

# STREET IMPROVEMENT PLAN TRACT NO. 29766 CITY OF RIVERSIDE, CALIFORNIA

### GENERAL NOTES:

- 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.
- 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 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 RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- SEE CITY OF RIVERSIDE APPROVED DRAWING FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS. (CITY OF RIVERSIDE PUBLIC UTILITIES DWG NO. U/L5-624013)
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. 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 BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- 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.
- 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.
- 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.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE #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 U.S.A.
- 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.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

### NOTICE TO CONTRACTORS:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES, SHOWN OR NOT SHOWN ON THESE PLANS.

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

CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITES, THE CITY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES, ENTERING OR LEAVING IMPROVEMENTS.

### CONSTRUCTION NOTES

STREET	DESCRIPTION	QUANTITY	UNIT
(1)	CONSTRUCT AC OVER AGG. BASE PER TYP. SECTIONS.	100,503	S.F.
(2)	CONSTRUCT 0.10" (MIN.) A.C. OVERLAY WITH FOG SEAL.	6,600	S.F.
(3)	CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. NO. 200.	5,040	L.F.
(4)	CONSTRUCT AC BERM PER CITY STD. NO. 250.	80	L.F.
(5)	CONSTRUCT 6" A.C. DIKE PER COUNTY OF RIVERSIDE STD. NO. 212.	120	L.F.
(6)	CONSTRUCT PCC SIDEWALK PER CITY STD. NO. 325.	24,767	S.F.
(7)	CONSTRUCT WHEELCHAIR RAMP TYPE I PER CITY STD. NO. 304.	8	EA.
(8)	CONSTRUCT WHEELCHAIR RAMP TYPE II PER CITY STD. NO. 304.	2	EA.
(9)	CONSTRUCT PCC CROSS-GUTTER PER CITY STD. NO. 220.	4,000	S.F.
(10)	CONSTRUCT PCC DRIVEWAY APPROACH PER CITY STD. 302 (A= PER PLAN, B= PER PLAN).	3,952	L.F.
(11)	CONSTRUCT 6" BLOCK WALL PER CITY OF RIVERSIDE STD. NO. 704.	-	S.F.
(12)	CONST. CURB DRAIN PER A.P.W.A. STD 150-1	1	EA.
(13)	CONST. PARALLEL DRAIN PER A.P.W.A. STD 151-0	1	EA.

REMOVALS	DESCRIPTION	QUANTITY	UNIT
(1)	SAWCUT AND REMOVE EXISTING AC PAVEMENT.	23,400	S.F.
(2)	REMOVE EXISTING CURB & GUTTER.	190	L.F.
(3)	REMOVE EXISTING REDWOOD HEADER.	700	L.F.
(4)	REMOVE EXISTING PCC SIDEWALK.	4,800	S.F.
(5)	REMOVE EXISTING DECOMPOSED GRANITE.	800	S.F.

### STRIPING

(1)	12" THERMOPLASTIC SOLID WHITE LANE LINE.	173	L.F.
(2)	INSTALL F-1 DELINEATORS ON 20' CENTER.	13	L.S.

### ENGINEER:

KWC ENGINEERS, INC.  
1269 W. POMONA ROAD SUITE #104  
CORONA, CA 92882-7158  
(909) 734-2130  
CITY OF RIVERSIDE BUSINESS TAX CERT. NO. 24200 - EXP. 07-01-02.

### SOILS ENGINEER:

PETRA GEOTECHNICAL, INC.  
3269 W. POMONA ROAD SUITE 203  
GLENDALE, CA 91214  
(818) 541-1231

### LEGAL DESCRIPTION:

THE NORTH HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MEDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF; EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED SEPTEMBER 29, 1931 IN BOOK 43 PAGE 458 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

### UTILITY NOTES

WATER: WESTERN MUNICIPAL WATER DISTRICT  
450 E. ALESSANDRO BLVD.  
(909) 780-9764

GAS: SOUTHERN CALIFORNIA GAS CO.  
P.O. BOX 3003  
REDLANDS, CA 92373  
(909) 784-8772

### SEWER:

CITY OF RIVERSIDE  
3900 MAIN STREET  
RIVERSIDE, CA 92522  
(909) 826-5341

### PHONE:

PACIFIC TELEPHONE  
3083 ADAMS AVENUE  
RIVERSIDE, CA 92504  
(714) 237-6957

### POWER:

CITY OF RIVERSIDE  
3460 ORANGE STREET  
RIVERSIDE, CA 92501  
(909) 782-0330  
(909) 687-0791  
EMERGENCIES 24 HOURS

### CABLE:

CHARTER COMMUNICATIONS  
6080 VIEW PARK COURT  
RIVERSIDE, CA 92503  
(909) 359-8989

### DEVELOPER:

AMBERHILL SANTA BARBARA, LLC  
325 MAGNOLIA AVENUE  
CORONA, CA 92879  
(909) 735-4912

### OWNER:

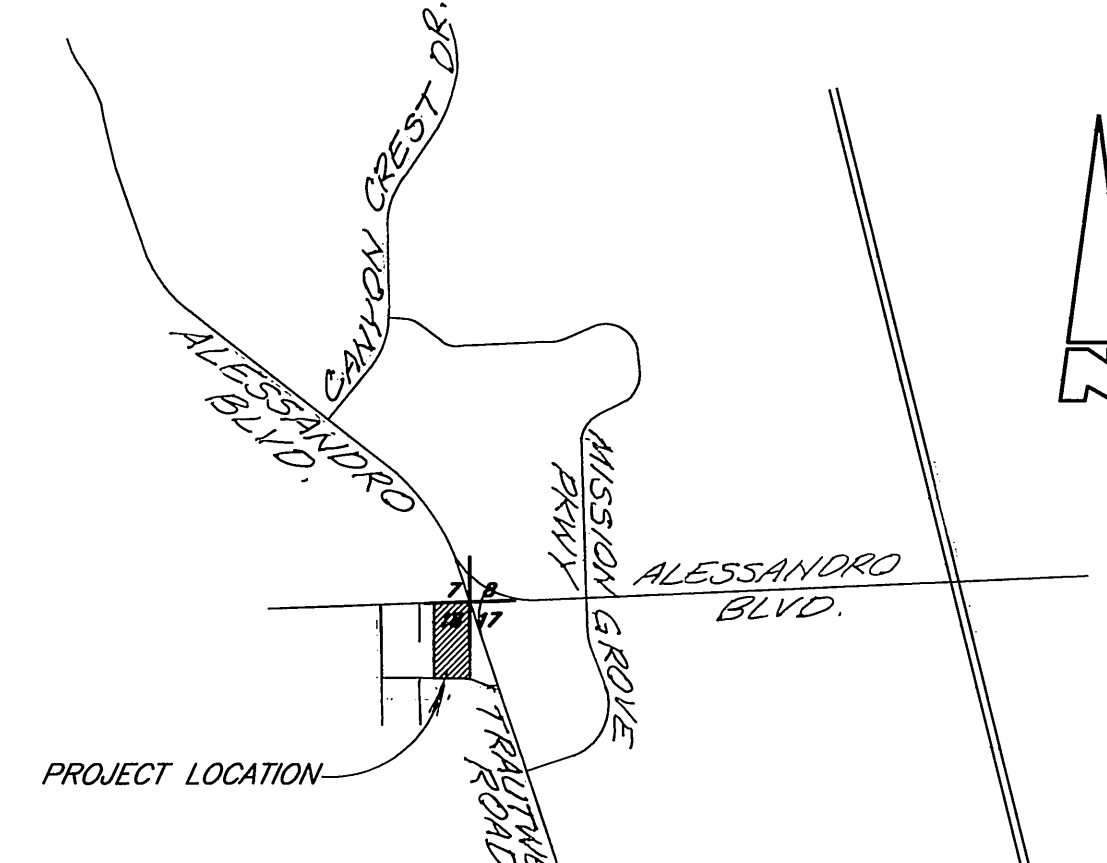
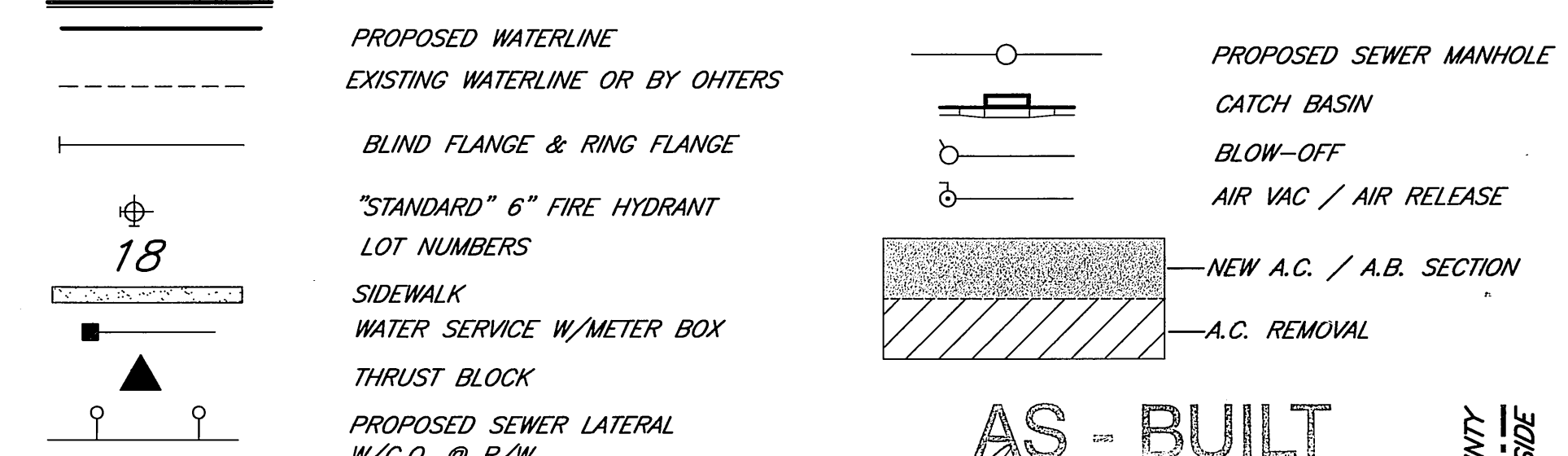
AMBERHILL SANTA BARBARA, LLC  
325 MAGNOLIA AVENUE  
CORONA, CA 92879  
(909) 735-4912

### TRAFFIC & STREET NAME SIGN SCHEDULE

A	BERRY ROAD	18900
B	SELINA STREET	14100
C	EAGLE SONG PLACE	18900
D	SELINA STREET	14100
E	WHITE SAGE LANE	18900
F	WOOD ROAD	14000
G	MOSS ROAD	18900
H	SUN BLOSSOM COURT	14000
I	R-1 STOP SIGN	

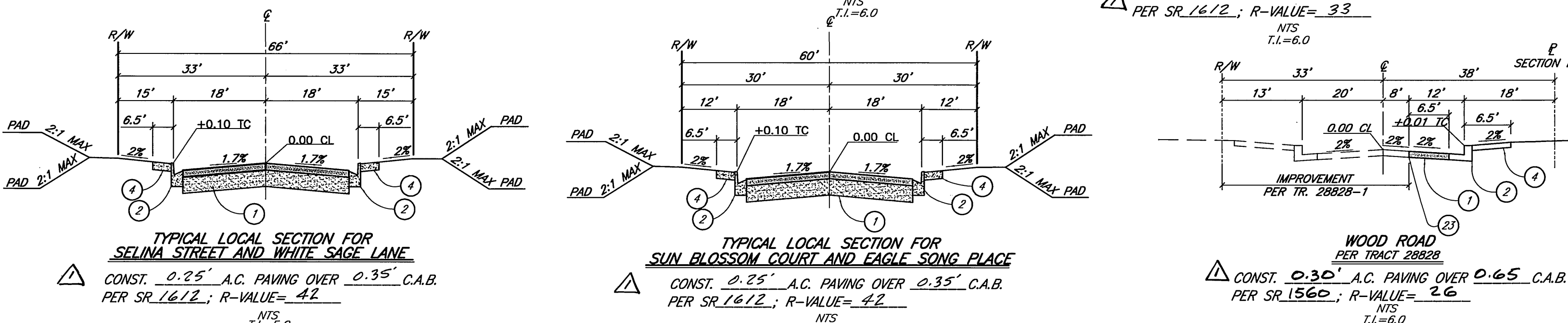
INSTALL PER CITY OF RV. 662 & 666.

### LEGEND

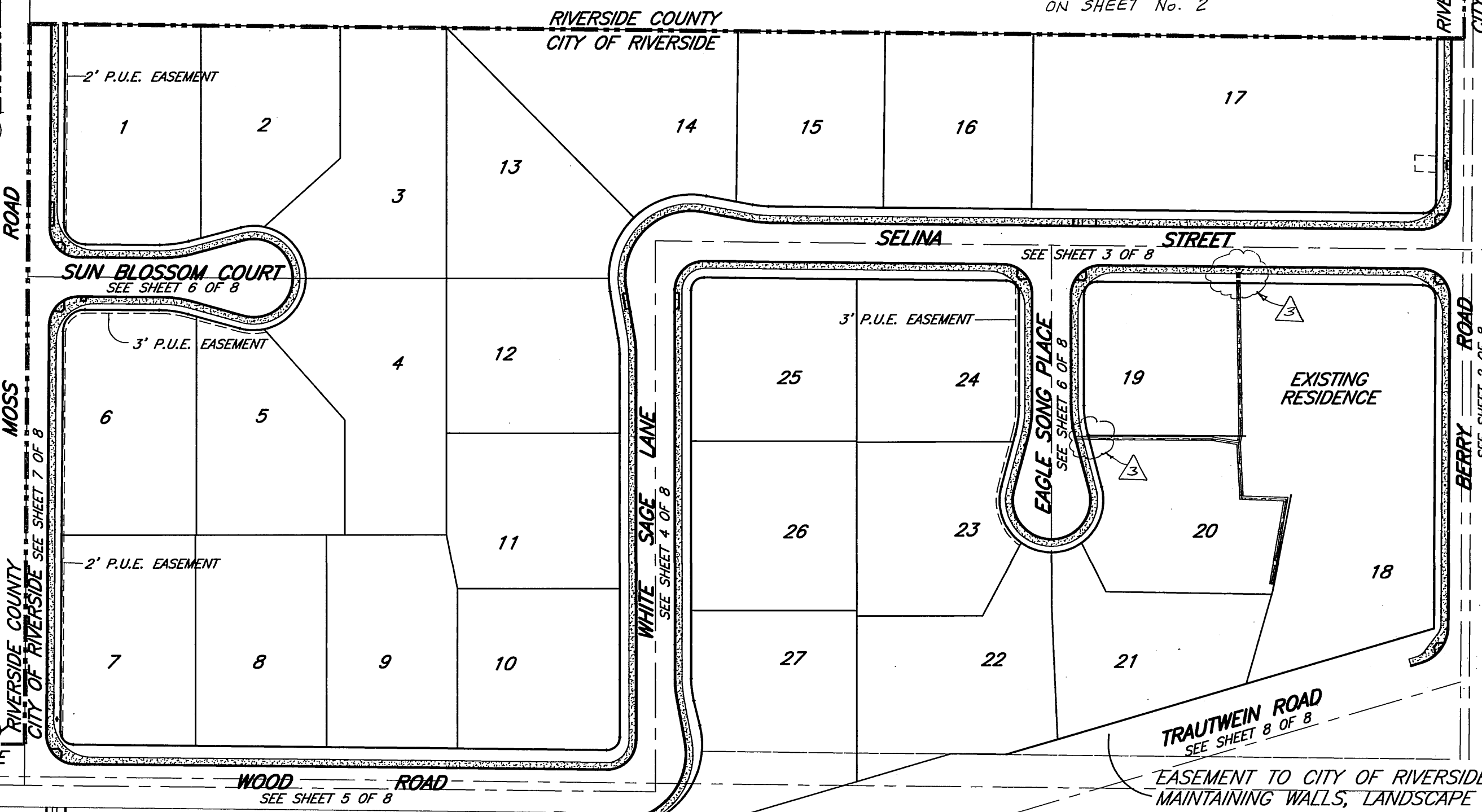


SEC 18, T3S, R4W, S8M  
VICINITY MAP  
NOT TO SCALE

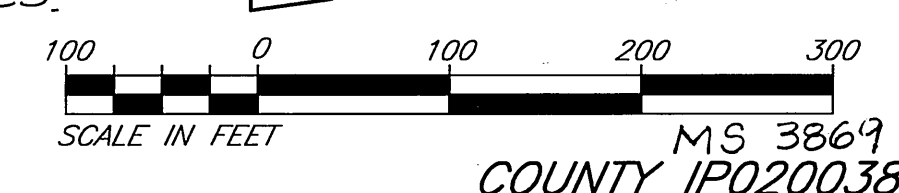
**AS-BUILT**  
Wood W. [Signature] 9/10/02  
DATE  
R.C.E. 26928 EXP. 8-31-05  
SEE ENGINEER'S 'AS-BUILT' NOTE ON SHEET No. 2



CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND APPROVED BY: [Signature] DATE: 7/25/02	PACIFIC BELL TELEPHONE APPROVED BY: [Signature] DATE: 7/25/02	CHARTER COMMUNICATIONS APPROVED BY: [Signature] DATE: 7-25-02	REVIEWED BY W.I.W.D. SHEETS 1-7 FOR NON-INTERFERENCE COMPLIANCE ONLY APPROVED BY: [Signature] DATE: 8/29/02	METROPOLITAN WATER DISTRICT SHEET 1 & 2 ONLY CALL 909-734-2130 FOR A.P.W.A. STD. 150-1 & 151-0 # 42450-00-005 1/6/02 APPROVED BY: [Signature] DATE: 7/24/02	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT SHEETS 2 & 3 ONLY APPROVED BY: [Signature] DATE: 7/24/02
---	--	--	---	--	---



NOTE: APPROVAL BY THE COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT IS FOR THE AREAS WITHIN COUNTY ROAD RIGHT-OF-WAY ONLY. SEE SHEET 2 OF 8 FOR RIVERSIDE COUNTY GENERAL NOTES.



**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 COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF 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.



**KWC ENGINEERS, INC.**  
DESIGNED BY: [Signature] DRAWN BY: [Signature] CHECKED BY: [Signature]  
PLANS PREPARED BY: [Signature]  
DATE: 5-4-02

BENCH MARK: CITY OF RIVERSIDE BENCH MARK ES-03  
P.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE WESTERLY WALL OF A CATCH AT THE E.C.R. OF THE SOUTHEASTERLY CURB RETURN OF JESSE LANE AND TRAUTWEIN ROAD, THE MARK IS 3 FEET SOUTHERLY OF THE FACE OF CURB, ADJUSTED AND ENTERED: JUNE, 1997 ELEVATION: 1599.77

Reference Plans for these Improvements

MARK	DESCRIPTION	DATE
ADD CURB DRAIN LOT 19 & PARALLEL DRAIN LOT 20	RJZ	11-6-03
ADDED PAVING SECTION FOR MOSS RD.	RJZ	10-8-03
ADD STREET PAVING SECTION INFORMATION	RJZ	11-2-03

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGR.	[Signature]	7/24/02
PARK DEPARTMENT	[Signature]	7/24/02
TRAFFIC DIVISION	[Signature]	7/24/02
DEPUTY P.W. DIRECTOR	[Signature]	7/24/02

APPROVED BY: [Signature]  
DIRECTOR OF PUBLIC WORKS  
DATE: 10/16/02

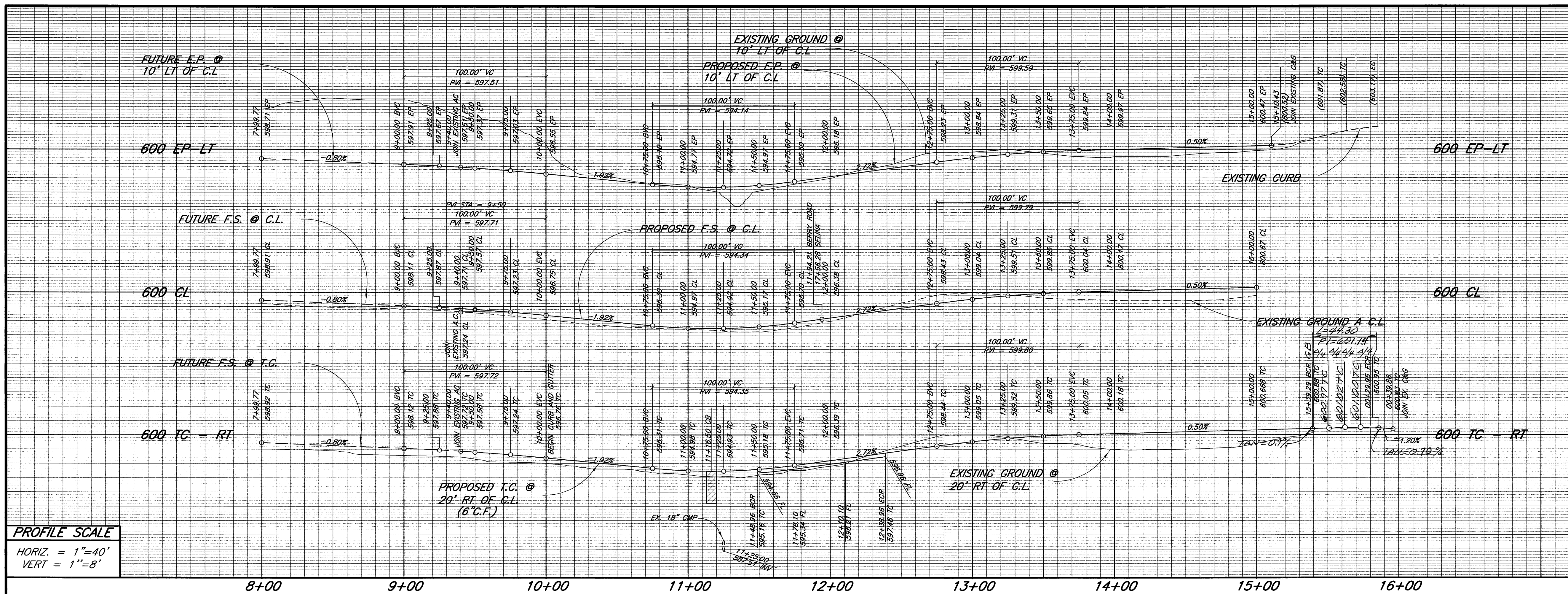
**TRACT NO. 29766  
STREET IMPROVEMENT PLAN  
TITLE SHEET**

PROJECT NO. R-3646  
Sh 1 of 8  
FOR: AMBERHILL - SANTA BARBARA, LLC  
FILE NO.:

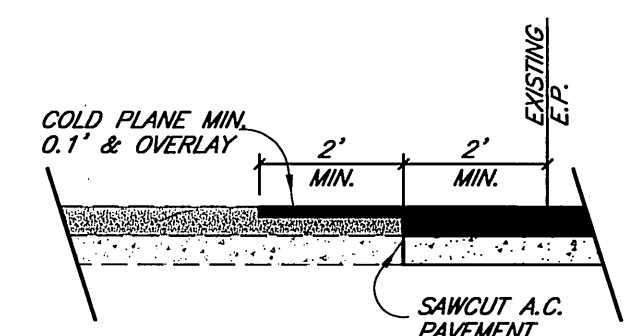
INDEXED 11-18-02 [Signature]

**RIVERSIDE COUNTY TRANSPORTATION  
GENERAL NOTES**

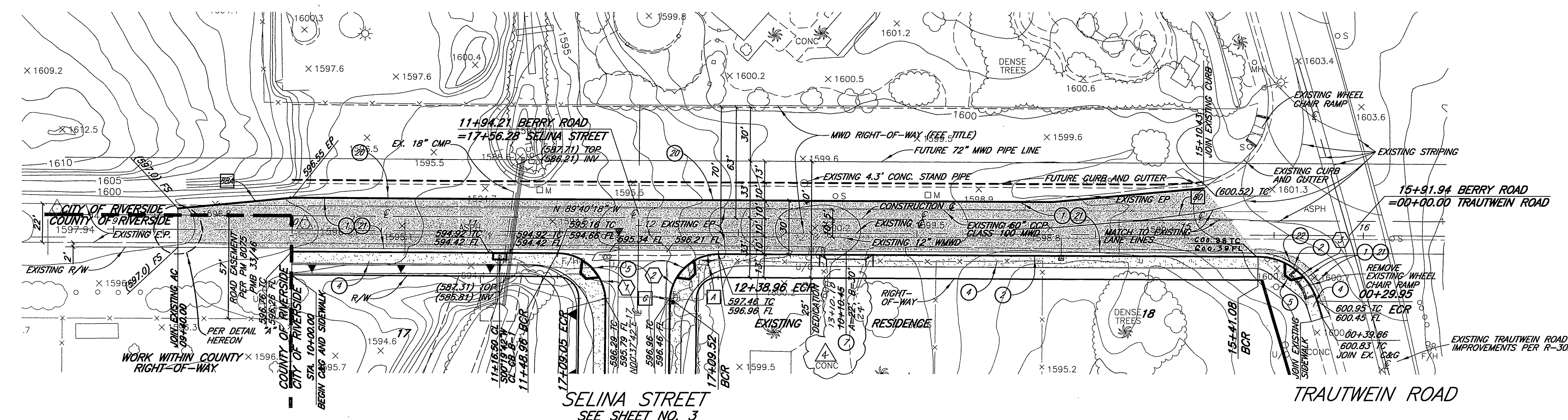
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT, PERMIT SECTION, FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE; AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE 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 PARCEL MAPS AND TRACT MAPS.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, LATEST EDITION, COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS.
- ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS, STORM DRAINS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE COUNTY.
- 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.
- 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.
- AS DETERMINED BY THE TRANSPORTATION DIRECTOR, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE, AND MAY BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE, AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.
- ONLY LANDSCAPING CONSISTING OF GRASS AND PARKWAY TREES MAY BE INSTALLED WITHIN PARKWAYS ON LOCAL RESIDENTIAL STREETS WITHOUT SEPARATE LANDSCAPE PLANS. ALL OTHER TYPES OF LANDSCAPING IN THESE AREAS, AND ALL LANDSCAPING ON ALL OTHER STREETS, SHALL REQUIRE SEPARATE LANDSCAPE PLANS. ALL LANDSCAPING ENCROACHMENT SHALL CONFORM TO RIVERSIDE COUNTY "STANDARDS RELATING TO THE ADMINISTRATION OF LANDSCAPE ENCROACHMENTS" DATED JUNE 1990.
- ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THOSE PRIVATE FACILITIES IS IMPLIED OR INTENDED BY THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT.
- CONSTRUCTION PROJECTS THAT DISTURB MORE THAN FIVE ACRES MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT STRIPING PLAN BOUNDARIES, UPON THE REQUEST OF THE DIRECTOR OF TRANSPORTATION OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
- EXISTING STORM DRAIN PIPES / CULVERTS (WHETHER TO BE CONNECTED TO, EXTENDED, ADJUSTED, DRAINED TO, OR JUST IN THE PROJECT VICINITY) MUST BE REPAIRED, AND/OR CLEANED TO MAKE THEM FUNCTIONAL AND ACCEPTABLE AS DIRECTED BY THE TRANSPORTATION DEPARTMENT.



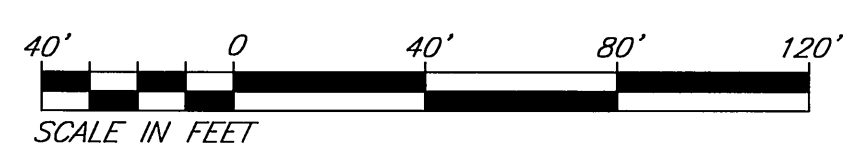
**PROFILE SCALE**  
HORIZ. = 1"=40'  
VERT. = 1"=8'



**DETAIL "A"  
JOINT DETAIL**  
N.T.S.



**BERRY ROAD**



**ENGINEER'S "AS-BUILT" NOTE**

The "As-Built" information shown on these plans was obtained from third party sources, provided to us by the client, which are not under the authority or control of KWC Engineers. Locations of underground utilities and structures shown on these plans were obtained from field records provided to us by third parties, which cannot be field verified.  
Any person, entity, or agency planning construction in the vicinity of these underground facilities is cautioned to conduct their own independent investigation of the existing field condition, prior to starting any construction. KWC Engineers does not warrant or guarantee the accuracy of the "As-Built" plans.  
Date: 9/10/06  
RCE 26928  
EXP 3-31-05

Δ	R	L	T	STREET
90°18'00"	27.00'	42.55'	27.14'	1. CONSTRUCT AC OVER AGG. BASE PER TYP. SECTIONS.
89°42'00"	27.00'	42.27'	26.88'	2. CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. NO. 200.
72°31'23"	35.00'	44.30'	27.67'	3. CONSTRUCT PCC SIDEWALK PER CITY STD. NO. 325.
				4. CONSTRUCT WHEELCHAIR RAMP TYPE I PER CITY STD. NO. 304.
				5. CONSTRUCT PCC DRIVEWAY APPROACH PER CITY STD. 302 (A= PER PLAN, B= PER PLAN).
				6. CONSTRUCT 2"x4" REDWOOD HEADER.

STRIPING NOTES	REMOVALS
80 12" THERMOPLASTIC SOLID WHITE LANE LINE.	21 SAWCUT AND REMOVE EXISTING AC PAVEMENT.
88A INSTALL F-1 DELINEATORS ON 20' CENTER.	22 REMOVE EXISTING CURB & GUTTER.

COUNTY OF RIVERSIDE  
TRANSPORTATION DEPARTMENT  
SHEETS 2 & ONLY  
APPROVED BY: *[Signature]* DATE: 7/24/06  
MS-3869  
REGISTERED PROFESSIONAL ENGINEER  
No. 33950  
Exp. 6/30/06  
CIVIL  
STATE OF CALIFORNIA

**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.

REGISTERED PROFESSIONAL ENGINEER  
KENNETH W. CRANDALL  
No. 26928  
Exp. 3/31/05  
CIVIL  
STATE OF CALIFORNIA

**KWC ENGINEERS, INC.**  
CIVIL ENGINEERING, PLANNING AND CONSTRUCTION MANAGEMENT  
1299 N. MONROE ROAD, SUITE 109 • CORONA, CA 92626-7108 • (951) 734-9130  
Designed by: MVO  
Drawn by: LL  
Checked by: LL  
PLANS PREPARED UNDER SUPERVISION OF:  
KENNETH W. CRANDALL, R.C.E. 26928 Exp. 03/31/05

Scale: 1"=40'  
BENCH MARK: CITY OF RIVERSIDE BENCH MARK EB-03  
P.K. WALL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE WESTERLY WALL OF A CATCH AT THE E.C.R. OF THE SOUTHEASTERLY CURB RETURN OF JESSE LANE AND TRAUTWEIN ROAD. THE MARK IS 2 FEET SOUTHERLY OF THE FACE OF CURB, ADJUSTED AND ENTERED: JUNE 1997 ELEVATION: 1599.77

Reference Plans for these Improvements	APPR. DATE
AS-BUILT	
REVISIONS	

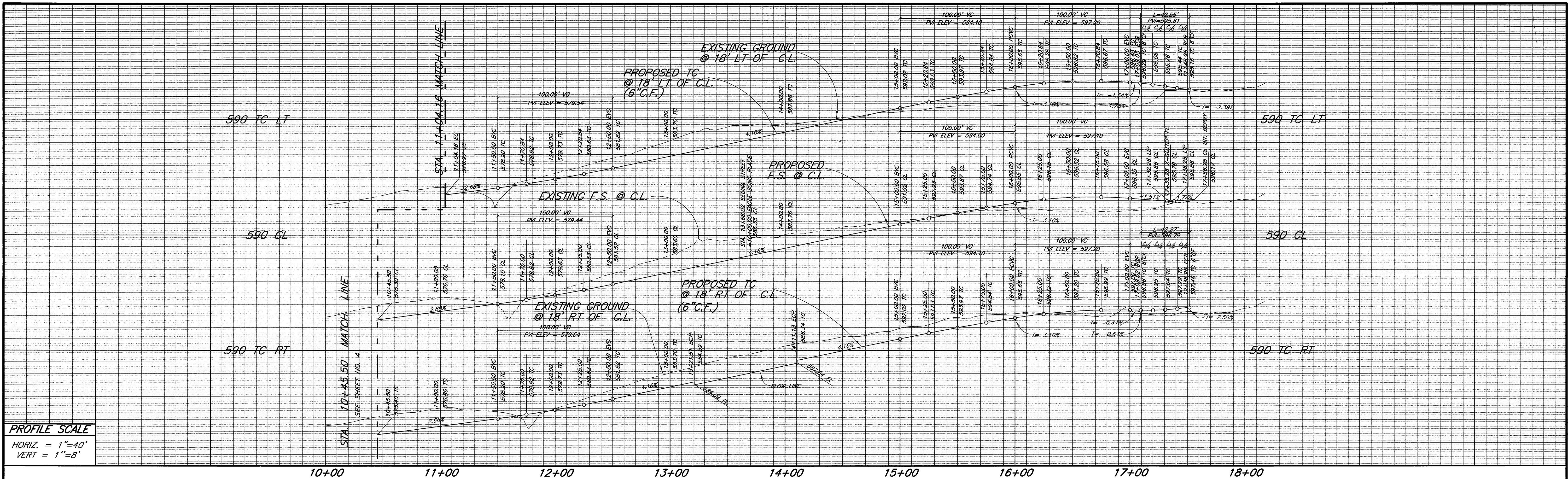
**CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS**

APPROVED BY: PRINCIPAL ENGR.	BY: [Signature]	DATE: 7/24/06	APPROVED BY: DIRECTOR OF PUBLIC WORKS	DATE: 10/16/06
PARK DEPARTMENT	TRAFFIC DIVISION	DEPUTY P.W. DIRECTOR		

**TRACT NO. 29766  
STREET IMPROVEMENT PLAN  
BERRY ROAD**

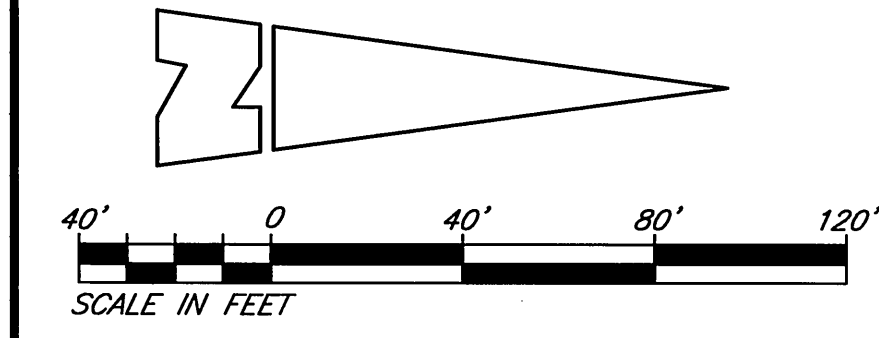
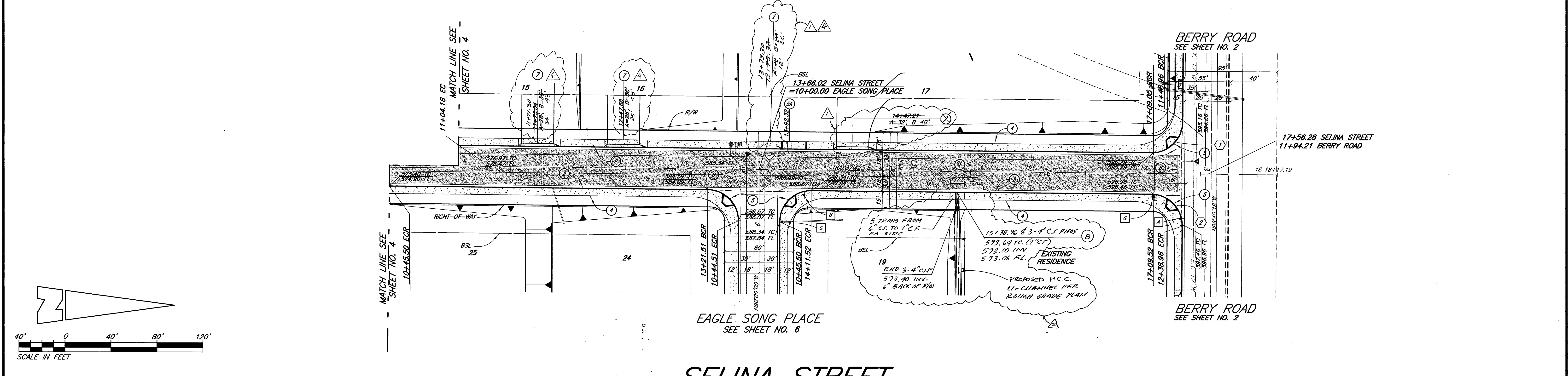
PROJECT NO. R-3646  
Sh 2 of 8  
FILE NO.:

J:\1999\_0425\_2.07\_H\19914251\CONSTR\INPR\4251022.DWG 05-03-02 KB



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

10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00



Δ	R	L	T	STREET	
1	90°18'00"	27.00'	42.55'	27.14'	1 CONSTRUCT AC OVER AGG. BASE PER TYP. SECTIONS.
2	89°42'00"	27.00'	42.27'		2 CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. NO. 200.
					3 CONSTRUCT PCC SIDEWALK PER CITY STD. NO. 325.
					4 CONSTRUCT WHEELCHAIR RAMP TYPE I PER CITY STD. NO. 304.
					5 CONSTRUCT WHEELCHAIR RAMP TYPE II PER CITY STD. NO. 304.
					6 CONSTRUCT PCC CROSS-GUTTER PER CITY STD. NO. 220.
					7 CONSTRUCT PCC DRIVEWAY APPROACH PER CITY STD. 302 (A= PER PLAN, B= PER PLAN).
					8 CONSTRUCT 2"x4" REDWOOD HEADER.

# SELINA STREET

**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.



**KWC ENGINEERS, INC.**  
 CIVIL ENGINEERING, PLANNING AND CONSTRUCTION MANAGEMENT  
 1200 W. PICOBLA ROAD, SUITE 104 • CORONA, CA 92626 • (714) 992-7130

Designed by: *MVC* Drawn by: *MP* Checked by: *LL*  
 PLANS PREPARED UNDER SUPERVISION OF:  
 5-4-02 KENNETH W. CRAWFORD, P.E.  
 R.C.E. 26928 Exp. 03/31/05

Scale: 1"=40'  
 BENCH MARK: CITY OF RIVERSIDE BENCH MARK EB-03 P.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE WESTERLY WALL OF A CATCH AT THE E.C.R. OF THE SOUTHEASTERLY CURB RETURN OF JESSE LANE AND TRUITT WOOD ROAD, THE MARK IS 2 FEET SOUTHERLY OF THE FACE OF CURB, ADJUSTED AND ENTERED: JUNE 1997 ELEVATION: 1599.77

Reference Plans for these Improvements	MARK
AS-BUILT	▲
ADD CURB DRAIN AT BASE OF LOT 19	RVZ
REVISE DRIVEWAY LOCATION ON LOT 19	RVZ
REVISIONS	

**CITY OF RIVERSIDE, CALIFORNIA**  
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* BY: *[Signature]* DATE: 10/16/02  
 PRINCIPAL ENGR. PARK DEPARTMENT TRAFFIC DIVISION  
 DEPUTY P.W. DIRECTOR

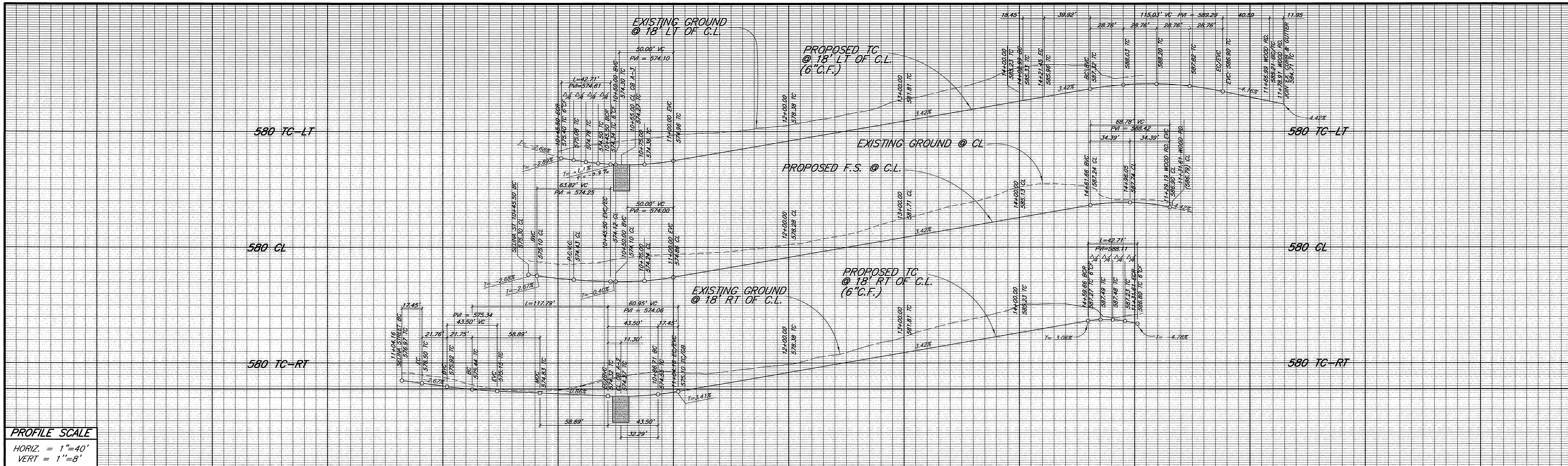
**TRACT NO. 29766**  
**STREET IMPROVEMENT PLAN**  
**SELINA STREET**

FOR: AMBERHILL - SANTA BARBARA, LLC

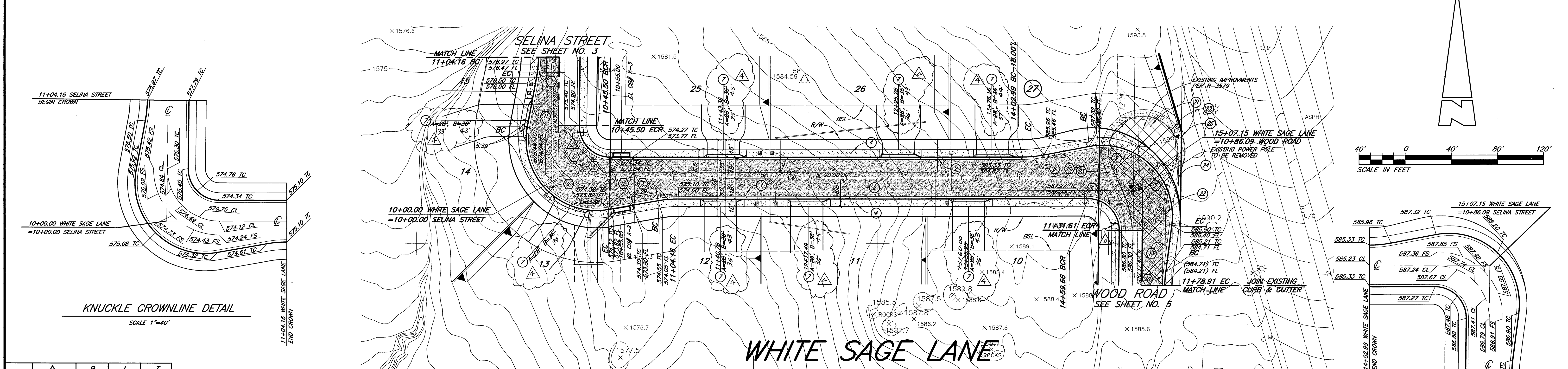
PROJECT NO. R-3646  
 Sh 3 of 8  
 FILE NO.:

**AS-BUILT**  
*[Signature]*  
 DATE 10/16/02

INDEXED 11-18-02 LHL



09+00 10+00 11+00 12+00 13+00 14+00 15+00 16+00

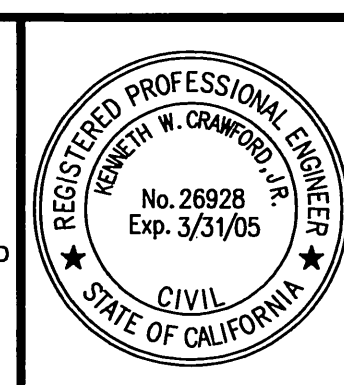


Δ	R	L	T
1	100'00"	17.45'	8.75'
2	110'37'42"	61.00'	88.14'
3	100'00"	17.45'	8.75'
4	90'37'42"	45.00'	71.18'
5	90'37'42"	27.00'	42.71'
6	90'37'42"	27.00'	42.71'
7	90'37'42"	45.00'	71.18'
8	100'00"	18.45'	9.25'
9	100'00"	61.00'	115.03'
10	06'50'51"	100.00'	11.95'
11	110'37'42"E	-	43.50'
12	180'00'00"E	-	43.50'
13	107'28'33"E	-	40.59'
14	179'25'37"E	-	39.92'

STREET	REMOVALS
1 CONSTRUCT AC OVER AGG. BASE PER TYP. SECTIONS.	21 SAWCUT AND REMOVE EXISTING AC PAVEMENT.
2 CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. NO. 200.	22 REMOVE EXISTING CURB & GUTTER.
3 CONSTRUCT PCC SIDEWALK PER CITY STD. NO. 325.	23 REMOVE EXISTING REDWOOD HEADER.
4 CONSTRUCT PCC DRIVEWAY APPROACH PER CITY STD. 302 (A= PER PLAN, B= PER PLAN).	24 REMOVE EXISTING PPC SIDEWALK.
	25 REMOVE EXISTING DECOMPOSED GRANITE

**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 TO ALL DESIGN PROFESSIONAL LIABILITY 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.



**KUC ENGINEERS, INC.**  
CIVIL ENGINEERING, PLANNING AND CONSTRUCTION MANAGEMENT  
1509 W. POMONA ROAD, SUITE 104 • POMONA, CA 92868 • TEL: 909-794-3130

Designed by: *MVG* Drawn by: *KB* Checked by: *AL*

PLANS PREPARED BY: *KENNETH W. CRAWFORD, JR.*  
R.C.E. 26928 Exp. 03/31/05

Scale: 1"=40'

Reference Plans for these Improvements:

BENCH MARK: CITY OF RIVERSIDE BENCH MARK E8-03 P.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE WESTERLY WALL OF A CATCH AT THE E.C.R. OF THE SOUTHEASTERY CURB RETURN OF JESSE LANE AND TRAILHEAD ROAD. THE MARK IS 2 FEET SOUTHERLY OF THE FACE OF CURB, ADJUSTED AND ENTERED: JUNE 1997 ELEVATION: 1599.77

MARK	AS-BUILT	REVISIONS	APPR.	DATE

**CITY OF RIVERSIDE, CALIFORNIA**  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: *10/16/02*  
PRINCIPAL ENGR.  
PARK DEPARTMENT: *[Signature]* DATE: *10/16/02*  
TRAFFIC DIVISION: *[Signature]* DATE: *10/16/02*  
DEPUTY P.W. DIRECTOR

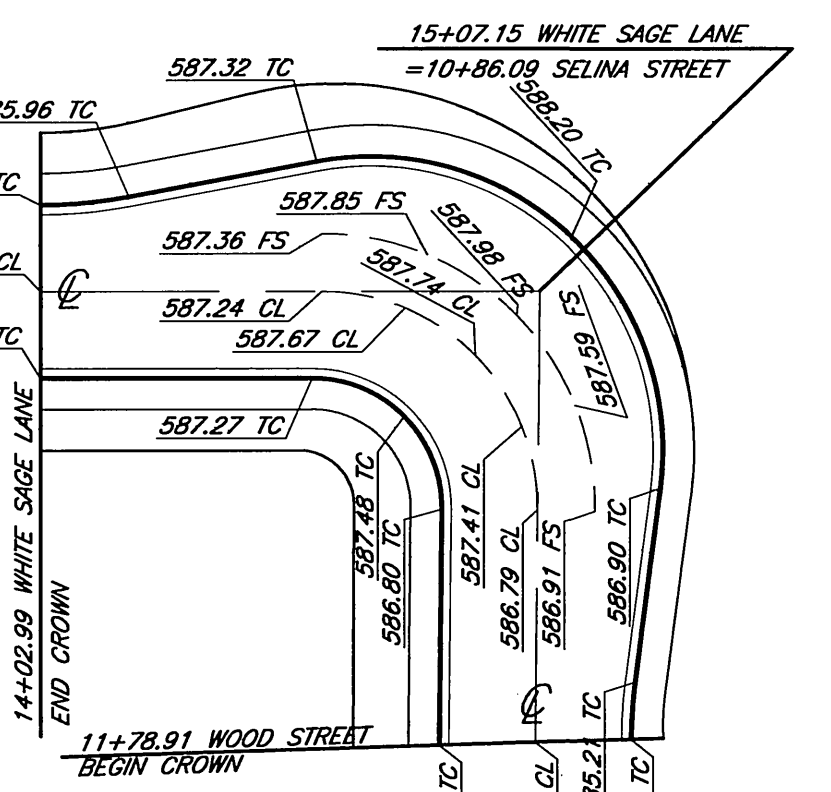
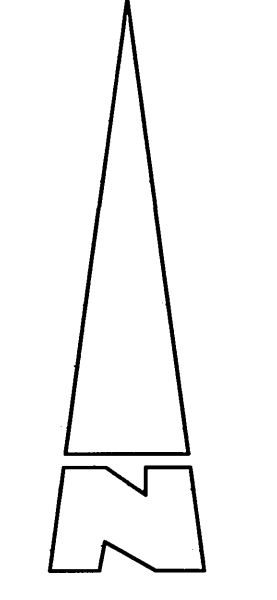
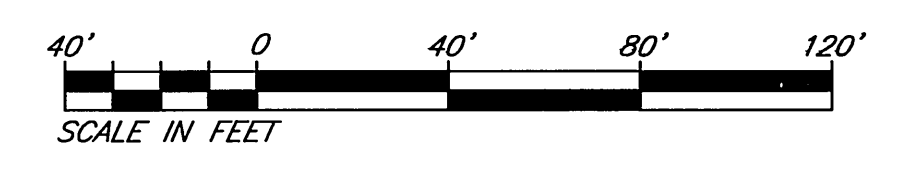
**TRACT NO. 29766**  
**STREET IMPROVEMENT PLAN**  
**WHITE SAGE LANE**

PROJECT NO. **R-3646**  
Sh **4** of **8**  
FILE NO.:

FOR: AMBERHILL - SANTA BARBARA, LLC

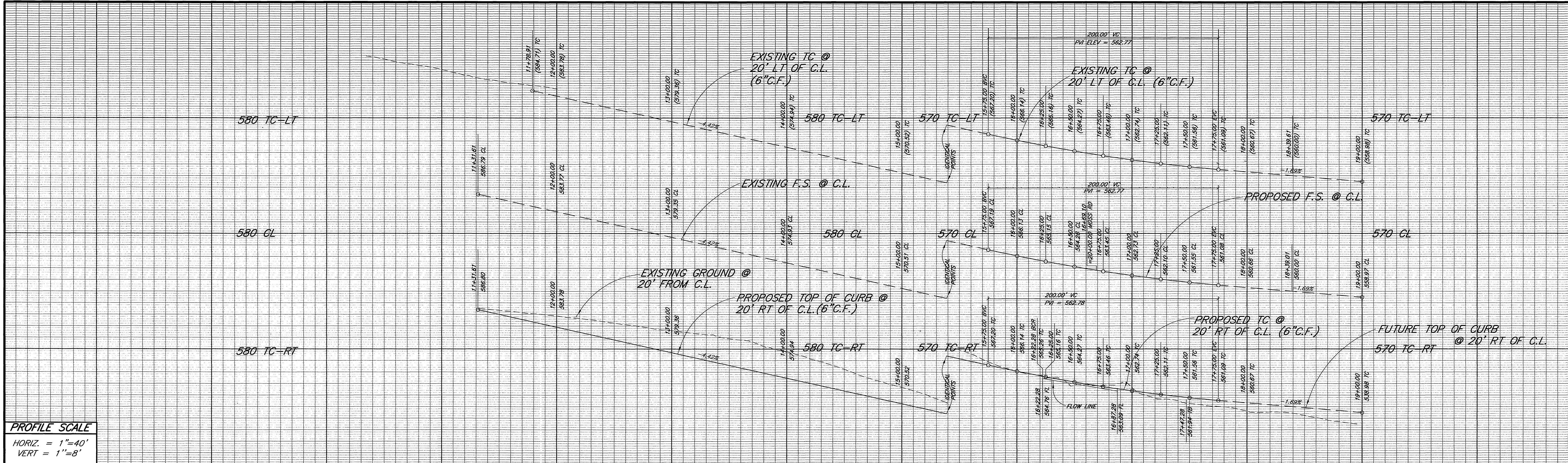
**AS-BUILT**  
*[Signature]* 9/16/02  
DATE  
R.C.E. 26928 EXP. 3-31-05

**KNUCKLE CROWNLINE DETAIL**  
SCALE 1"=40'



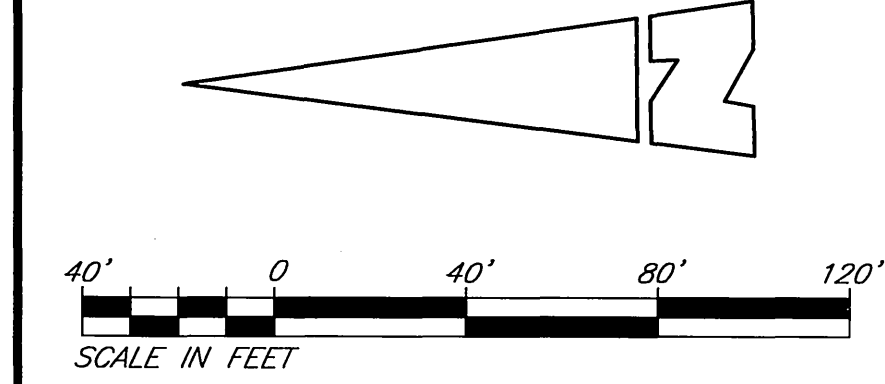
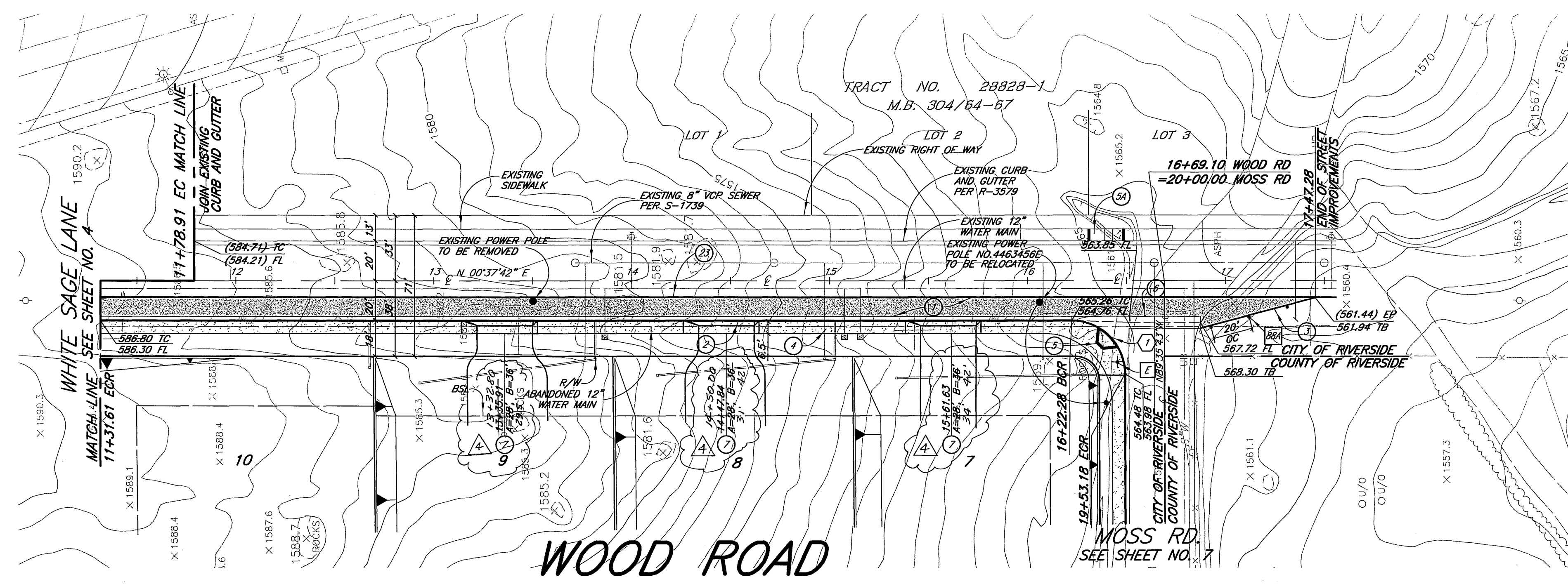
J.M. 1999.04.25.2.07 H: 99 4251 CONST/MPR/ 4252504.DWG 05-03-02 KB

INDEXED 11-18-02 LH



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

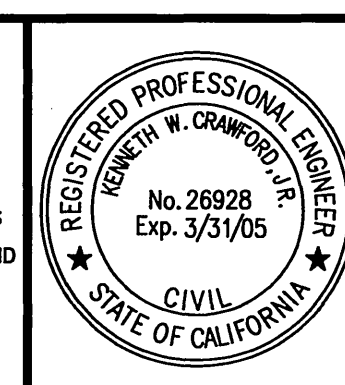
11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00 19+00



Δ	R	L	T	STREET	REMOVALS	STRIPING
1	89'46"56"	27.00'	42.31'	26.89'	① CONSTRUCT AC OVER AGG. BASE PER TYP. SECTIONS. ② CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. NO. 200. ③ CONSTRUCT AC BERM PER CITY STD. NO. 250. ④ CONSTRUCT PCC SIDEWALK PER CITY STD. NO. 325. ⑤ CONSTRUCT WHEELCHAIR RAMP TYPE I PER CITY STD. NO. 304. ⑥ CONSTRUCT WHEELCHAIR RAMP TYPE II PER CITY STD. NO. 304. ⑦ CONSTRUCT PCC CROSS-GUTTER PER CITY STD. NO. 220. ⑧ CONSTRUCT PCC DRIVEWAY APPROACH PER CITY STD. 302 (A= PER PLAN, B= PER PLAN).	① REMOVE EXISTING REDWOOD HEADER. ② INSTALL F-1 DELINEATORS ON 20' CENTER.

**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.



**KWC ENGINEERS, INC.**  
 CIVIL ENGINEERS, PLANNING AND CONSTRUCTION MANAGEMENT  
 1299 W. POMONA ROAD, SUITE 101 • POMONA, CA 92867-7158 • 951-794-2130  
 Designed by: MVG Drawn by: KB Checked by: LL  
 PLANS PREPARED UNDER SUPERVISION OF:  
 5-4-02 KENNETH W. CRANFORD, P.E.  
 R.C.E. 26928 Exp. 03/31/05

Scale: 1"=40'  
 Reference Plans for these Improvements: S-1739, R-3579  
 BENCH MARK: CITY OF RIVERSIDE BENCH MARK EB-03 P.K. WALL AND CITY ENGINEERS TAG IN THE SIDEWALK OVER THE WESTERLY WALL OF A CATCH AT THE E.C.R. OF THE SOUTHEASTERLY CURB RETURN OF JESSE LANE AND TRULIVEN ROAD. THE MARK IS 2 FEET SOUTHERLY OF THE FACE OF CURB, ADJUSTED AND ENTERED: JUNE 1997 ELEVATION: 1599.77

MARK	AS-BUILT	REVISIONS	APPR.	DATE

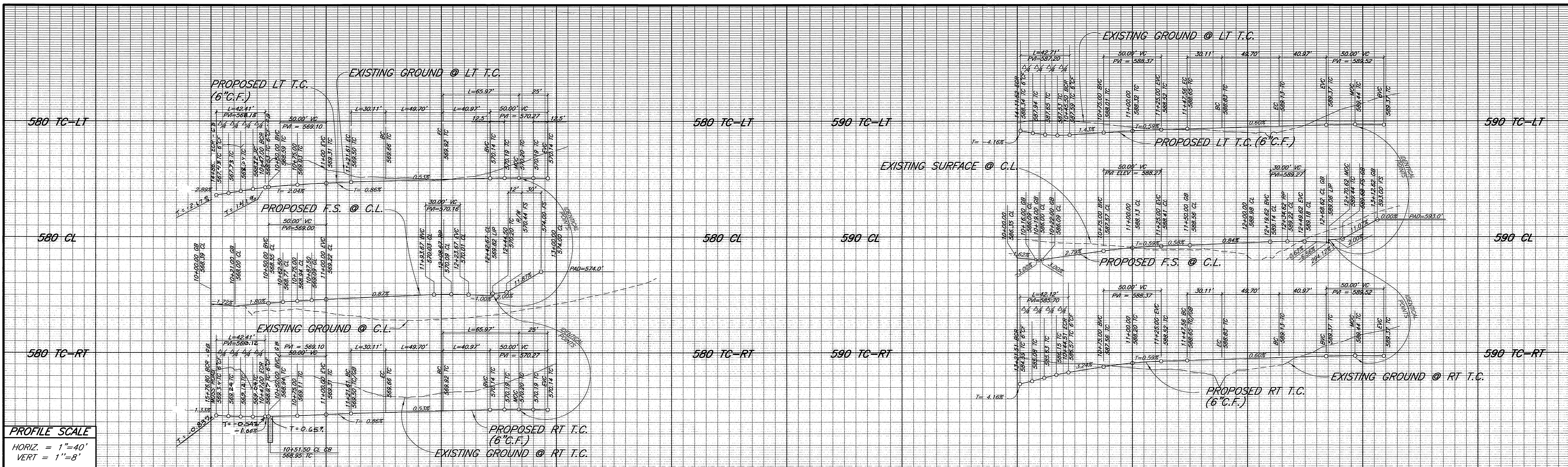
**CITY OF RIVERSIDE, CALIFORNIA**  
 DEPARTMENT OF PUBLIC WORKS  
 APPROVED BY: [Signature] DATE: 10/10/02  
 PRINCIPAL ENGR. PARK DEPARTMENT TRAFFIC DIVISION DEPUTY P.W. DIRECTOR  
 APPROVED BY: [Signature] DATE: 10/10/02  
 DIRECTOR OF PUBLIC WORKS

**TRACT NO. 29766**  
**STREET IMPROVEMENT PLAN**  
**WOOD ROAD**  
 PROJECT NO. R-3646  
 Sh 5 of 8  
 FOR: AMBERHILL - SANTA BARBARA, LLC  
 FILE NO.:

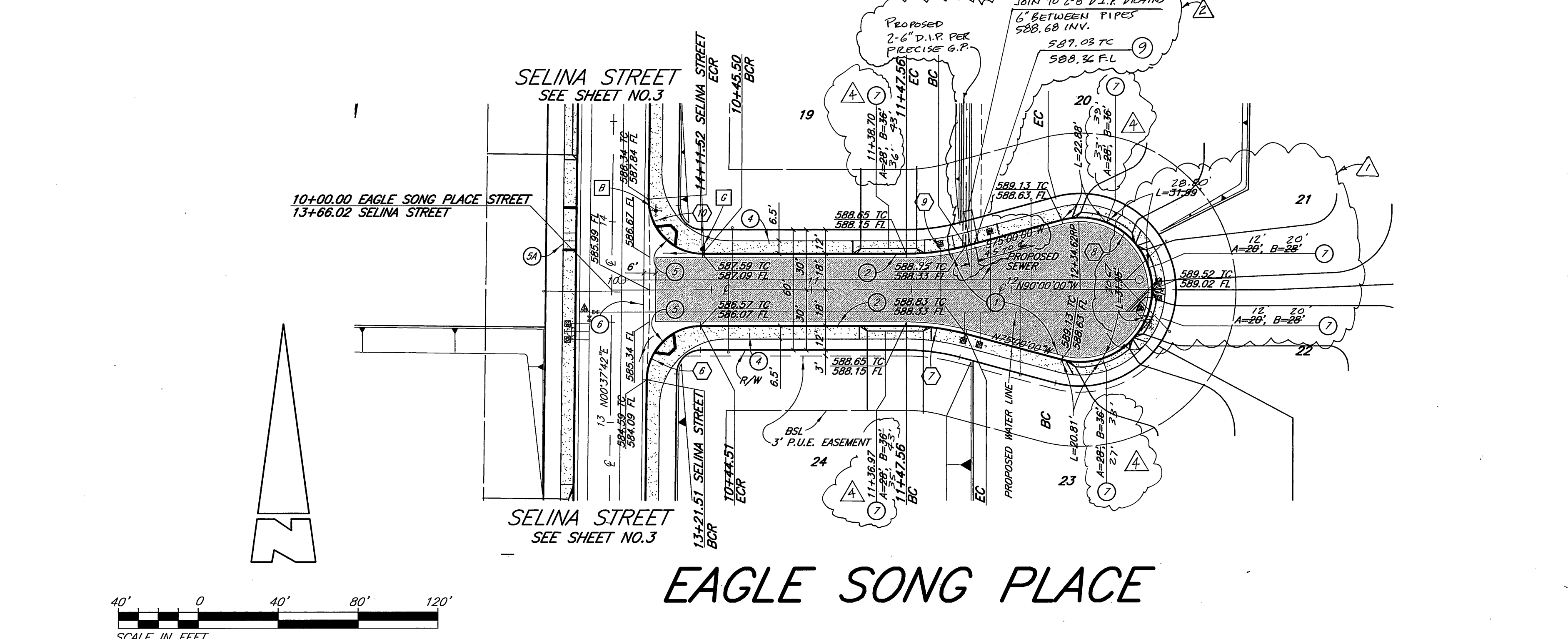
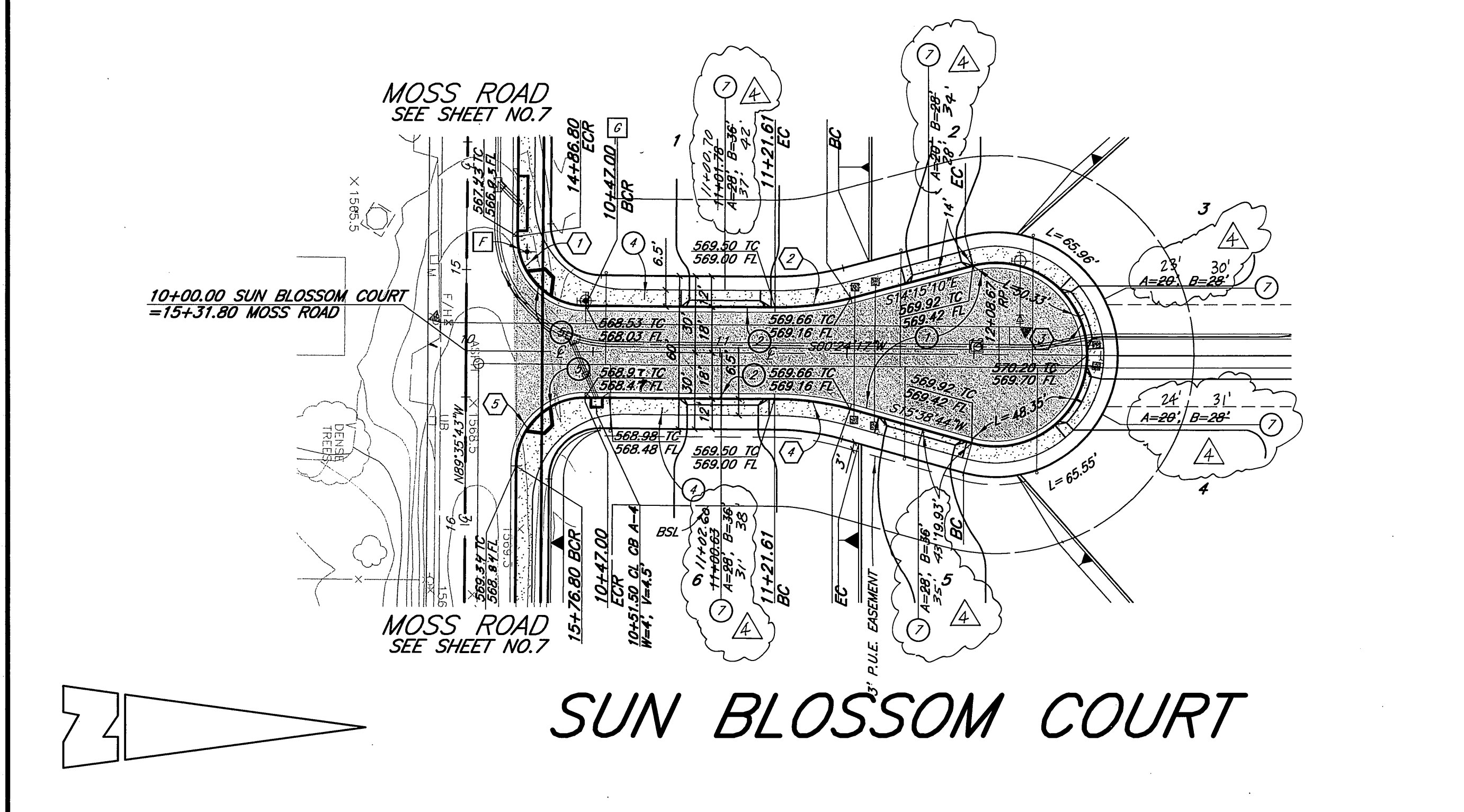
**AS - BUILT**  
 DATE: 10/10/02  
 R.C.E. 26928 EXP. 3-31-05

INDEXED 11-18-02 left

J.N. 1999.04.25.2.07 H: 99 4251 CONSET IMPR 425103.DWG 05-03-02 KB



10+00 11+00 12+00 13+00 10+00 11+00 12+00 13+00 14+00



STREET	STREET																																																						
<table border="1"> <thead> <tr> <th>Δ</th> <th>R</th> <th>L</th> <th>T</th> </tr> </thead> <tbody> <tr><td>1</td><td>90'0\"/&gt;</td><td>27.00'</td><td>42.41'</td><td>27.00'</td></tr> <tr><td>2</td><td>15'0\"/&gt;</td><td>115.00'</td><td>30.11'</td><td>15.14'</td></tr> <tr><td>3</td><td>210'0\"/&gt;</td><td>36.00'</td><td>131.95'</td><td>134.35'</td></tr> <tr><td>4</td><td>15'0\"/&gt;</td><td>115.00'</td><td>30.11'</td><td>15.14'</td></tr> <tr><td>5</td><td>90'0\"/&gt;</td><td>27.00'</td><td>42.41'</td><td>27.00'</td></tr> <tr><td>6</td><td>89'22'18\"/&gt;</td><td>27.00'</td><td>42.12'</td><td>26.71'</td></tr> <tr><td>7</td><td>15'0\"/&gt;</td><td>115.00'</td><td>30.11'</td><td>15.14'</td></tr> <tr><td>8</td><td>210'0\"/&gt;</td><td>36.00'</td><td>131.95'</td><td>134.35'</td></tr> <tr><td>9</td><td>15'0\"/&gt;</td><td>115.00'</td><td>30.11'</td><td>15.14'</td></tr> <tr><td>10</td><td>90'37'42\"/&gt;</td><td>27.00'</td><td>42.71'</td><td>27.30'</td></tr> </tbody> </table>	Δ	R	L	T	1	90'0\"/>	27.00'	42.41'	27.00'	2	15'0\"/>	115.00'	30.11'	15.14'	3	210'0\"/>	36.00'	131.95'	134.35'	4	15'0\"/>	115.00'	30.11'	15.14'	5	90'0\"/>	27.00'	42.41'	27.00'	6	89'22'18\"/>	27.00'	42.12'	26.71'	7	15'0\"/>	115.00'	30.11'	15.14'	8	210'0\"/>	36.00'	131.95'	134.35'	9	15'0\"/>	115.00'	30.11'	15.14'	10	90'37'42\"/>	27.00'	42.71'	27.30'	<ol style="list-style-type: none"> <li>CONSTRUCT AC OVER AGG. BASE PER TYP. SECTIONS.</li> <li>CONSTRUCT 6\"/&gt; </li></ol>
Δ	R	L	T																																																				
1	90'0\"/>	27.00'	42.41'	27.00'																																																			
2	15'0\"/>	115.00'	30.11'	15.14'																																																			
3	210'0\"/>	36.00'	131.95'	134.35'																																																			
4	15'0\"/>	115.00'	30.11'	15.14'																																																			
5	90'0\"/>	27.00'	42.41'	27.00'																																																			
6	89'22'18\"/>	27.00'	42.12'	26.71'																																																			
7	15'0\"/>	115.00'	30.11'	15.14'																																																			
8	210'0\"/>	36.00'	131.95'	134.35'																																																			
9	15'0\"/>	115.00'	30.11'	15.14'																																																			
10	90'37'42\"/>	27.00'	42.71'	27.30'																																																			

AS - BUILT  
 3/10/04  
 R.C.E. 26928 EXP. 3-31-05

**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 DESIGN PROFESSIONAL HARLESS FROM ANY AND ALL 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 THE PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



**KWC ENGINEERS, INC.**  
 CIVIL ENGINEERING, PLANNING AND CONSTRUCTION MANAGEMENT  
 1200 W. FISHBONE ROAD, SUITE 104-C, COVINA, CA 91724-1108 • 626-718-8100 • FAX 626-718-2130

Designed by: MNG  
 Drawn by: [Signature]  
 Checked by: [Signature]  
 Date: 5-4-02  
 No. 26928 Exp. 3/31/05  
 R.C.E. 26928 Exp. 03/31/05

Scale: 1"=40'  
 BENCH MARK: CITY OF RIVERSIDE BENCH MARK E8-D3  
 P.I.K. WALL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE WESTERLY WALL OF A CATCH AT THE E.C.R. OF THE SOUTHEASTERLY CURB RETURN OF JESSE LANE AND TRAUTWEN ROAD. THE MARK IS 2 FEET SOUTHERLY OF THE FACE OF CURB. ADJUSTED AND ENTERED: JUNE 1997 ELEVATION: 1599.77

Reference Plans for these Improvements

MARK	REVISIONS	DATE
AS-BUILT		
ADD PARKWAY DRAIN AT LOT 20		11-6-03
REVISE DRIVEWAYS ON LOTS 21, 22, 23, 24, 25, 26, 27, 28, 29, 30		7-28-03

**CITY OF RIVERSIDE, CALIFORNIA**  
 DEPARTMENT OF PUBLIC WORKS

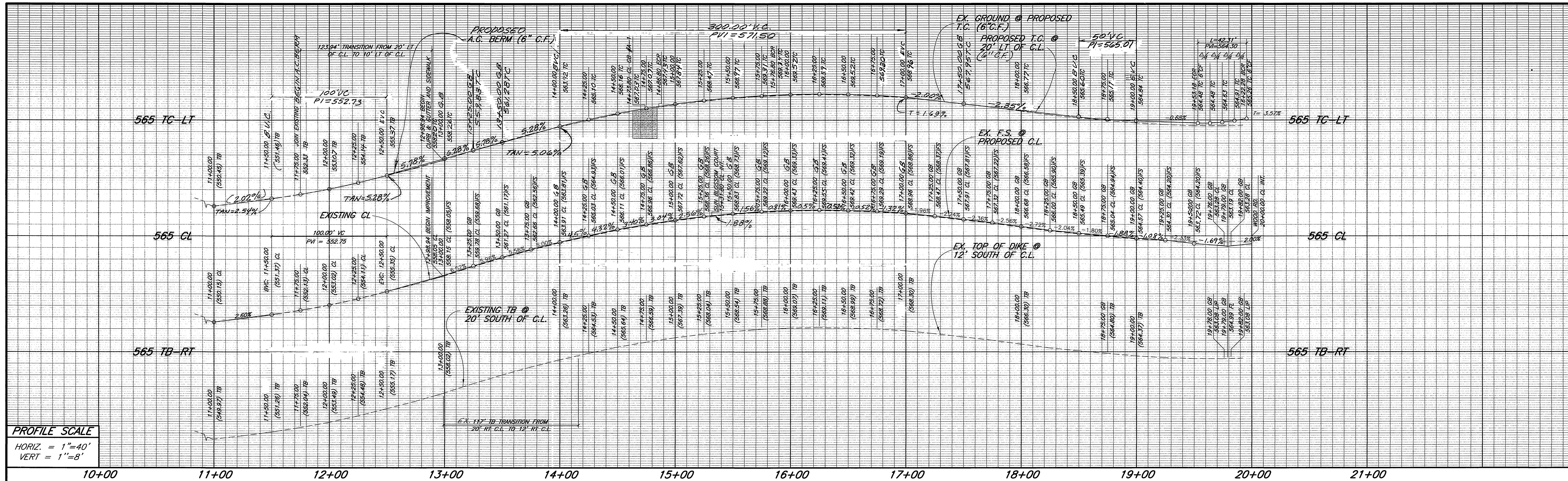
APPROVED BY: [Signature]  
 PRINCIPAL ENGR.  
 PARK DEPARTMENT

APPROVED BY: [Signature]  
 DIRECTOR OF PUBLIC WORKS

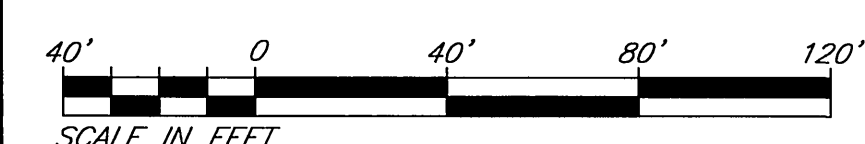
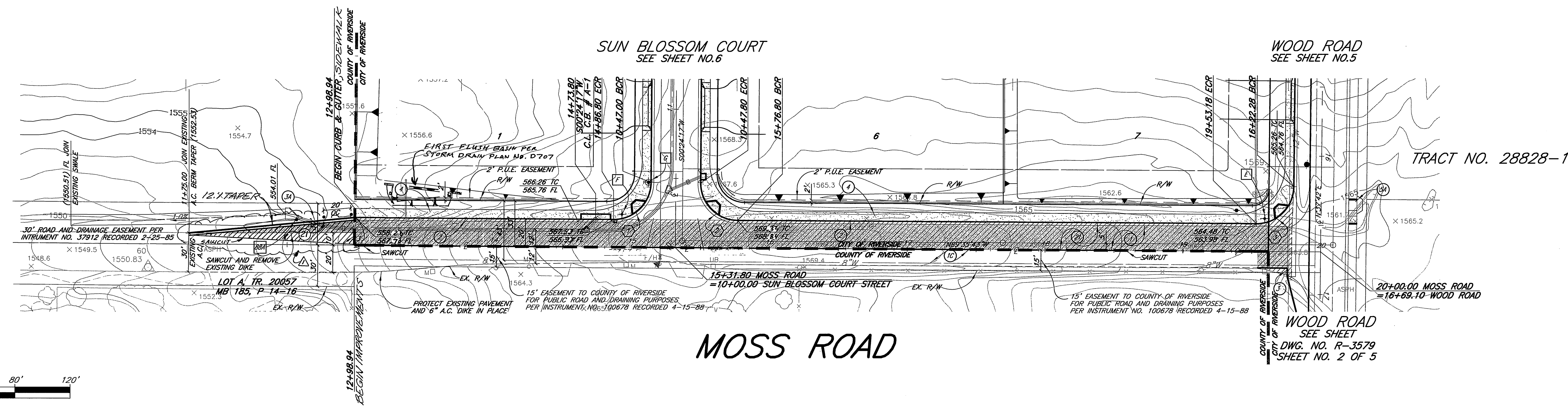
DATE: 10/10/04

**TRACT NO. 29766**  
**STREET IMPROVEMENT PLAN**  
**SUNBLOSSOM COURT**  
**EAGLE SONG PLACE**

PROJECT NO. R-3646  
 Sh 6 of 8  
 FOR: AMBERHILL - SANTA BARBARA, LLC  
 FILE NO.:



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



Δ	R	L	T	STREET
1	90'0"	27'00"	42.41'	1
2	90'0"	27'00"	42.41'	10
3	89'46'36"	27'00"	42.31'	3A

- REMOVALS**
- 2) SAWCUT AND REMOVE EXISTING A.C. PAVEMENT.
- STRIPING**
- 18A) INSTALL F-1 DELINEATORS ON 20' CENTER.

COUNTY OF RIVERSIDE  
 TRANSPORTATION DEPARTMENT  
 SHEETS 2 & ONLY  
 APPROVED BY: *[Signature]* DATE: 7/24/02  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 33959 Exp. 6/30/06  
 CIVIL  
 STATE OF CALIFORNIA

**AS - BUILT**  
*[Signature]* 9/10/04  
 DATE  
 R.C.E. 26928 EXP. 7-31-05

**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 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.

REGISTERED PROFESSIONAL ENGINEER  
 No. 26928  
 Exp. 3/31/05  
 CIVIL  
 STATE OF CALIFORNIA

**KWC ENGINEERS, INC.**  
 CIVIL ENGINEERING, PLANNING AND CONSTRUCTION MANAGEMENT  
 1299 N. MONROE ROAD, SUITE 104 CORONA, CA 92626-7180 \*909-734-9130  
 Designed by: MVO  
 Drawn by: [Signature]  
 Checked by: [Signature]  
 PLANS PREPARED UNDER SUPERVISION OF  
 5-2-02  
 R.C.E. 26928 Exp. 03/31/05

Scale: 1"=40'  
 BENCH MARK: CITY OF RIVERSIDE BENCH MARK EB-03 P.K. WALL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE WESTERLY WALL OF A CATCH AT THE E.C.R. OF THE SOUTHEASTERLY CURB RETURN OF JESSE LAKE AND TRAUTNER ROAD. THE MARK IS 2 FEET SOUTHERLY OF THE FACE OF CURB. ADJUSTED AND ENTERED: JUNE 1997 ELEVATION: 1599.77

Reference Plans for these Improvements

MARK	ADD ADDITIONAL SAWCUT/REMOVAL TO MOSS RD	RIZ	7/6/04
APPR.	DATE	REVISIONS	

**CITY OF RIVERSIDE, CALIFORNIA**  
 DEPARTMENT OF PUBLIC WORKS

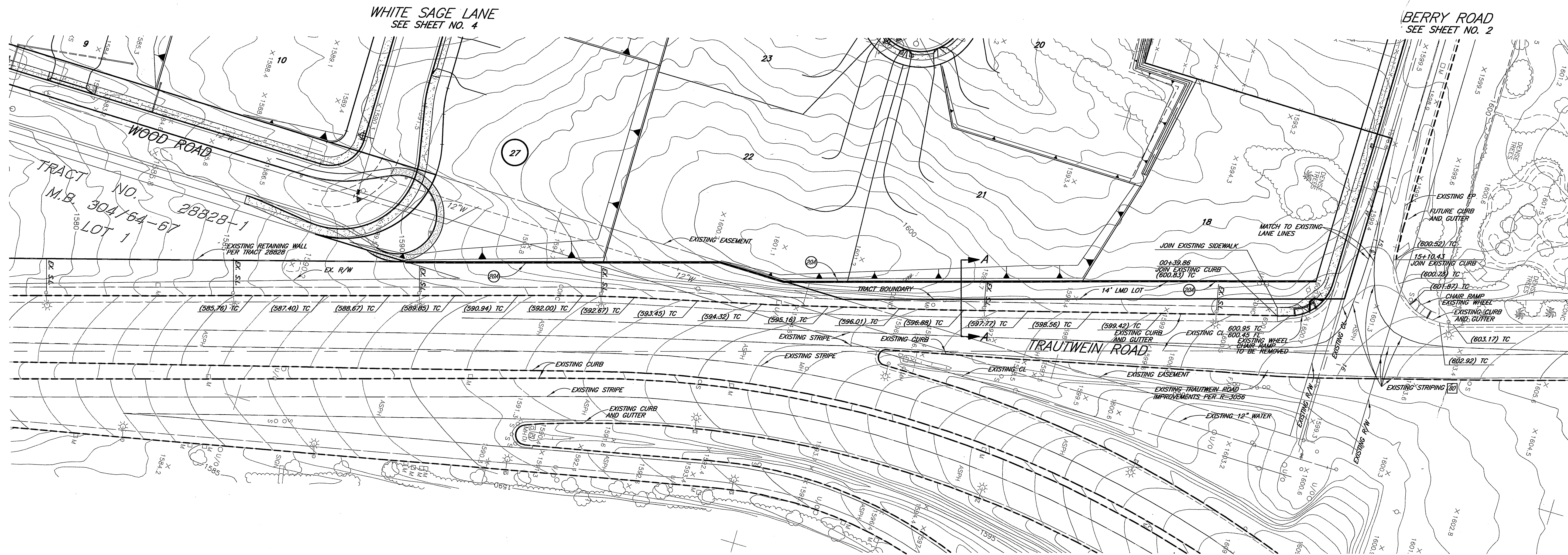
APPROVED BY: *[Signature]* DATE: 10/16/02  
 PRINCIPAL ENGR.  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 DEPUTY P.W. DIRECTOR

**TRACT NO. 29766**  
**STREET IMPROVEMENT PLAN**  
**MOSS ROAD**

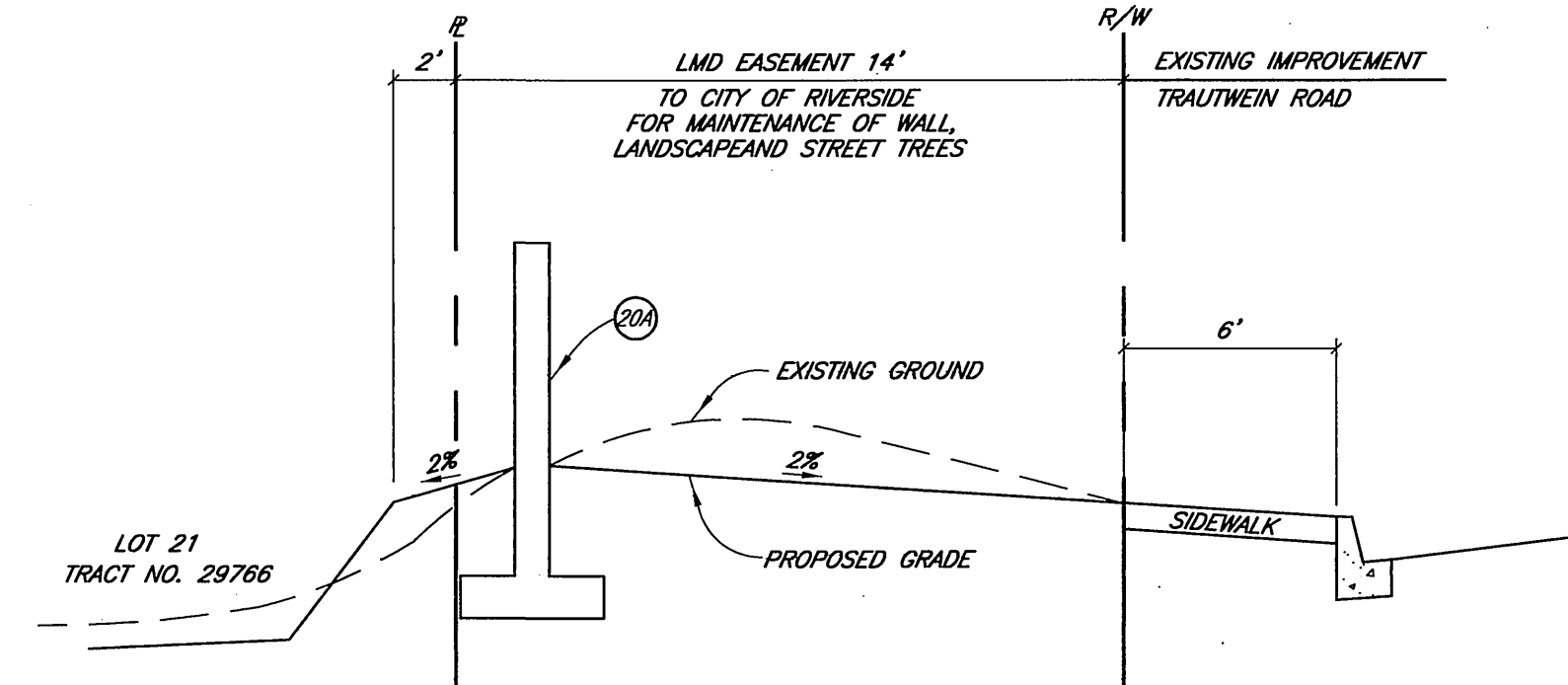
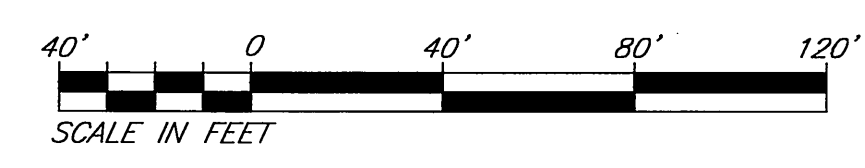
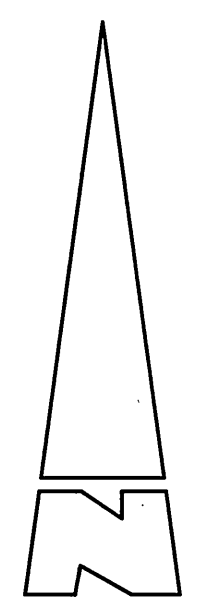
FOR: AMBERHILL - SANTA BARBARA, LLC

PROJECT NO. R-3646  
 Sh 7 of 8  
 FILE NO.:

INDEXED 11-18-02 gft



# TRAUTWEIN ROAD



SECTION A-A  
SCALE: NTS

**AS-BUILT**  
*[Signature]*  
 DATE 10/16/05  
 R.C.E. 26928 EXP. 3-31-05

Δ	R	L	T	STREET	STRIPING NOTES
				CONSTRUCT 6" BLOCK WALL PER CITY OF RIVERSIDE STD. NO. 704. TYPE/COLOR OF BLOCK/PRECISION SPALL FACE - TAN MORTAR COLOR/TAN. SIZE 6" X 8" X 16" TYPE/COLOR CAP/ROUNDED/TAN. THIS WALL REQUIRES A PERMIT AND INSPECTION FROM THE PUBLIC WORKS ENGINEERING DIVISION.	80 12" THERMOPLASTIC SOLID WHITE LANE LINE. 88A INSTALL F-1 DELINEATORS ON 20' CENTER. 88C REPLACE EXISTING STRIPING AS DIRECTED IN THE FIELD.

**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 INDIVIDUALLY 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.



**KWC ENGINEERS, INC.**  
 CIVIL ENGINEERING, PLANNING AND CONSTRUCTION MANAGEMENT  
 1209 W. FISHBURN ROAD, SUITE 104 • CORONA, CA 92626-7158 • 951-734-2130

Designed by: *MYG* Drawn by: *HP* Checked by: *LL*  
 PLANS PREPARED UNDER SUPERVISION OF  
 5-8-02 *KENNETH W. CRAWFORD, JR.*  
 R.C.E. 26928 Exp. 03/31/05

Scale: 1"=40'  
 BENCH MARK: CITY OF RIVERSIDE BENCH MARK EB-03 P.K. WALL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE WESTERLY WALL OF A CATCH AT THE E.C.R. OF THE SOUTHEASTERLY CURB RETURN OF JESSE LANE AND TRAUTWEIN ROAD. THE MARK IS 2 FEET SOUTHERLY OF THE FACE OF CURB. ADJUSTED AND ENTERED: JUNE 1997 ELEVATION: 1599.77

MARK	REVISIONS	APPR.	DATE

**CITY OF RIVERSIDE, CALIFORNIA**  
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: 7/20/04  
 PRINCIPAL ENGR. PARK DEPARTMENT  
 TRAFFIC DIVISION  
 DEPUTY P.W. DIRECTOR PLANNING DEPT.

APPROVED BY: *[Signature]* DATE: 10/16/05  
 DIRECTOR OF PUBLIC WORKS

**TRACT NO. 29766**  
**STREET IMPROVEMENT PLAN**  
**TRAUTWEIN ROAD**

PROJECT NO. R-3646  
 Sh 8 of 8  
 FOR: AMBERHILL - SANTA BARBARA, LLC  
 FILE NO.:

INDEXED 11-18-02 LfH

J.N. 1995-0425.2-07 H: 9914251CONST\MP1425108.DWG 05-03-02 KB