500
I	FARMHOUSE LANE	8500	8500
J	HAYLOFT PLACE	8500	8400
K	FARMHOUSE LANE	8400	8500
L	LODGEPOLE LANE	8500	8400
M	FARMHOUSE LANE	8400	
N	W53A ("NOT A THROUGH STREET") (30")		



LOCATION	TRAFFIC INDEX	UNPAVED ASPHALTIC SURFACE	PAVED ASPHALTIC SURFACE
BOUNTIFUL STREET (SHT. 14+25 TO 19+80)	6.0	32	3.0 8.0 3.5 7.0 4.0 6.0
FARMHOUSE LANE (SHT. 0+80 TO 16+80)	5.0	38	3.0 4.0
LODGEPOLE LANE (SHT. 16+90 TO 19+25)	5.0	34	3.0 5.0
HAYLOFT PLACE (SHT. 20+80 TO 22+20)	5.0	34	3.0 5.0
DAISY LANE (SHT. 0+20 TO 1+90)	5.0	38	3.0 4.0
GREENHOUSE LANE (SHT. 1+20 TO 3+80)	5.0	24	3.0 6.5 4.0 4.0
CABIN PLACE (SHT. 0+00 TO 9+00)	5.0	24	3.0 6.5 4.0 4.0

EXISTING UNDERGROUND STRUCTURES HOLD HARMLESS INDEMNIFICATION CLAUSE

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.

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.

CALL 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 1989-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 256.0 FEET SOUTH OF VAN BUREN BOULEVARD, 268.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123

THE KEITH COMPANIES
TKC
28890 Outcrop Ave., Ste. 200, Mirrae Palms, CA 92553 (909) 659-0251
APPROVED BY: Joseph A. McGee III
DATE: 8/17/00

CHARTER COMMUNICATIONS
CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND
APPROVED BY: [Signature]
DATE: 8-17-00

PACIFIC BELL TELEPHONE
APPROVED BY: [Signature]
DATE: 8/17/00

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY: [Signature]
DATE: 8/17/00

WESTERN MUNICIPAL WATER DISTRICT
FOR Non-Interference Compliance
SHEET THROUGH 8
CIVIL ENGINEER: [Signature]
DATE: 8/22/00 R.C.E. 46212

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature]
DATE: 10-29-00

STREET IMPROVEMENT PLANS TRACT 28866-7
TITLE SHEET SHEET 1 OF 8

ACCOUNT NO. 31451
R-3593

INDEXED 11-29-2000

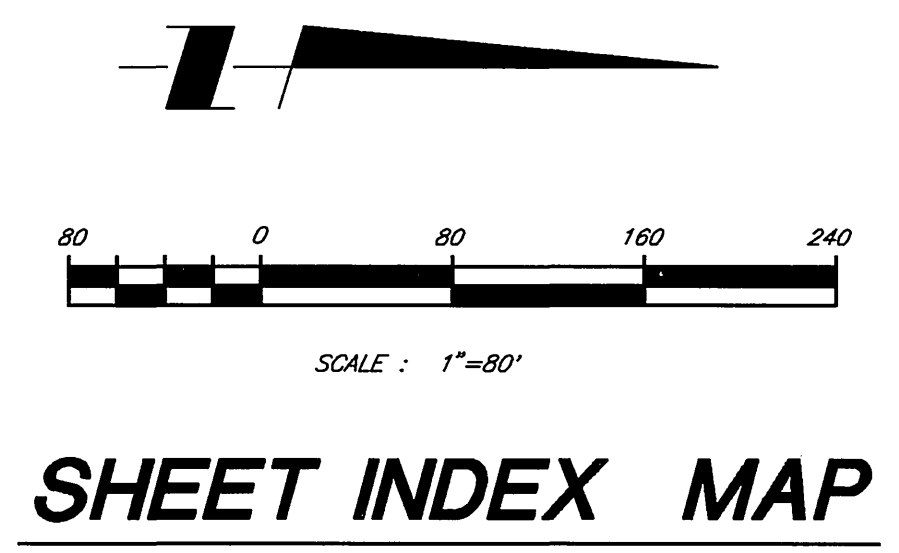
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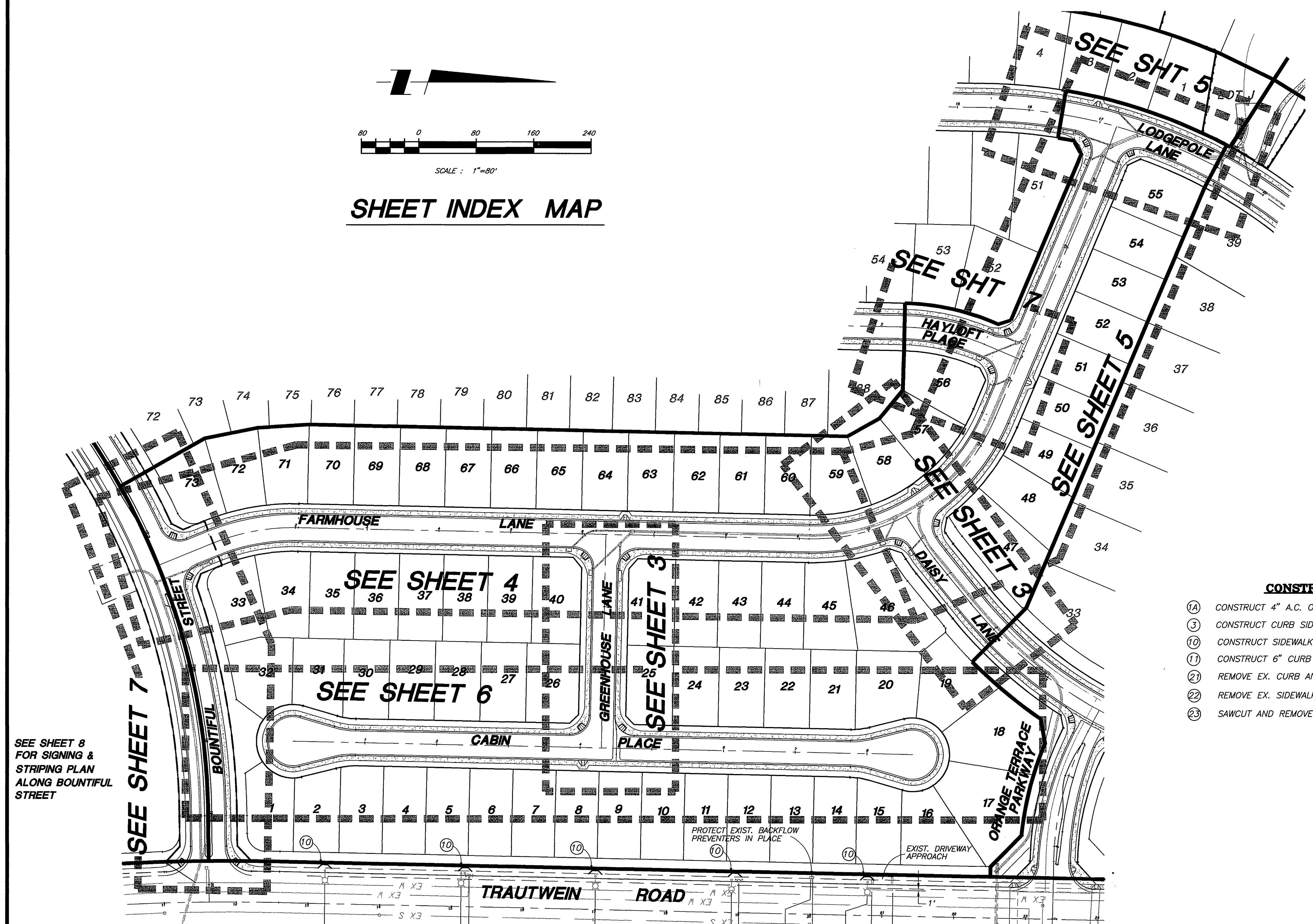
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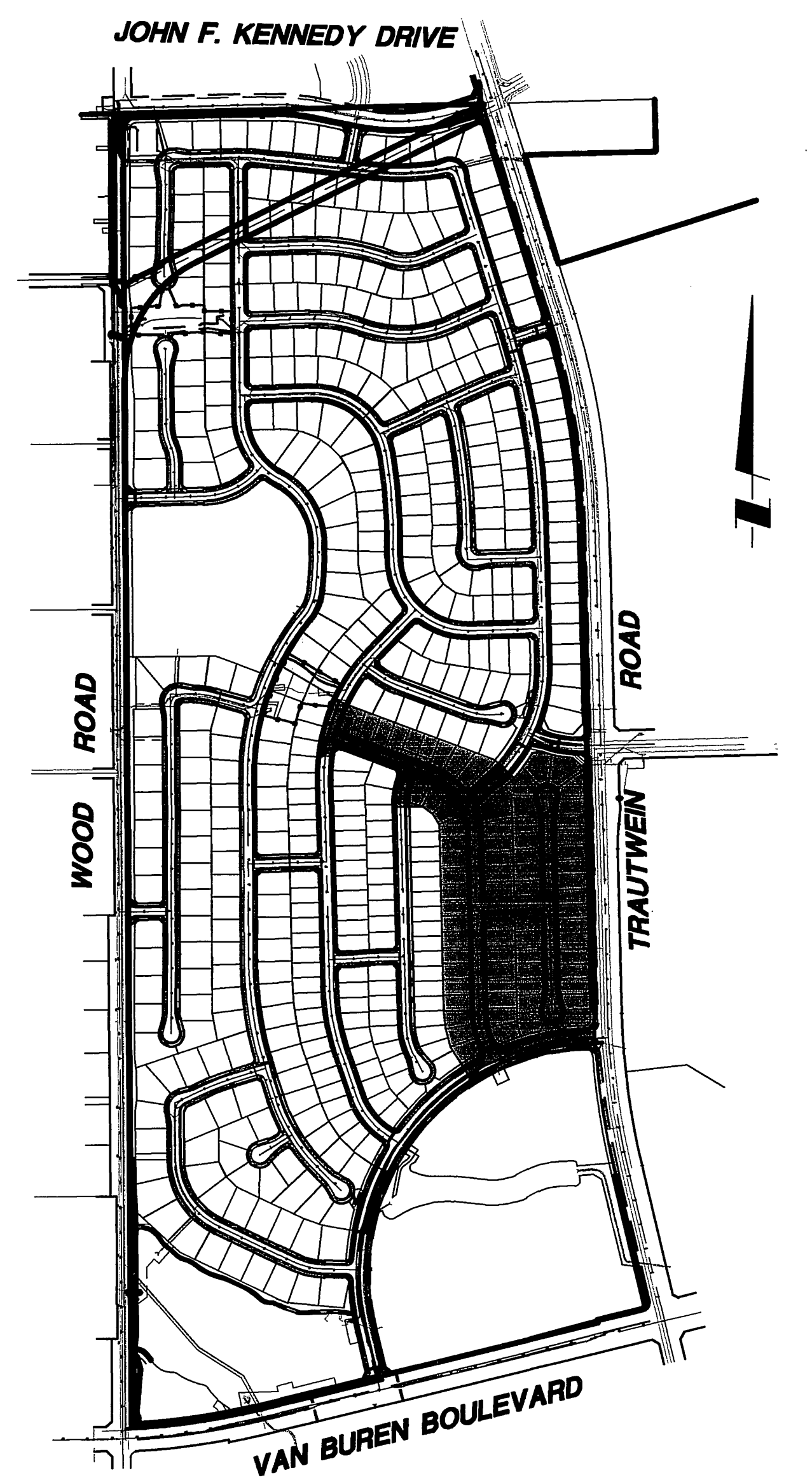
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SHEET INDEX MAP

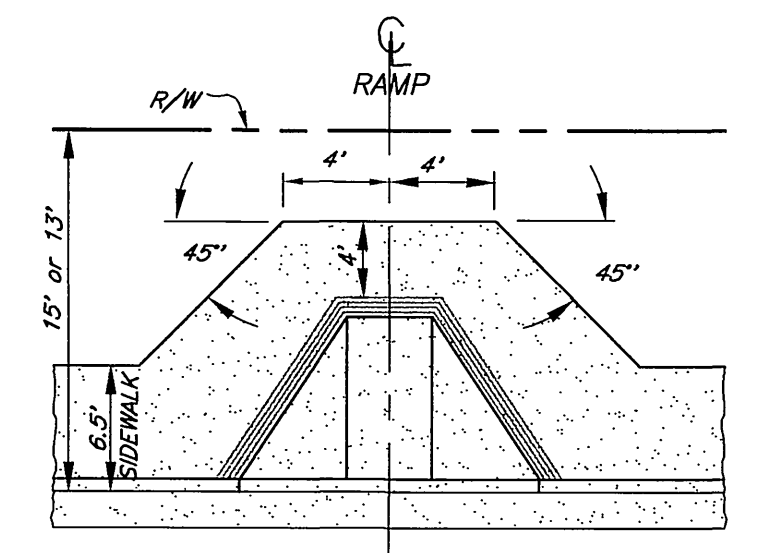


- CONSTRUCTION NOTES**
- ①A CONSTRUCT 4" A.C. OVER 13" C.A.B. (PER R-2971 ST. IMP. PLAN).
 - ③ CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
 - ⑩ CONSTRUCT SIDEWALK WIDENING II PER DETAIL SHT. NO. 2.
 - ① CONSTRUCT 6" CURB & 5' GUTTER PER CITY STD 200, TYPE I.
 - ② REMOVE EX. CURB AND 5' GUTTER
 - ② REMOVE EX. SIDEWALK
 - ③ SAWCUT AND REMOVE EX. AC. PAVEMENT

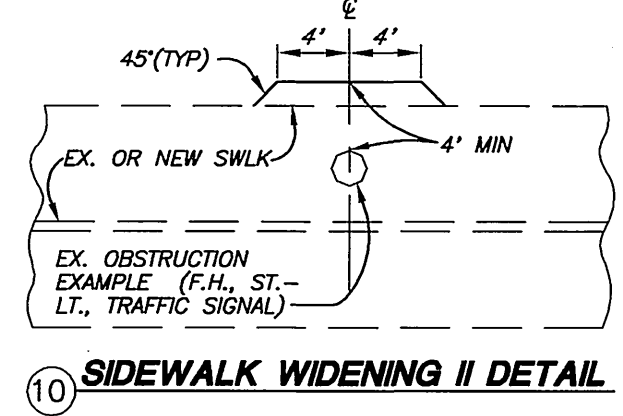


KEY MAP
NO SCALE

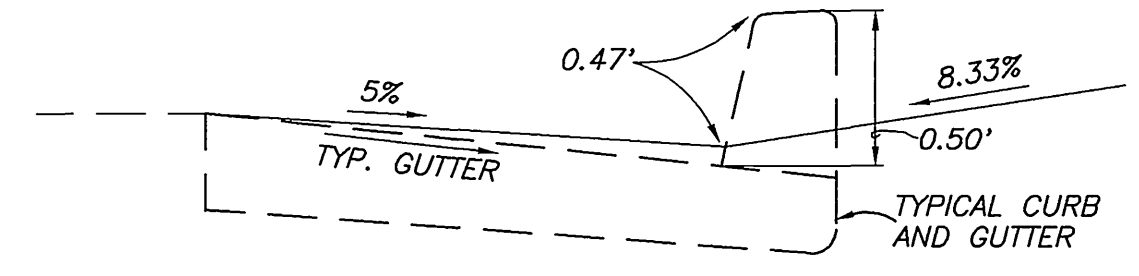
SEE SHEET 8 FOR SIGNING & STRIPING PLAN ALONG BOUNTIFUL STREET



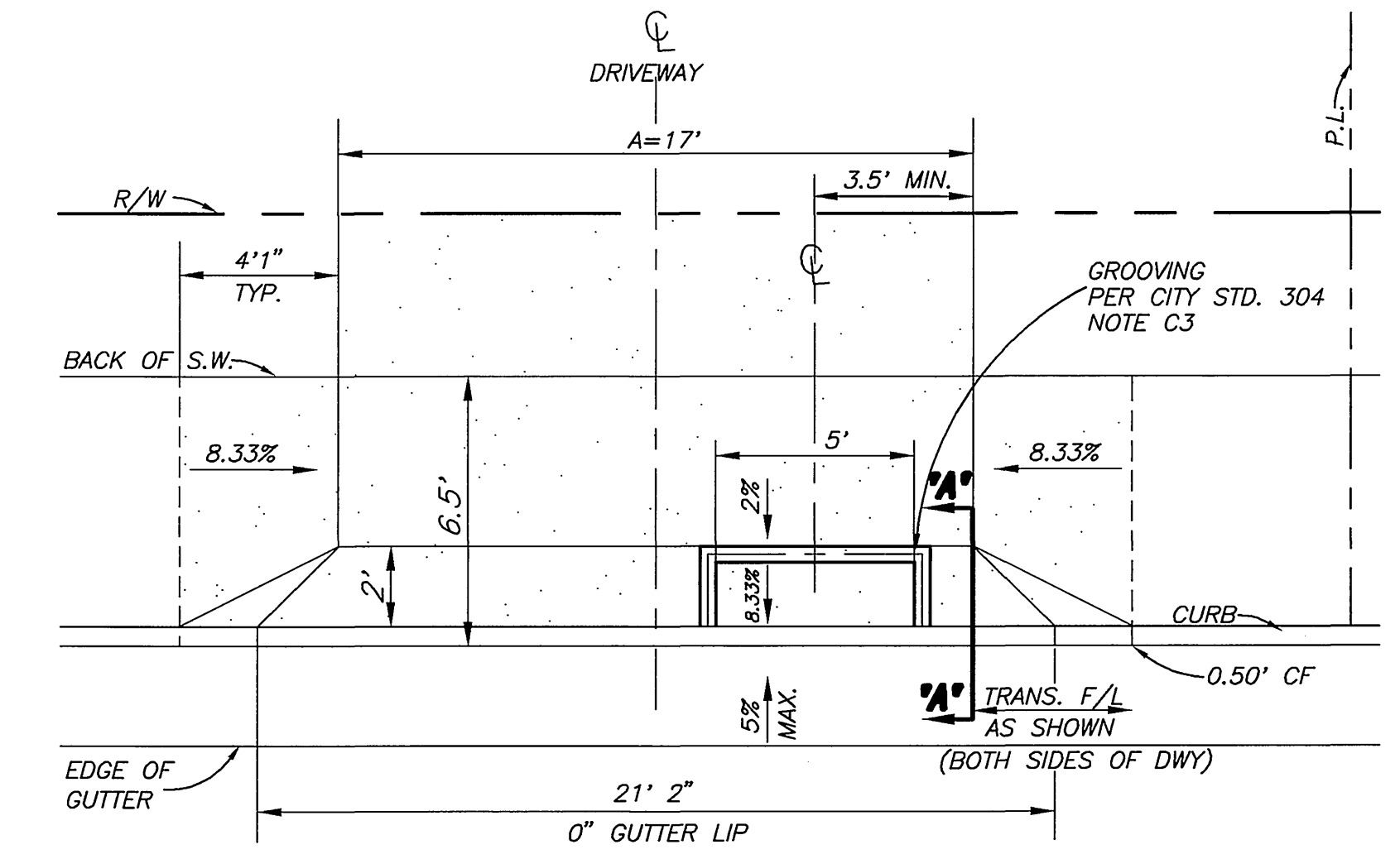
9 SIDEWALK WIDENING I DETAIL
N.T.S.



10 SIDEWALK WIDENING II DETAIL



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



MODIFIED DRIVEWAY 18
N.T.S.

CITY BUSINESS TAX CERTIFICATION NO. 33595 EXP. DATE 4/2/01

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 VBS-64 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 289.0 FEET SOUTH OF VAN BUREN BOULEVARD, 289.0 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



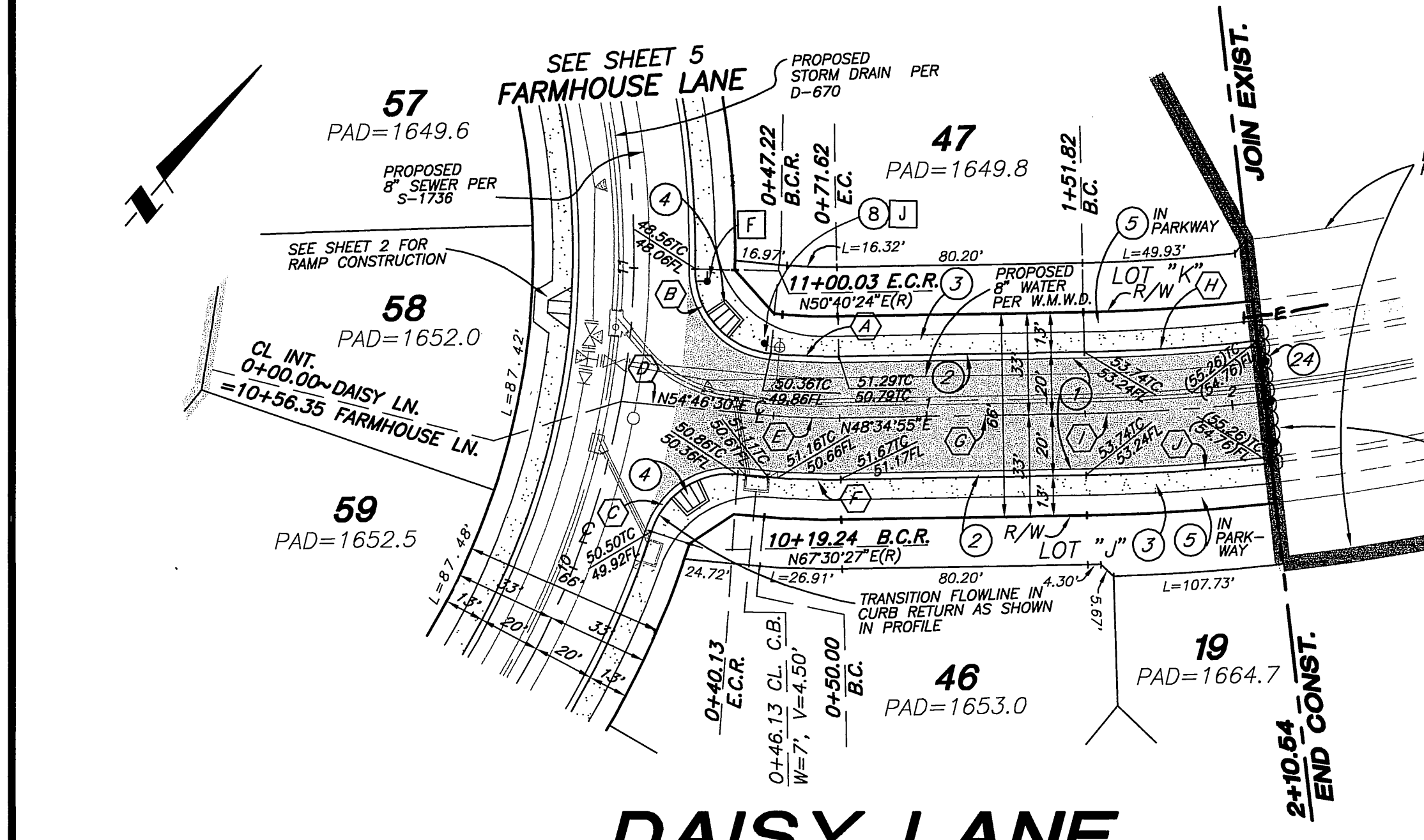
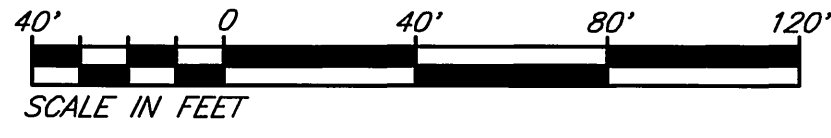
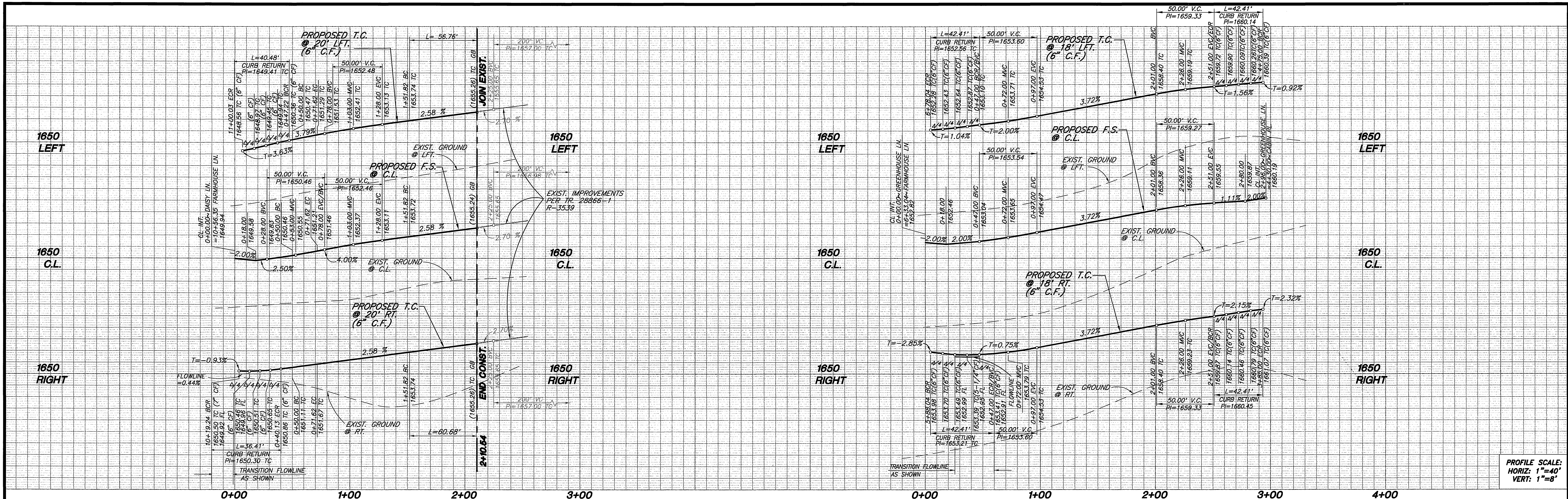
The Keith Companies
Inland Empire Division
TKC
2850 Cactus Ave., Ste. 300, Mirna Valley, CA 92555 (951) 655-0254
APPROVED BY: *Joseph A. McGehee*
DATE: 8/17/00
JOSEPH A. MCGEE III R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02

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

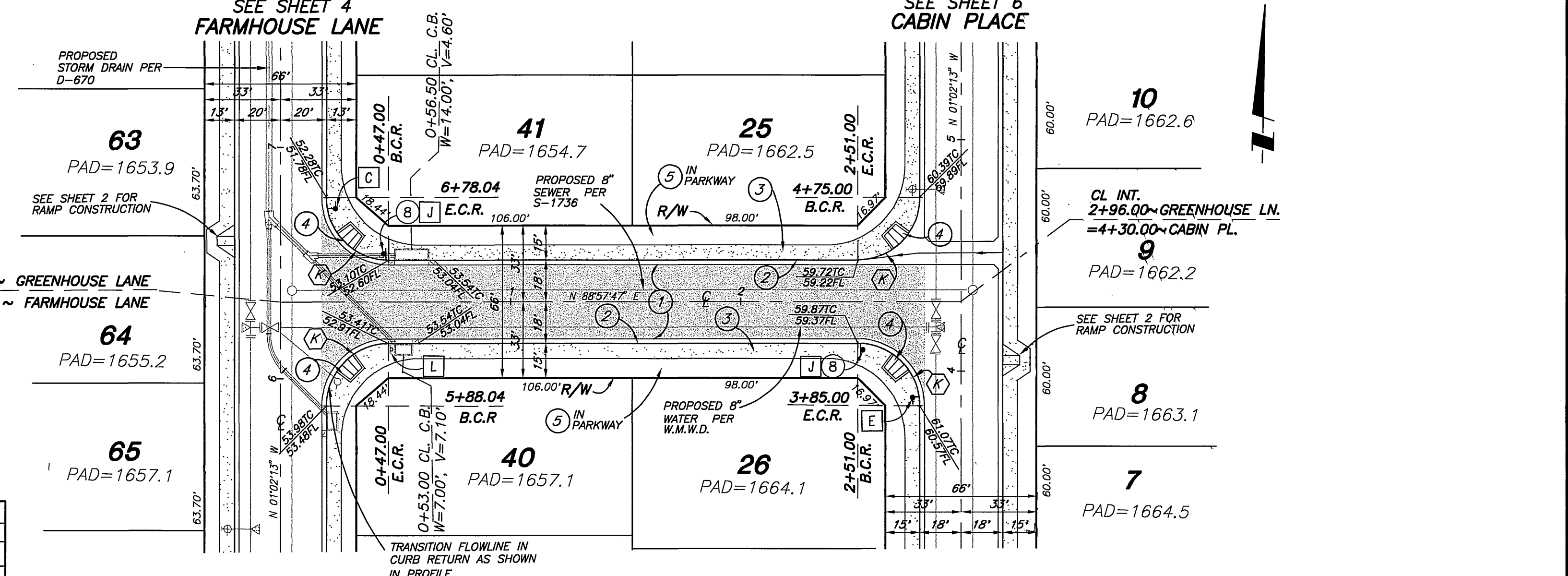
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *Richard McBreath*
DATE: 10-29-00
PRINCIPAL ENGINEER: 10/29/00
PARK DEPARTMENT: 08/13/00
TRAFFIC DIVISION: 10/17/00
DEPUTY P.W. DIRECTOR: 10/26/00
STREET SERVICES: 9/26/00

STREET IMPROVEMENT PLANS
TRACT 28866- 7
INDEX MAP
HORIZ. SCALE: AS SHOWN VERT. SCALE:

ACCOUNT NO. 31451
R-3593
SHEET 2 OF 8



CURVE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	06°11'35"	180.00'	19.46'	9.74'
(B)	85°53'54"	27.00'	40.48'	25.13'
(C)	77°16'03"	27.00'	36.41'	21.58'
(D)	N54°46'30" E	-	50.00'	-
(E)	06°11'35"	200.00'	21.62'	10.82'
(F)	06°11'35"	220.00'	23.78'	11.90'
(G)	N48°34'55" E	-	80.20'	-
(H)	05°36'27"	580.00'	56.76'	28.40'
(I)	05°36'27"	600.00'	58.72'	29.38'
(J)	05°36'27"	620.00'	60.68'	30.36'
(K)	90°00'00"	27.00'	42.41'	27.00'



- 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
 - 8 INSTALL STOP SIGN AND/OR STOP BAR
 - 9 CONSTRUCT SIDEWALK WIDENING 1 PER DETAIL SHT. NO. 2.
 - 24 REMOVE AND SALVAGE EXISTING BARRICADE

CALL 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 VBS-64 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 258.0 FEET SOUTH OF VAN BUREN BOULEVARD, 265.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123



The Keith Companies
TKC
22800 Chetna Ave., Ste. 300, Mirra, Palmdale, CA 93553 (909) 655-0254
APPROVED BY: *Joseph A. McGee*
DATE: 8/17/00
REGISTRATION EXPIRES 03-31-02

APPROVED BY: *Richard M. Bratt*
DATE: 10-29-00
DESIGNED BY: DBH DRAWN BY: DAH CHECKED BY: DBH

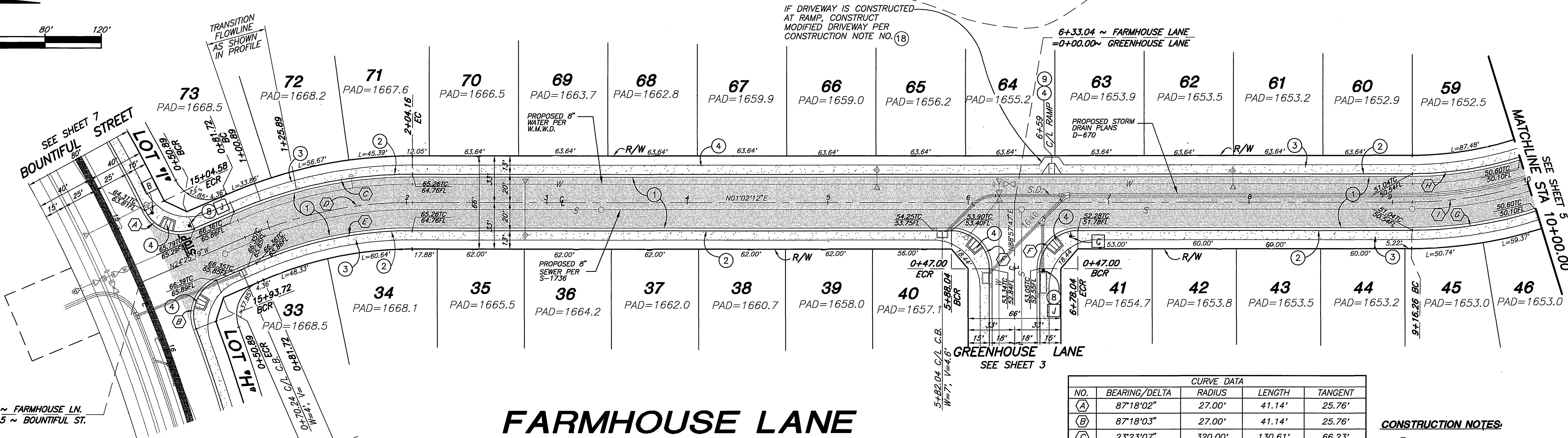
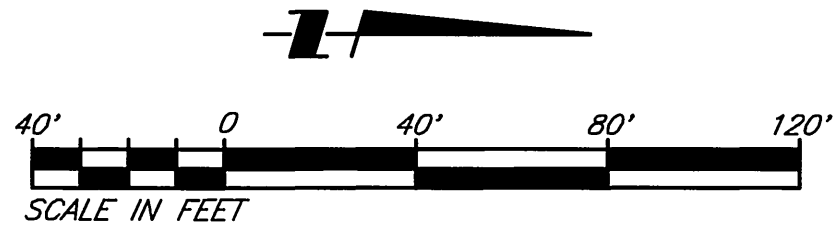
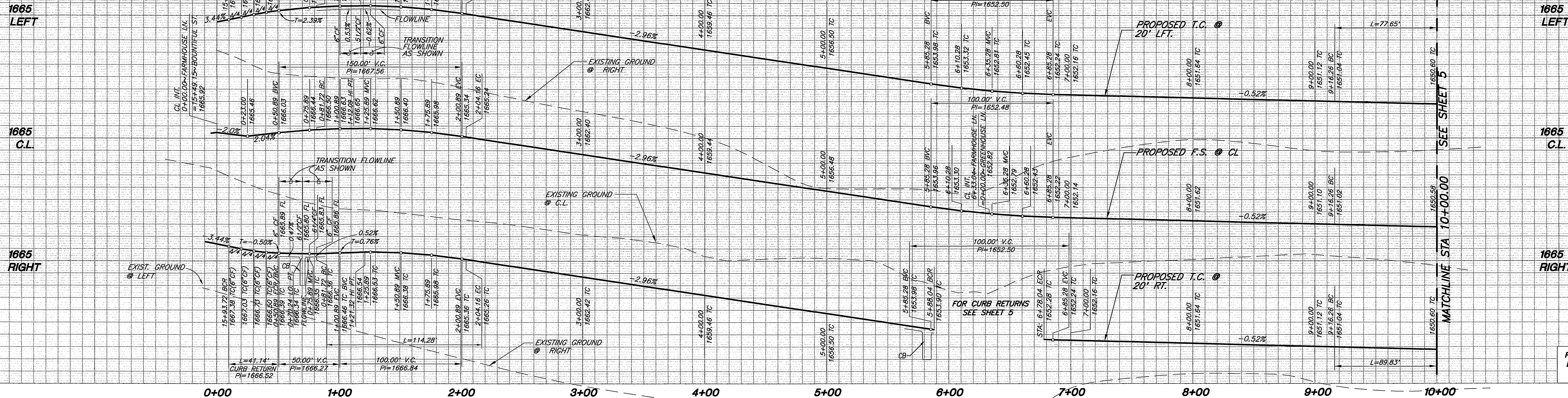
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *Richard M. Bratt*
DATE: 10-29-00
TRAFFIC DIVISION
DEPUTY P.W. DIRECTOR

STREET IMPROVEMENT PLANS
TRACT 28866- 7
DAISY LANE AND GREENHOUSE LANE
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

ACCOUNT NO. 31451
R-3593
SHEET 3 OF 8

Project: 06/16/2000 2:25:44 PM By: L.Herring DWG: W:131451.000 P:06-31451-3

INDEXED 11-29-2000 LHM

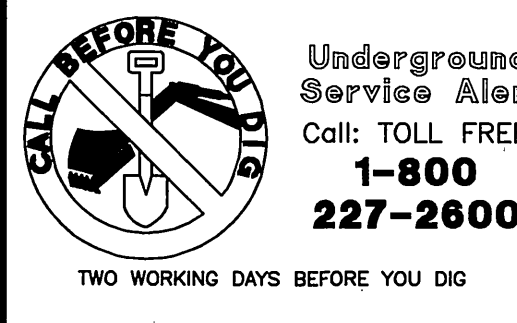


FARMHOUSE LANE

CURVE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	87°18'02"	27.00'	41.14'	25.76'
(B)	87°18'03"	27.00'	41.14'	25.76'
(C)	23°23'07"	320.00'	130.61'	66.23'
(D)	23°23'07"	300.00'	122.44'	62.09'
(E)	23°23'07"	280.00'	114.28'	57.95'
(F)	90°00'00"	27.00'	42.41'	27.00'
(G)	17°26'51"	295.00'	89.83'	45.27'
(H)	17°26'51"	255.00'	77.65'	39.13'
(I)	17°26'51"	275.00'	83.74'	42.20'

- CONSTRUCTION NOTES:**
- CONSTRUCT 0.42' A.C. OVER 0.83' C.A.B. (PER R-2820)
 - 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
 - INSTALL STOP SIGN AND/OR STOP BAR
 - CONSTRUCT SIDEWALK WIDENING 1 PER DETAIL SHT. NO. 2
 - CONSTRUCT MODIFIED DRIVEWAY PER DETAIL SHT. NO. 2

CITY BUSINESS TAX CERTIFICATION NO. 33595 EXP. DATE 4/2/01



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 V88-54 AT SOUTHWEST CORNER OF FLUMMER ROAD AND VAN BUREN BOULEVARD, 250.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0 FEET WEST OF FLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOLLARD A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123



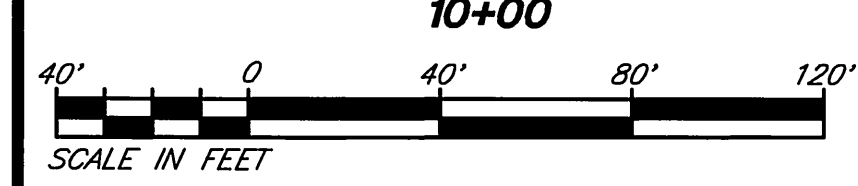
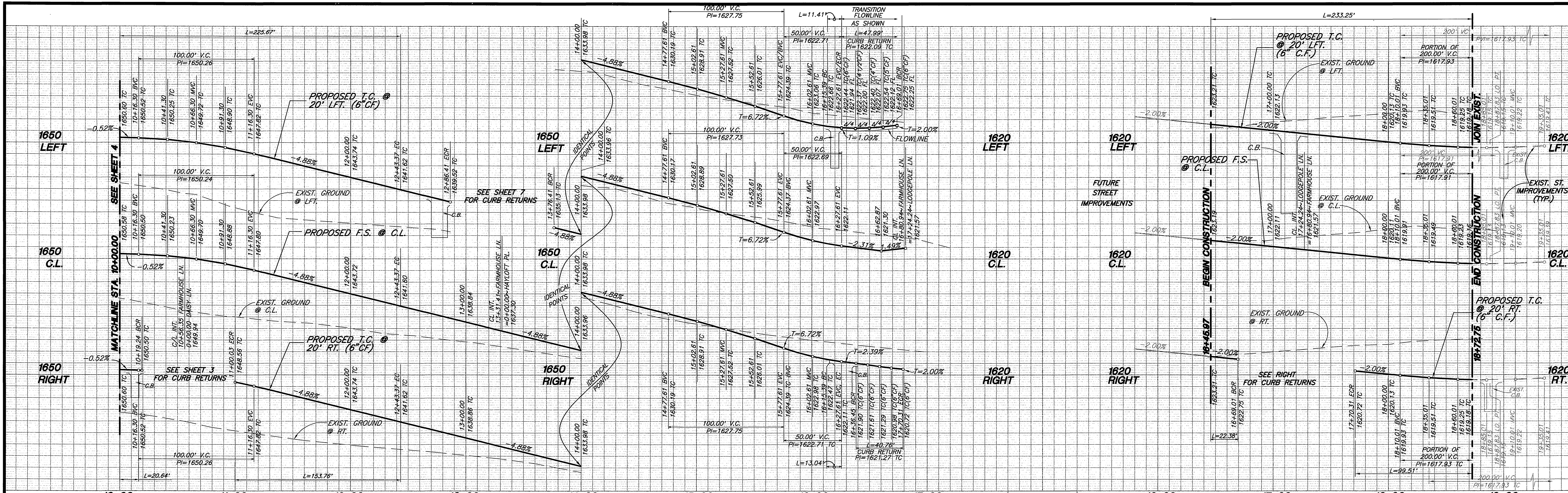
The Keith Companies
Island Empire Division
TKC
28090 Duquesne Ave., Ste. 200, Mirra Valley, CA 92553 (909) 659-0594
APPROVED BY: *Joseph A. McGee*
DATE: 8/17/08
REGISTRATION EXPIRES 03-31-02

APPROVED BY: *Richard McBreath*
DATE: 10-25-00
DESIGNED BY: DBH DRAWN BY: DAH CHECKED BY: DBH

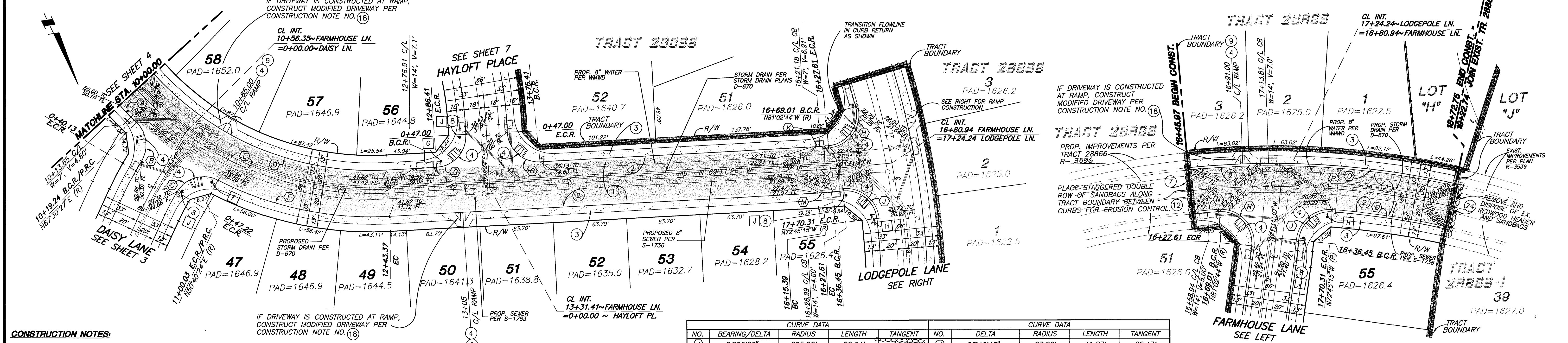
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *Richard McBreath*
DATE: 10/25/00
TRAFFIC DIVISION: *TJB*
DEPUTY P.W. DIRECTOR
DATE: 10-25-00

STREET IMPROVEMENT PLANS
TRACT 28866- 7
FARMHOUSE LANE
HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 8'

ACCOUNT NO. 31451
R-3593
SHEET 4 OF 8



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



- 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 I.
 3. CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
 4. CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE 1.
 5. INSTALL STREET TREES FOR PARKS AND RECREATION SPECIFICATIONS.
 6. INSTALL BARRICADE PER CITY STD. NO. 180.
 7. INSTALL STOP SIGN AND/OR STOP BAR.
 8. CONSTRUCT SIDEWALK WIDENING 1 PER DETAIL SHT. NO. 2.
 9. CONSTRUCT 2" x 6" REDWOOD HEADER.
 10. CONSTRUCT MODIFIED DRIVEWAY PER DETAIL SHT. NO. 2.
 11. REMOVE AND SALVAGE EX. BARRICADE.

FARMHOUSE LANE

LODGEPOLE LANE

CURVE DATA				CURVE DATA			
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT	NO.	Delta	RADIUS
(A)	04°00'29"	295.00'	20.64'	10.32'	(J)	88°46'15"	27.00'
(B)	77°16'03"	27.00'	36.41'	21.58'	(K)	02°20'04"	280.00'
(C)	85°53'54"	27.00'	40.48'	25.13'	(L)	02°20'04"	300.00'
(D)	50°42'22"	255.00'	225.67'	120.83'	(M)	02°20'04"	320.00'
(E)	50°42'22"	275.00'	243.37'	130.30'	(N)	01°53'08"	680.00'
(F)	29°51'50"	295.00'	153.76'	78.67'	(O)	18°33'42"	720.00'
(G)	90°00'00"	27.00'	42.41'	27.00'	(P)	18°33'42"	700.00'
(H)	99°31'14"	27.00'	46.90'	31.91'	(Q)	08°23'05"	680.00'

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. THE CONTRACTOR 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.

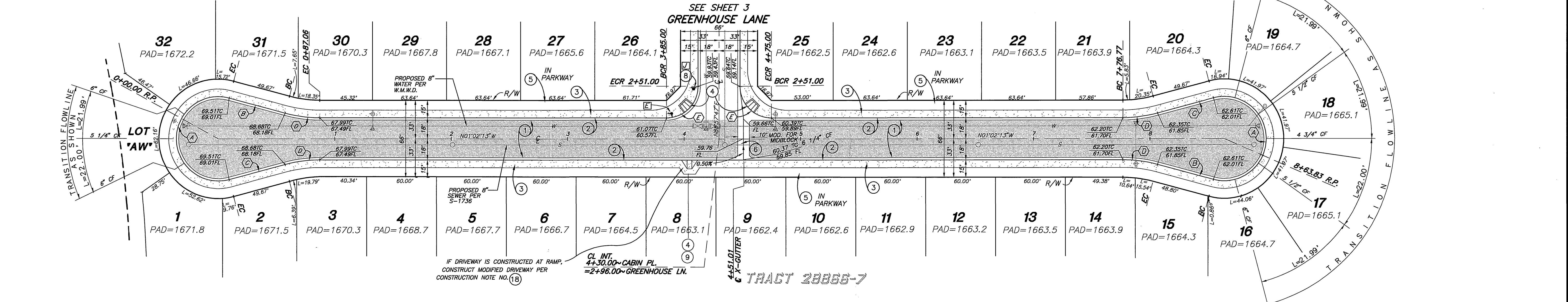
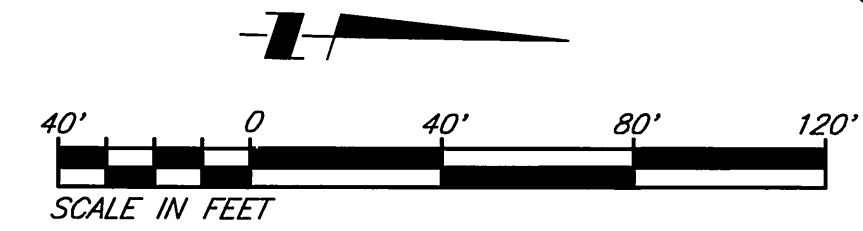
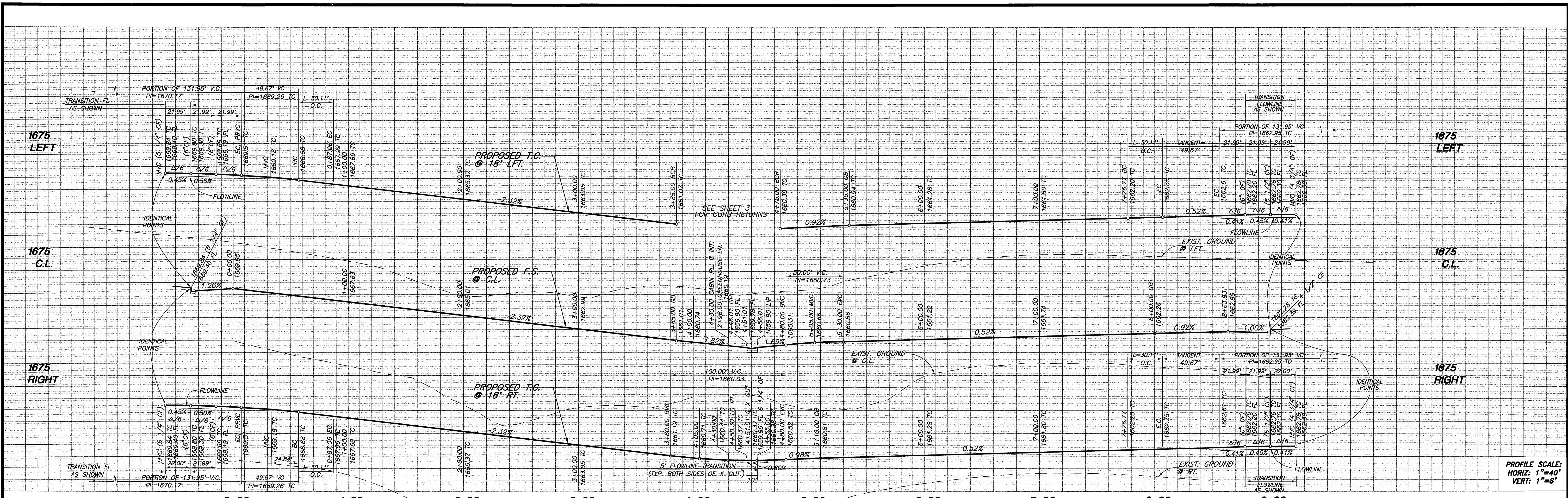
BENCHMARK
RIVERSIDE COUNTY BENCHMARK, STAMPED V88-64 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 206.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOLDER A BRASS DISK HAVING MARKED ELEV. 1638.123

TKC
The Keith Companies
Inland Empire Division
8890 Claret Ave., Ste. 300, Moreno Valley, CA 92553 (951) 633-6349
APPROVED BY: *Joseph A. McGee III*
DATE: 8/17/00
JOSEPH A. MCGEE III R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *Richard McBrat*
DATE: 10-24-00
PRINCIPAL ENGINEER
TRAFFIC DIVISION
DEPUTY P.W. DIRECTOR
STREET SERVICES

STREET IMPROVEMENT PLANS
TRACT 28866-7
FARMHOUSE LANE AND LODGEPOLE LANE
HORIZ. SCALE: 1"= 40'
VERT. SCALE: 1"= 8'

ACCOUNT NO. 31451
R-3593
SHEET 5 OF 8
INDEXED 11-29-2000 lft



NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
A	21°00'00"	36.00'	131.95'	-
B	N13°57'47"E	-	49.67'	-
C	N16°02'13"W	-	49.67'	-
D	15°00'00"	115.00'	30.11'	15.14'
E	90°00'00"	27.00'	42.41'	27.00'

CABIN PLACE

- 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 CROSS GUTTER PER CITY STD. 220 (WIDTH PER PLAN)
 - 7 - INSTALL STOP SIGN AND/OR STOP BAR
 - 8 - CONSTRUCT SIDEWALK WIDENING 1 PER DETAIL SHT. NO. 2
 - 9 - CONSTRUCT MODIFIED DRIVEWAY PER DETAIL SHT. NO. 2

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 166-64 AT SOUTHWEST 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. 1636.123

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

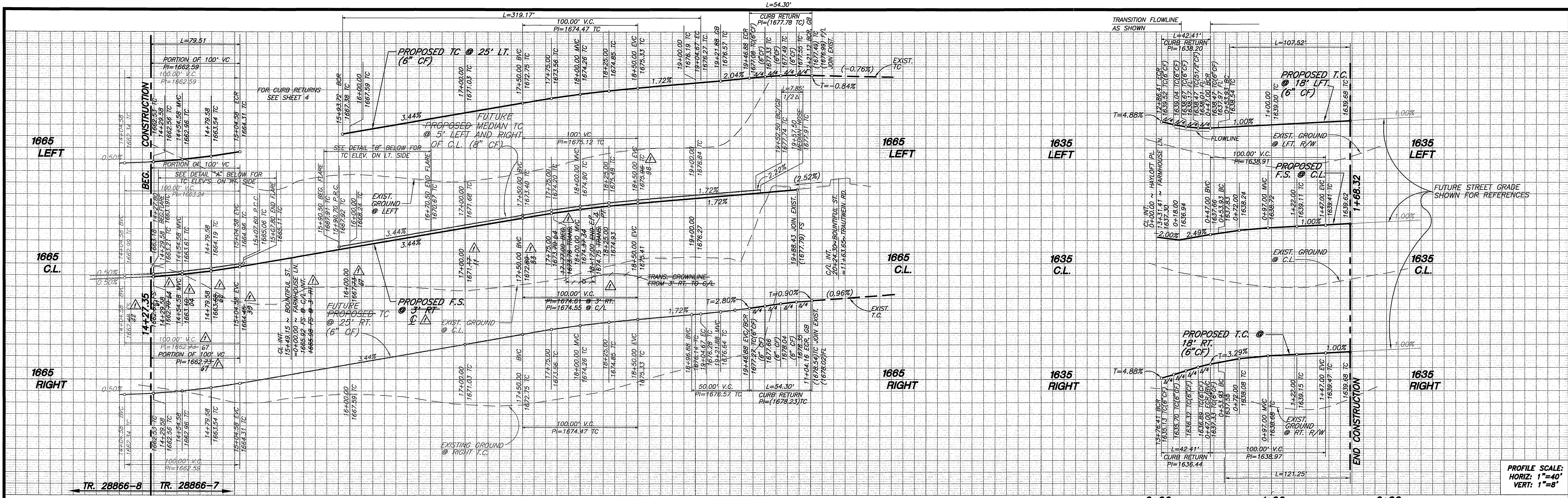
TKC
 The Keith Companies
 Inland Empire Division
 28900 Ocker Ave., Ste. 200, Moreno Valley, CA 92553 (909) 655-8544
 APPROVED BY: Joseph A. McGee III
 DATE: 8/17/00
 REGISTRATION EXPIRES 03-31-02

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature]
 DATE: 10/29/00
 DESIGNED BY: DBH
 DRAWN BY: DAH
 CHECKED BY: DBH

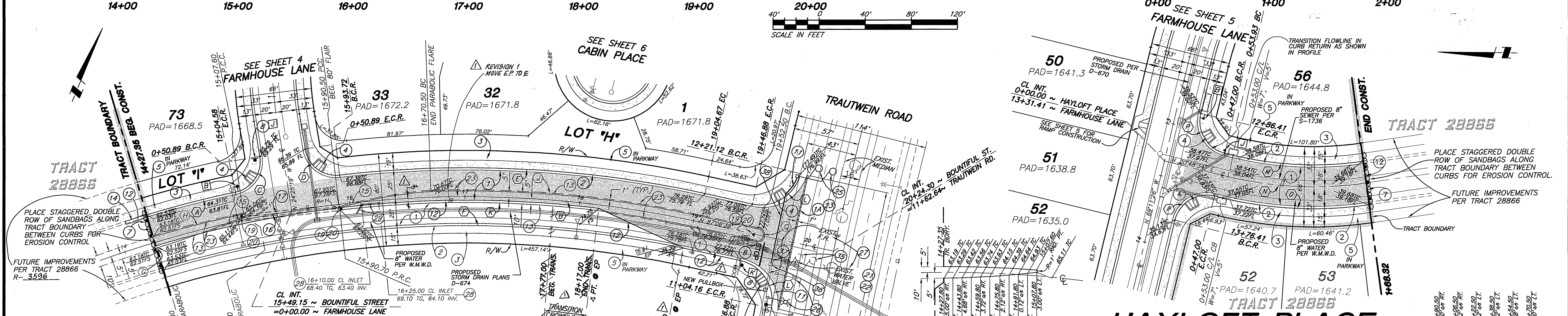
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature]
 DATE: 10/29/00
 PUBLIC WORKS DIRECTOR

STREET IMPROVEMENT PLANS
 TRACT 28866-7
CABIN PLACE
 HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

ACCOUNT NO. 31451
R-3593
 SHEET 6 OF 8



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



NOTE:
ALL STREET IMPROVEMENTS ALONG BOUNTIFUL STREET SHOWN SHADED ARE TO BE BUILT WHEN COMMERCIAL CENTER (SOUTH OF BOUNTIFUL ST.) IS CONSTRUCTED.

BOUNTIFUL STREET

CURVE DATA				CURVE DATA				CURVE DATA						
NO.	DELTA	RADIUS	LENGTH	TANGENT	NO.	DELTA	RADIUS	LENGTH	TANGENT	NO.	DELTA	RADIUS	LENGTH	TANGENT
(A)	04°41'29"	971.00'	79.51'	39.78'	(G)	0°01'38"	941.00'	0.45'	0.22'	(N)	21°50'47"	300.00'	114.39'	57.90'
(B)	28°54'35"	946.00'	477.32'	243.86'	(H)	4°51'37"	951.00'	80.67'	40.36'	(O)	21°50'47"	318.00'	121.25'	61.37'
(C)	87°18'02"	27.00'	41.14'	25.76'	(J)	17°18'55"	951.00'	287.40'	144.80'	(P)	90°00'00"	27.00'	42.41'	27.00'
(D)	87°18'03"	27.00'	41.14'	25.76'	(K)	19°00'58"	941.00'	312.31'	157.61'	(Q)	180°00'00"	5.00'	15.71'	-
(E)	18°50'00"	971.00'	319.17'	161.04'	(L)	88°52'59"	35.00'	54.30'	34.32'					
(F)	28°54'35"	921.00'	464.71'	237.41'	(M)	21°50'47"	282.00'	107.52'	54.42'					

- #### CONSTRUCTION NOTES:
- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 - CONSTRUCT 4" A.C. OVER 13" C.A.B. (PER R-2971 ST. IMP. PLAN).
 - 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.
 - INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS
 - INSTALL BARRICADE PER CITY STD. NO. 180
 - INSTALL STOP SIGN AND/OR STOP BAR.
 - CONSTRUCT 6" CURB & 5" GUTTER PER CITY STD. 200, TYPE I.
 - CONSTRUCT 2" x 6" REDWOOD HEADER. (SEE SHT. 1)
 - CONSTRUCT 8" CF CURB TYPE II PER CITY STD. NO. 200, TYPE I

- #### DETAIL "A"
- CONSTRUCT 20' LONG X 2' WIDE X 2-1/2" THICK, A.C. DRAINAGE APRONS
 - CONSTRUCT MEDIAN OPENING PER CITY STD. NO. 121 & 123 (W=8', L=80')
 - CONSTRUCT 4" PVC SCHEDULE 40 PIPE SLEEVE (CAP BOTH ENDS OF PIPE)
 - CONSTRUCT 6" PVC SCHEDULE 40 PIPE SLEEVE (CAP BOTH ENDS OF PIPE)
 - INSTALL TYPE R7 (KEEP RIGHT) SIGN PER CALTRANS & CITY STD. NO. 666
 - PAINT NOSE OF MEDIAN A REFLECTIVE YELLOW, AS APPROVED BY CITY TRAFFIC DEPT.
 - REMOVE EX. CURB AND 5" GUTTER
 - REMOVE EX. SIDEWALK
 - SAWCUT AND REMOVE EX. AC. PAVEMENT
 - INSTALL NEW DETECTOR LOOPS AND PULLBOXES
 - RELOCATE EXIST. STREET LIGHT AS SHOWN
 - RELOCATE VARIOUS EXIST. WATER IMPROVEMENTS PER WATER PLAN
 - CONSTRUCT 24"x24" GRATED INLET BY BROOKS PRODUCTS
 - CONSTRUCT 12" PVC SOLID WALL SDR 35 PIPE
 - ABANDON DETECTOR LOOPS IN PLACE
 - REMOVE EXIST. PULLBOX
 - INTERCEPT CONDUIT AND EXTEND 75' ±
 - INSTALL NEW DLC TO CONTROLLER
- * NO SPLICES

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...
ELEV. 1638.123

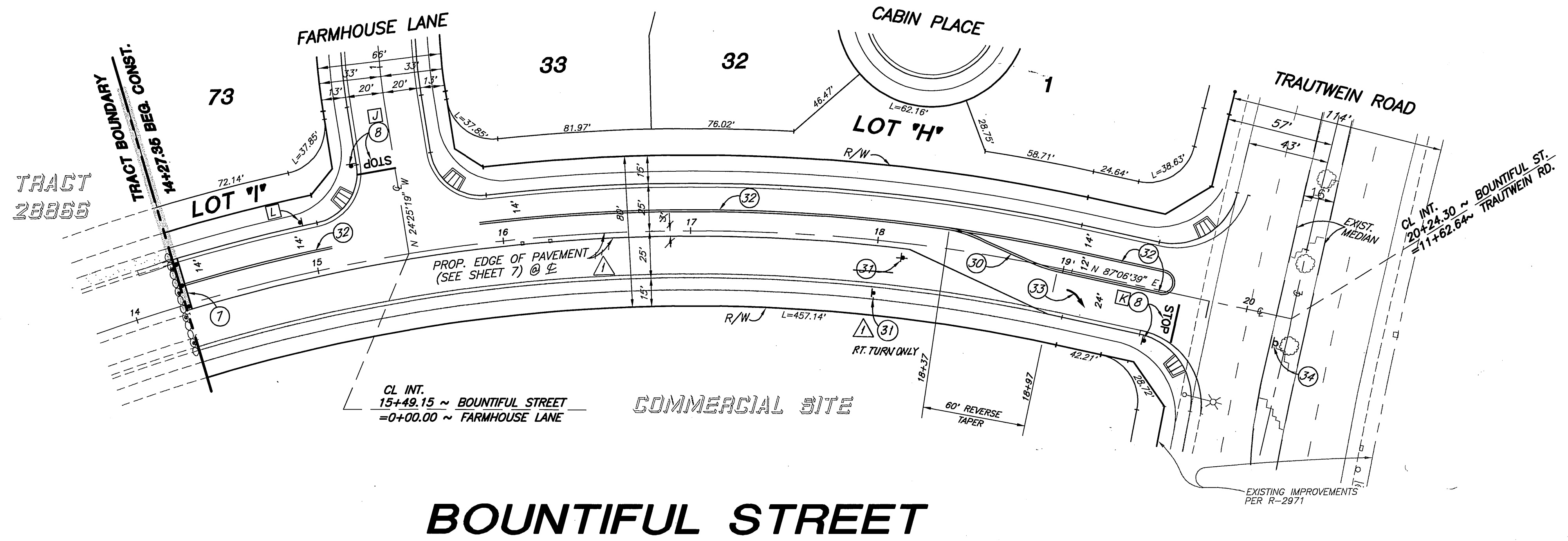
BENCHMARK
RIVERSIDE COUNTY BENCHMARK, STAMPED V88-64
AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 260.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOLLARD, A BRASS DISK FLUSH AND MARKED.

TKC
The Keish Companies
2800 Colton Ave., Ste. 200, Riverside, CA 92503 (951) 603-0254
APPROVED BY: *Joseph A. McNeil*
DATE: 2/17/00

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *Ronald M. Bratt*
DATE: 10/29/00

STREET IMPROVEMENT PLANS
TRACT 28866-7
BOUNTIFUL STREET AND HAYLOFT PLACE
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

ACCOUNT NO. 31451
R-3593
SHEET 7 OF 8
INDEXED 11-29-2000



NOTES:

IF SOUTHERLY PORTION OF BOUNTIFUL ST IS TO BE BUILT CONCURRENTLY WITH THE IMPROVEMENTS ON BOUNTIFUL ST, AS SHOWN ON SHT. NS 7, THEN THE 4" DOUBLE YELLOW STRIPE (32) SHOULD BE CONSTRUCTED ON THE CENTERLINE WITH NO REVERSE TAPER. REDUCE QUANTITY OF 4" DOUBLE YELLOW (32) BY 116 L.F. IF CONSTRUCTED ON CENTERLINE.

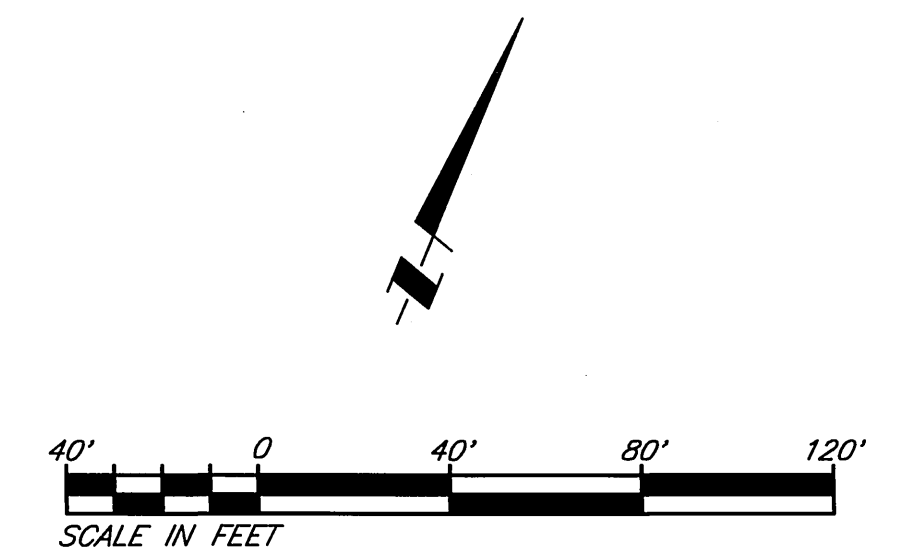
STRIPING REVISION AS SHOWN WILL NOT BE EFFECTIVE UNTIL INSTALLATION OF PAVING ALONG SOUTHERLY SIDE OF CENTERLINE PER R-3602

GENERAL NOTES CITY OF RIVERSIDE

1. TRAFFIC STRIPES, SIGNING, PAVEMENT MARKINGS AND RAISED PAVEMENT MARKERS PER CALTRANS TRAFFIC MANUAL, STANDARD PLANS AND SPECIFICATIONS, LATEST EDITION.
2. ALL STREET NAME SIGNING SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPT. OF PUBLIC WORKS. STD. DWG.'S CURRENT EDITION.
3. 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.

CONSTRUCTION NOTES

- (7) - INSTALL BARRICADE PER CITY STD. 180
- (8) - INSTALL 36" STOP SIGN AND/OR STOP BAR
- (30) - CONSTRUCT REVERSE TAPER PER CITY STD. NO. 122
- (31) - CONSTRUCT R-441 SIGN PER CALTRANS TRAFFIC MANUAL
- (32) - PAINT 4" DOUBLE YELLOW STRIPE PER CALTRANS TRAFFIC MANUAL DETAIL 21
- (33) - PAINT TYPE IV (R) ARROW PER CALTRANS TRAFFIC MANUAL.
- (34) - INSTALL R-10 (RT) SIGN PER CALTRANS TRAFFIC MANUAL



CITY BUSINESS TAX CERTIFICATION NO. 33595 EXP. DATE 4/2/01

CALL 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 V89-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 299.0 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 BLOCKER A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123



The Keith Companies
TKC
Inland Empire Division

22800 Chateau Ave., Ste. 200, Norwold, CA 92553 (709) 655-0251

APPROVED BY: *Joseph A. McGee*
DATE: 8/17/00

JOSEPH A. MCGEE III R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02

DESIGNED BY	DBH	DRAWN BY	RAM	CHECKED BY	DBH
DATE	8/17/00	DATE	8/17/00	DATE	8/17/00

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/29/00	Richard M. Smith
PARK DEPARTMENT	10/29/00	Richard M. Smith
TRAFFIC DIVISION	10/29/00	Richard M. Smith
DEPUTY P.W. DIRECTOR	10/29/00	Richard M. Smith
STREET SERVICES	10/29/00	Richard M. Smith

SIGNING & STRIPING PLANS

TRACT 28866- 7
BOUNTIFUL STREET
STA. 14+27.35 TO STA. 20+24.30

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

ACCOUNT NO. 31451

R-3593

SHEET **8** OF **8**

Project: 08/16/2000 3:51:58 PM By: C.Herring DWG: N:\31451\0001\wp\C-3593\PP-57