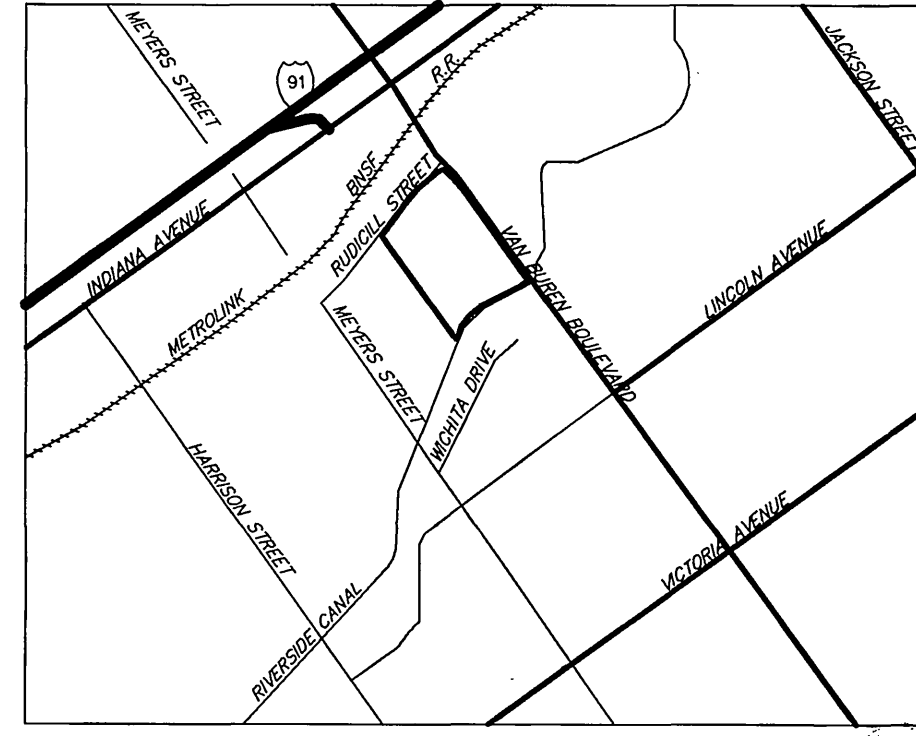


PD-003-012 (3100 VAN BUREN BLVD.)

STREET IMPROVEMENT PLAN

FAIRFIELD RESIDENTIAL



VICINITY MAP
NOT TO SCALE

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.
- 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 PAVEMENT SHALL BE TRIMMED IN A SMOOTH STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- ALL OVERHANGING TREES THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
- SEE TRAFFIC SIGNAL PLAN X-207A FOR TRAFFIC SIGNAL FACILITIES AND STRIPING.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP(S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS ARE MADE TO MAINTAIN SIGNAL OPERATION.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- SEE CITY OF RIVERSIDE UTILITY DRAWING UOL5-634153 FOR LOCATION AND QUANTITY OF REQUIRED STREET LIGHTS.

NOTICE TO CONTRACTOR:

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES 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 THOSE SHOWN ON THESE PLANS.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION.

ENGINEER

FAIRFIELD RESIDENTIAL, LLC
5510 MOREHOUSE DR., SUITE #200
SAN DIEGO, CA 92121
PHONE (310) 312-6898
FAX (858) 457-1121

SDH & ASSOCIATES, INC.
5225 CANYON CREST
BLDG. 300 SUITE # 357
RIVERSIDE, CA 92507
PHONE (909) 788-2344
FAX (909) 788-2314

OVERHEAD POWER POLE FACILITIES SHALL BE UNDERGROUNDED BY THE DEVELOPER AT THE DEVELOPERS EXPENSE. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION FOR REMOVAL OVERHEAD POWER FACILITIES.

CONTACT: JULIAN CARDENAS
PH. NO. (909) 826-5937
3900 MAIN STREET E 4TH FLOOR
RIVERSIDE, CA. 92522

WATER DEPARTMENT NOTE

DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK.
909-351-6368

Underground Service Alert
CALL BEFORE YOU DIG
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 THE 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.



PLANS PREPARED UNDER SUPERVISION OF
Brian G. Esgate 1/16/2004
BRIAN G. ESGATE
R.C.E. 21884
EXP. 3/31/05
BENCHMARK
CITY OF RIVERSIDE BENCHMARK #E4-13 PK NAIL AND CITY ENGINEER TAG SET IN THE MIDDLE OF THE SOUTHWESTERLY CURB RETURN IN THE TOP OF CURB; AT THE INTERSECTION OF LINCOLN AVE. AND VAN BUREN BLVD. ELEV.=858.202 (1971)

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT - ELECTRIC OVERHEAD AND UNDERGROUND	APPROVED BY: <i>Brett Morrison</i> 2/3/04 DATE	APPROVED BY: <i>Brian G. Esgate</i> 2/2/2004 DATE
	FOR CITY OF RIVERSIDE PUBLIC UTILITIES WATER DEPARTMENT APPROVED SHFS. 1-3	

SDH & Associates Inc.
Civil Engineering - Land Planning
5225 Canyon Crest Drive Bldg. 300 Suite 357
Riverside, California 92507
TEL: (909) 788-2344 FAX (909) 788-2314

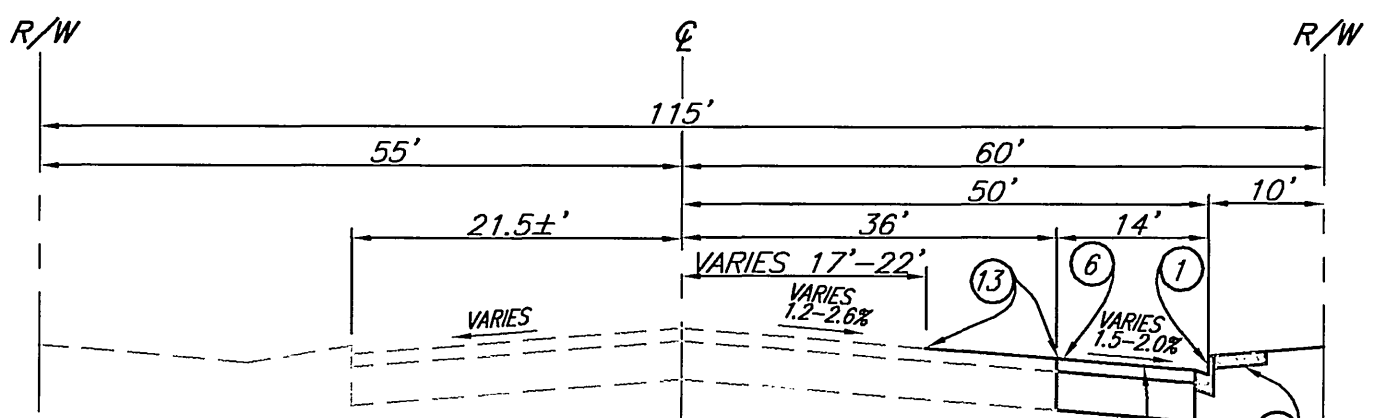
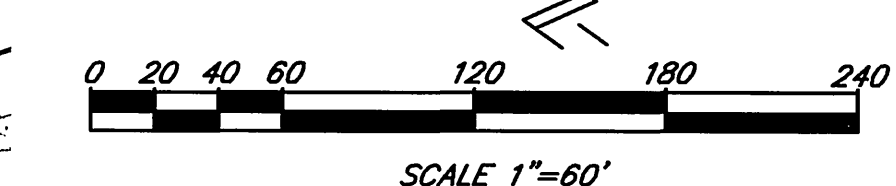
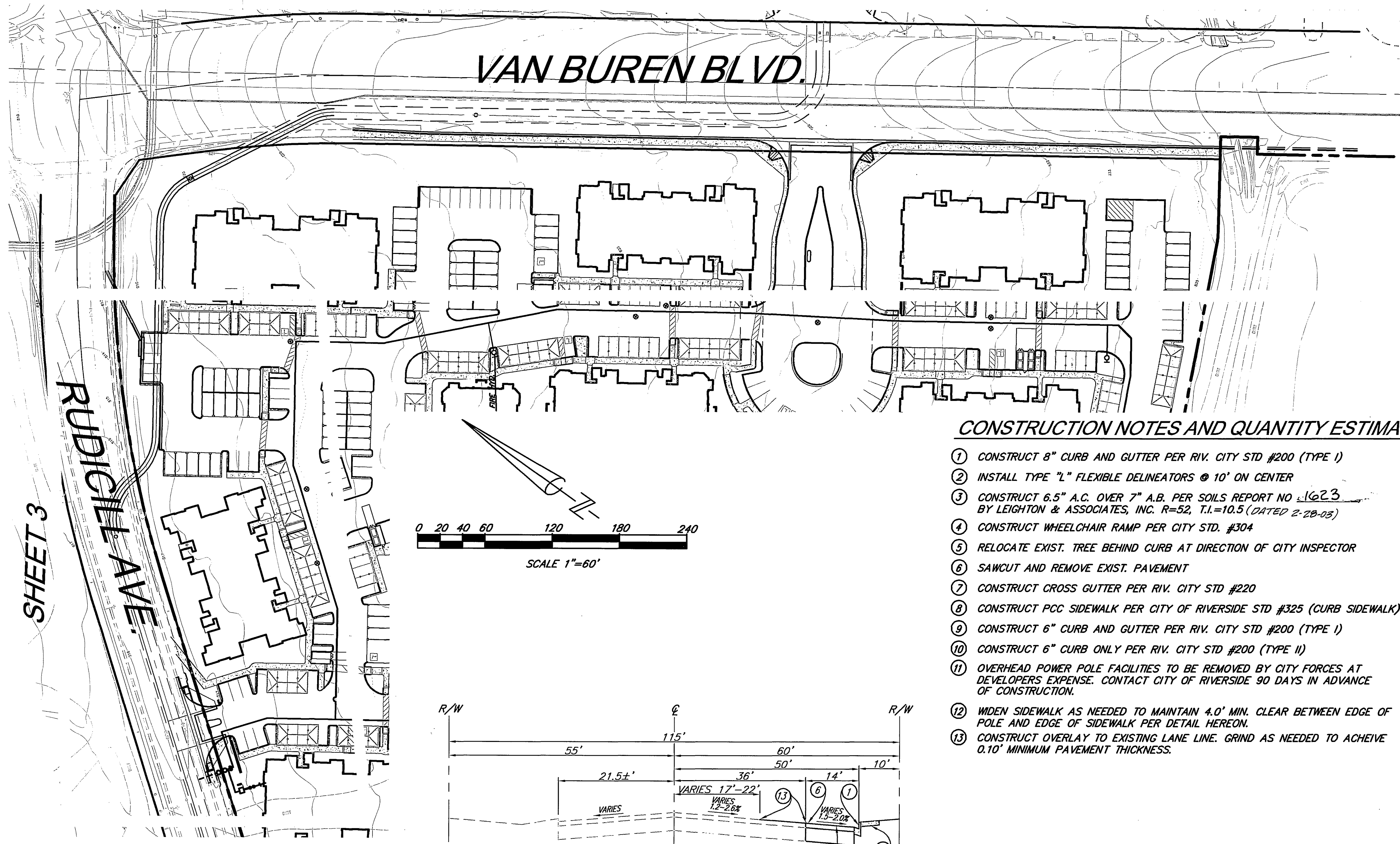
CITY BUSINESS TAX CERT. NO. 107994 EXP. 6-13-03

MARK	REVISIONS	APPR.	DATE
DESIGNED BY: SS	DRAWN BY: SS	CHECKED BY: B.G.E.	

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY:	BY:	DATE:	APPROVED BY:
PRINCIPAL ENGINEER	<i>Jim Boyd</i>	2/2/04	<i>Jim Boyd</i>
STREET SERVICES			
TRAFFIC DIVISION			
PARIS-DEPARTMENT			
			DATE: 2/2/04

JOB NO. 0202	PD-003-012	R-3762
STREET IMPROVEMENT PLAN		
3100 VAN BUREN BOULEVARD		
		SHEET 1 OF 3

SHEET 2



CONSTRUCTION NOTES AND QUANTITY ESTIMATE

- | | |
|--|-------------|
| 1. CONSTRUCT 6" CURB AND GUTTER PER RIV. CITY STD #200 (TYPE I) | 836 L.F. |
| 2. INSTALL TYPE "L" FLEXIBLE DELINEATORS @ 10' ON CENTER | 7 EA. |
| 3. CONSTRUCT 6.5" A.C. OVER 7" A.B. PER SOILS REPORT NO. 1623 BY LEIGHTON & ASSOCIATES, INC. R=52, T.I.=10.5 (DATED 2-28-03) | 7,930 S.F. |
| 4. CONSTRUCT WHEELCHAIR RAMP PER CITY STD. #304 | 4 EA. |
| 5. RELOCATE EXIST. TREE BEHIND CURB AT DIRECTION OF CITY INSPECTOR | 14 EA. |
| 6. SAWCUT AND REMOVE EXIST. PAVEMENT | 975 S.F. |
| 7. CONSTRUCT CROSS GUTTER PER RIV. CITY STD #220 | 2 EA. |
| 8. CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD #325 (CURB SIDEWALK) | 3,680 S.F. |
| 9. CONSTRUCT 6" CURB AND GUTTER PER RIV. CITY STD #200 (TYPE I) | 20 L.F. |
| 10. CONSTRUCT 6" CURB ONLY PER RIV. CITY STD #200 (TYPE II) | 24 L.F. |
| 11. OVERHEAD POWER POLE FACILITIES TO BE REMOVED BY CITY FORCES AT DEVELOPERS EXPENSE. CONTACT CITY OF RIVERSIDE 90 DAYS IN ADVANCE OF CONSTRUCTION. | 5 EA. |
| 12. WIDEN SIDEWALK AS NEEDED TO MAINTAIN 4.0' MIN. CLEAR BETWEEN EDGE OF POLE AND EDGE OF SIDEWALK PER DETAIL HEREON. | 4 EA. |
| 13. CONSTRUCT OVERLAY TO EXISTING LANE LINE. GRIND AS NEEDED TO ACHIEVE 0.10" MINIMUM PAVEMENT THICKNESS. | 11,840 S.F. |

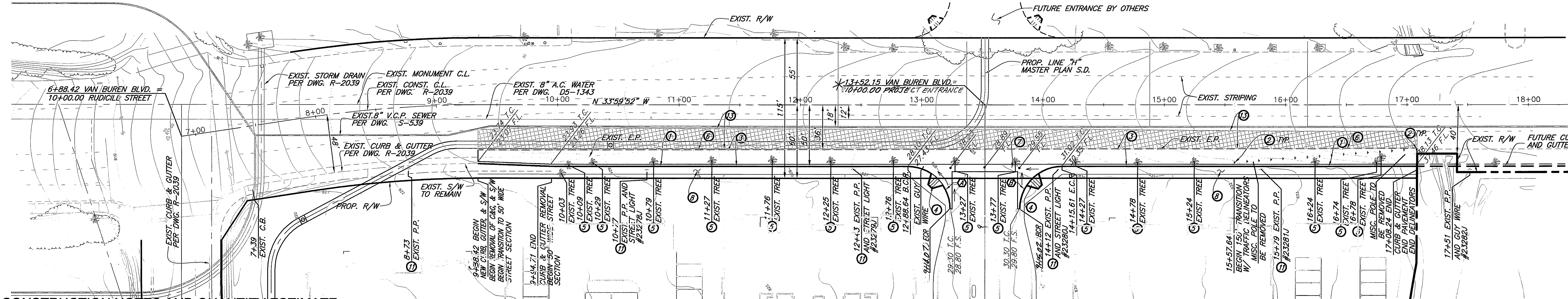
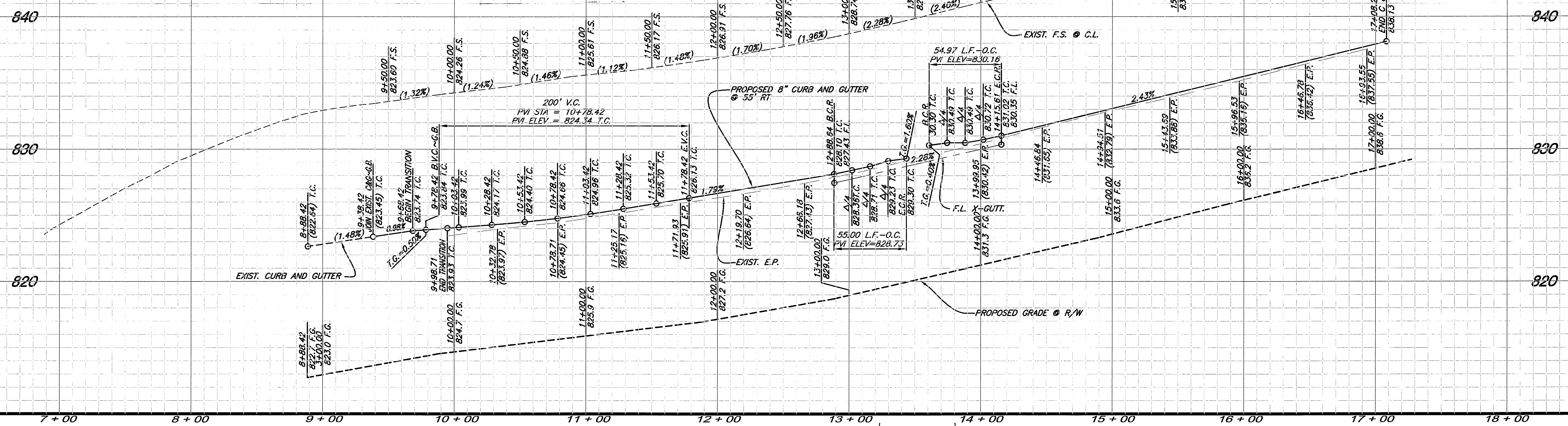
LEGEND

- T.C. TOP OF CURB
- C.B. CATCH BASIN
- L.D. LOCAL DEPRESSION
- F.G. FINISHED GRADE
- P.B. PULL BOX
- F.S. FINISHED SURFACE
- F.L. FLOW LINE
- S.D. STORM DRAIN
- INV. INVERT
- PROPOSED AC PAVEMENT

* AS-BUILT PER PLANS 7-07-06 Lft

INDEXED 3-10-04 Lft

Profile Scale
 Horiz. 1" = 40 FT.
 Vert. 1" = 4 FT.



CONSTRUCTION NOTES AND QUANTITY ESTIMATE

- 1) CONSTRUCT 8" CURB AND GUTTER PER RIV. CITY STD #200 (TYPE I)
- 2) INSTALL TYPE "L" FLEXIBLE DELINEATORS @ 10' ON CENTER
- 3) CONSTRUCT 6.5" A.C. OVER 7" A.B. PER SOILS REPORT NO. BY LEIGHTON & ASSOCIATES, INC. R=52, T.I.=10.5 (DATE 2-28-03)
- 4) CONSTRUCT WHEELCHAIR RAMP PER CITY STD. #304
- 5) RELOCATE EXIST. TREE BEHIND CURB AT DIRECTION OF CITY INSPECTOR
- 6) SAWCUT AND REMOVE EXIST. PAVEMENT
- 7) CONSTRUCT CROSS GUTTER PER RIV. CITY STD #220 W=6"
- 8) CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD #325
- 9) CONSTRUCT 6" CURB AND GUTTER PER RIV. CITY STD #200 (TYPE I)
- 10) CONSTRUCT 6" CURB ONLY PER RIV. CITY STD #200 (TYPE II)
- 11) OVERHEAD POWER POLE FACILITIES TO BE REMOVED BY CITY FORCES AT DEVELOPERS EXPENSE. CONTACT CITY OF RIVERSIDE 90 DAYS IN ADVANCE OF CONSTRUCTION.
- 12) CONSTRUCT OVERLAY AS NEEDED FOR SMOOTH TRANSITION. GRIND AS NEEDED FOR MIN. 0.10" THICKNESS.

CURVE DATA

(A)	$\Delta = 90^{\circ}01'47''$	$R = 35.00'$	$L = 55.00'$	$T = 35.02$
(B)	$\Delta = 89^{\circ}58'53''$	$R = 35.00'$	$L = 54.97'$	$T = 34.99$

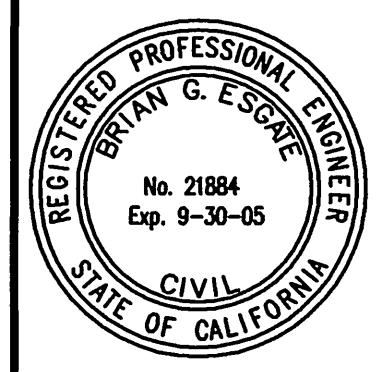
VAN BUREN BOULEVARD

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT - ELECTRIC
 OVERHEAD AND UNDERGROUND

B. J. Mainard 2/3/04
 APPROVED BY DATE

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

PRIVATE ENGINEERING NOTE
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY THAT THIS AGREEMENT 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.



PLANS PREPARED UNDER SUPERVISION OF
Brian G. Escate 1/16/2004
 BRIAN G. ESCATE DATE
 R.C.E. 21884
 EXP. 3/31/05
 BENCH MARK: SEE SHEET 1

SDH & Associates Inc.
 Civil Engineering - Land Planning
 5225 Canyon Crest Drive Bldg. 300 Suite 357
 Riverside, California 92507
 TEL: (909) 788-2344 FAX (909) 788-2314

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

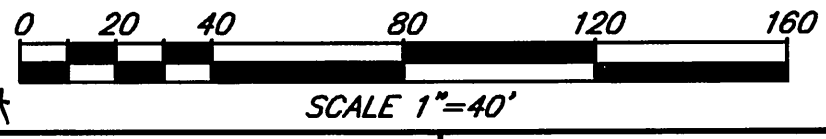
APPROVED BY: *John Boyd*
 DATE: 2/20/04

PRINCIPAL ENGINEER: *John Boyd*
 STREET SERVICES: *John Boyd*
 TRAFFIC DIVISION: *John Boyd*
 PARKING DEPARTMENT: *John Boyd*

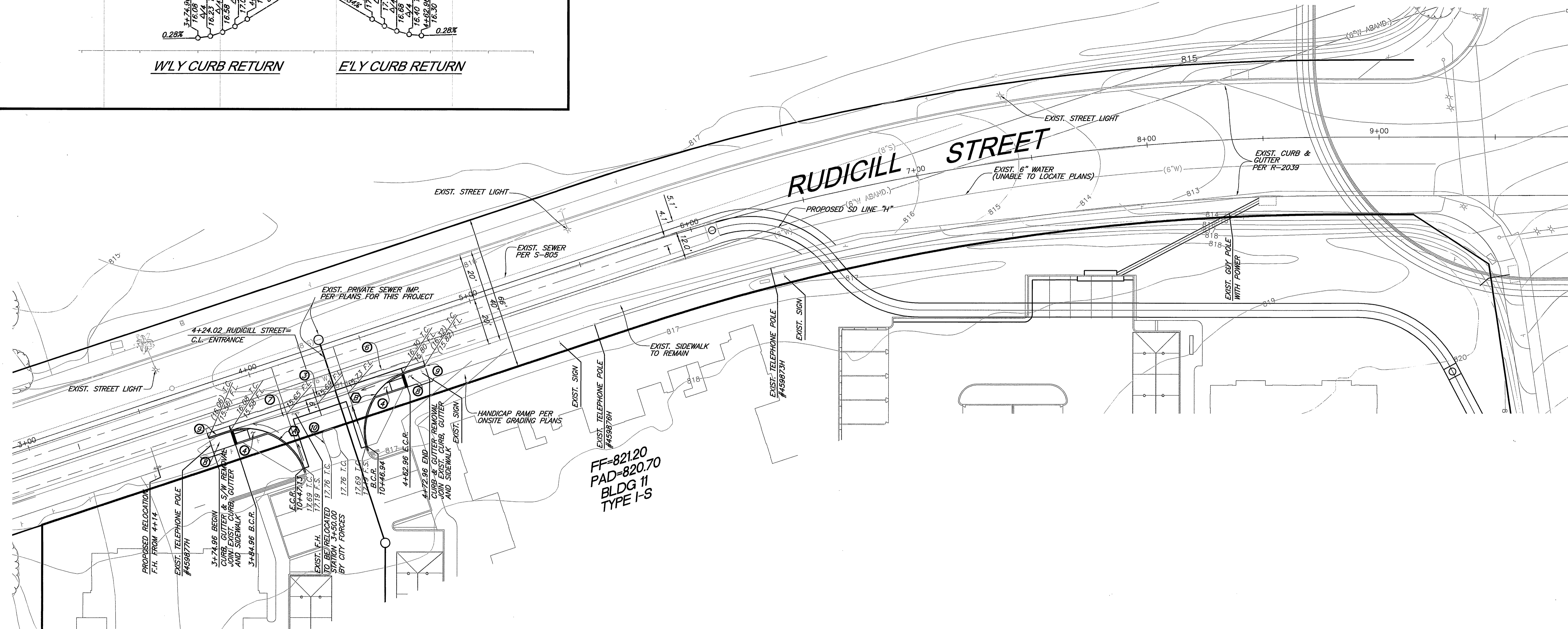
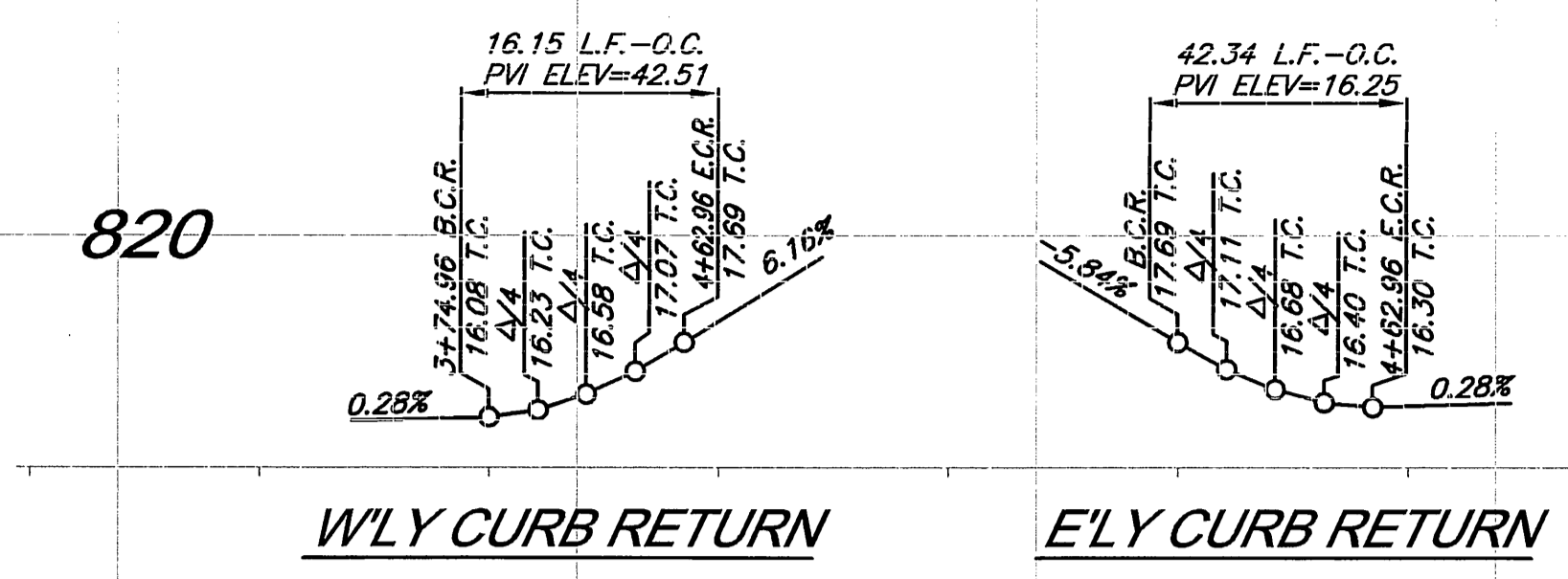
STREET IMPROVEMENT PLAN

VAN BUREN BOULEVARD
 SOUTH OF RUDICILL STREET
 PD-003-012

JOB NO. 0202
 R-3762
 SHEET 2 OF 3



Profile Scale
 Horiz. 1" = 40 FT.
 Vert. 1" = 4 FT.



FF=821.20
 PAD=820.70
 BLDG #1
 TYPE I-S

NOTE:
 SEE PRECISE GRADING PLANS FOR ONSITE CURB CONSTRUCTION. CONTRACTOR SHALL UTILIZE THESE PLANS FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY ONLY.

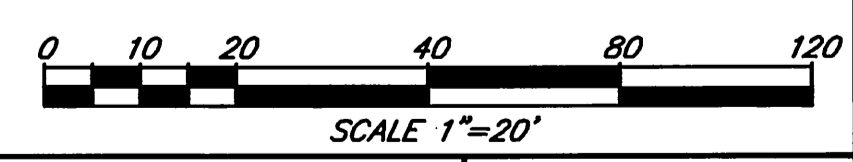
CONSTRUCTION NOTES AND QUANTITY ESTIMATE

- ① CONSTRUCT 8" CURB AND GUTTER PER RIV. CITY STD #200 (TYPE I)
- ② INSTALL CLASS 1 DELINEATORS PER CALTRANS STD. A74-A @ 25' ON CENTER
- ③ CONSTRUCT 6.5" A.C. OVER 7" A.B. PER SOILS RPT. #
- ④ CONSTRUCT WHEELCHAIR RAMP PER CITY STD. #304 BY LEIGHTON #1550C, INC. R-52, T.L.=10.5 (DATED 2-28-03)
- ⑤ RELOCATED EXIST. TREE BEHIND CURB AT DIRECTION OF CITY INSPECTOR
- ⑥ SAWCUT AND REMOVE EXIST. PAVEMENT
- ⑦ CONSTRUCT CROSS GUTTER PER RIV. CITY STD #220
- ⑧ CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD #325
- ⑨ CONSTRUCT 6" CURB AND GUTTER PER RIV. CITY STD #200 (TYPE I)
- ⑩ CONSTRUCT 6" CURB ONLY PER RIV. CITY STD #200 (TYPE II)

CURVE DATA

- Ⓐ Δ = 90°12'04" R=27.00' L=42.51' T=27.09'
- Ⓑ Δ = 89°50'41" R=27.00' L=42.34' T=26.93'

APPROVED BY: _____	DATE: _____	APPROVED BY: _____	DATE: _____
FOR CITY OF RIVERSIDE PUBLIC UTILITIES WATER DEPARTMENT			



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

PRIVATE ENGINEERING NOTE
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PLANS PREPARED UNDER SUPERVISION OF
Brian G. Esgate 1/16/2004
 BRIAN G. ESGATE DATE
 R.C.E. 21884
 EXP. 3/31/05
 BENCH MARK:
 SEE SHEET 1

SDH & Associates Inc.
 Civil Engineering - Land Planning
 5225 Canyon Crest Drive Bldg. 300 Suite 357
 Riverside, California 92507
 TEL: (909) 788-2344 FAX (909) 788-2314

MARK	REVISIONS	APPR.	DATE
DESIGNED BY: <i>S.S.</i>	DRAWN BY: <i>D.D.</i>	CHECKED BY: <i>B.G.E.</i>	

**CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT**
 APPROVED BY: _____ BY: _____ DATE: _____
 PRINCIPAL ENGINEER
 STREET SERVICES
 TRAFFIC DIVISION
 DATE: 2/20/04

STREET IMPROVEMENT PLAN
 RUDICILL STREET
 PD-003-012
 SHEET 3 OF 3

JOB NO. 0202
 R=3762
 INDEXED 3-10-04 LTH