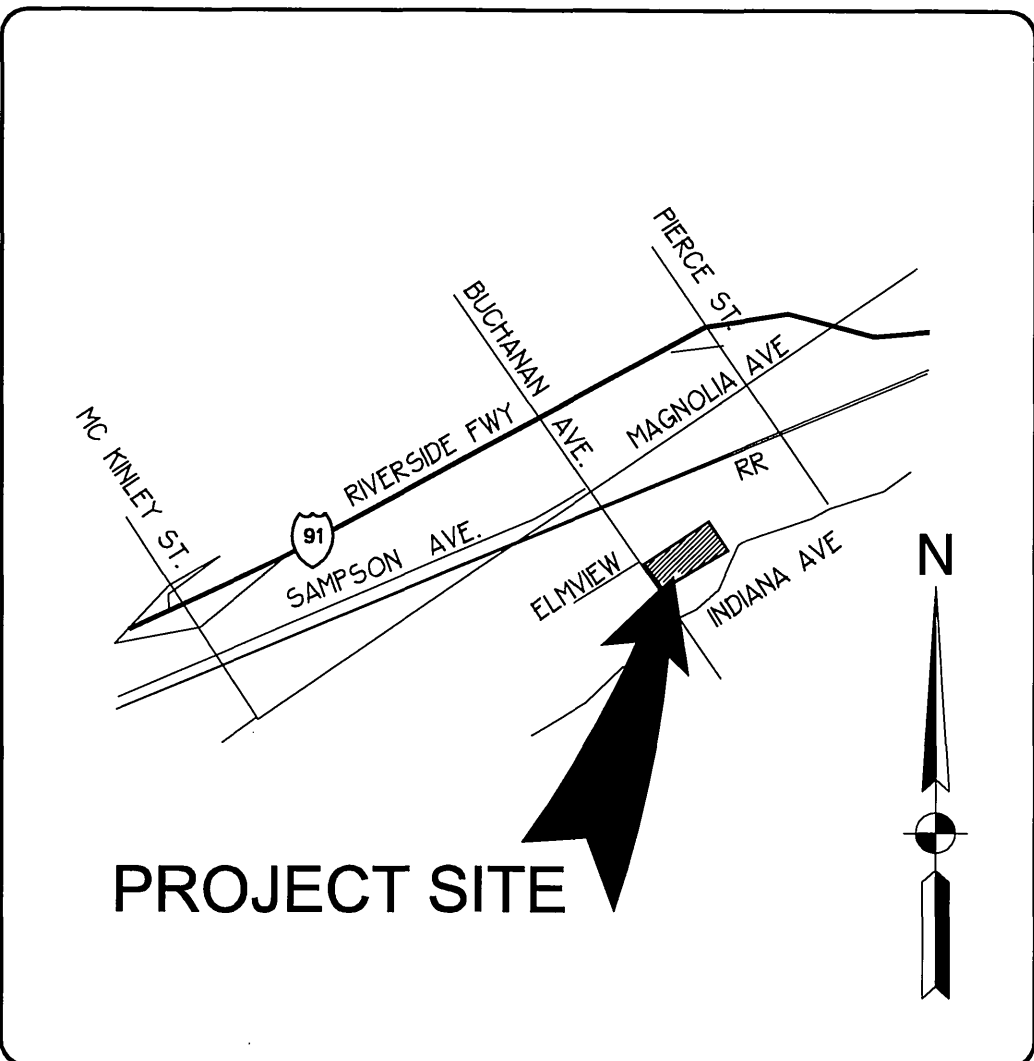


RIVERSIDE CITY OF RIVERSIDE CALIFORNIA

PUBLIC WORKS DEPARTMENT STREET IMPROVEMENT PLANS TRACT 32470



VICINITY MAP

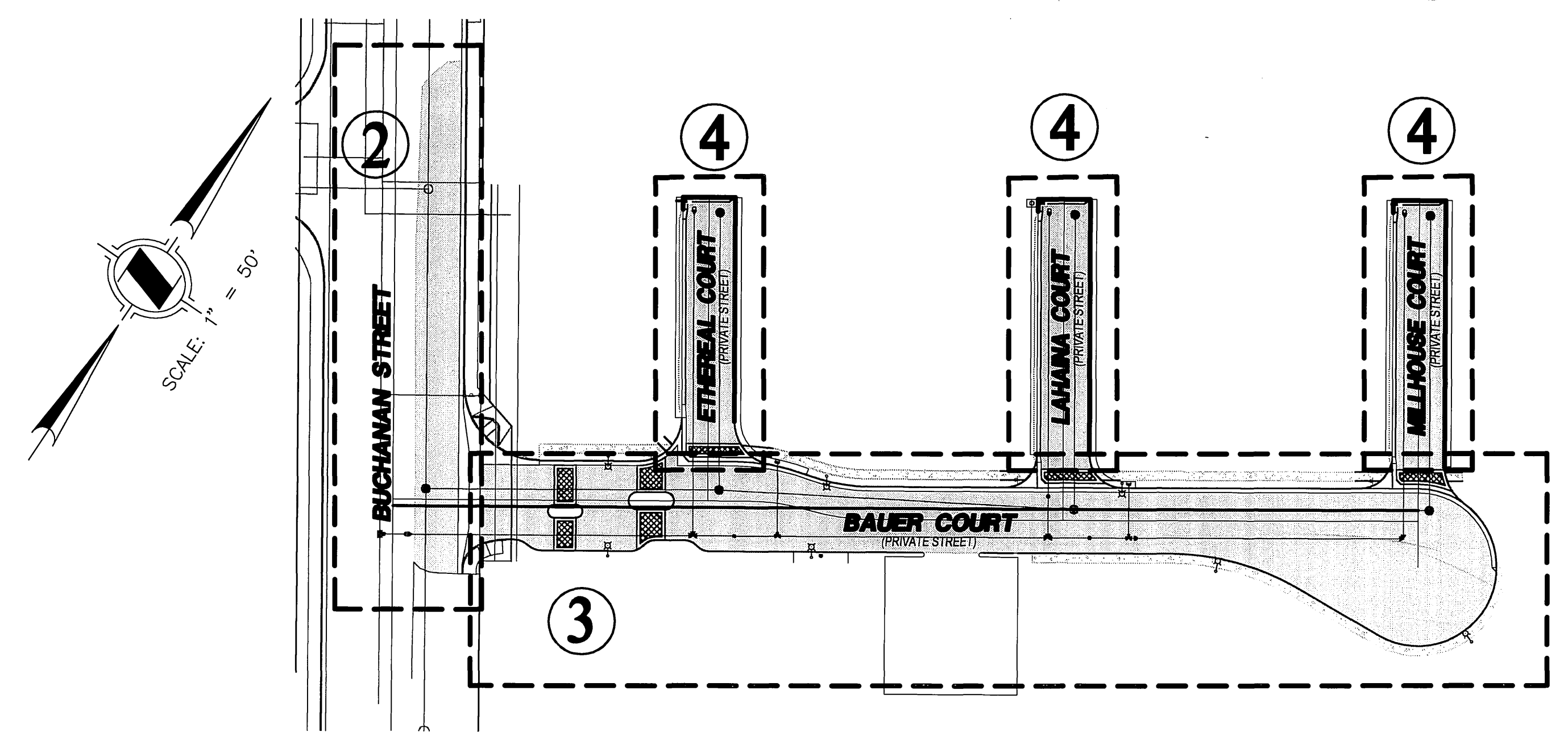
NTS
THOMAS BROS. MAP GUIDE BOOK QUADRANTS
PAGE 744, SEC A-4, 2003 EDITION

GENERAL NOTES

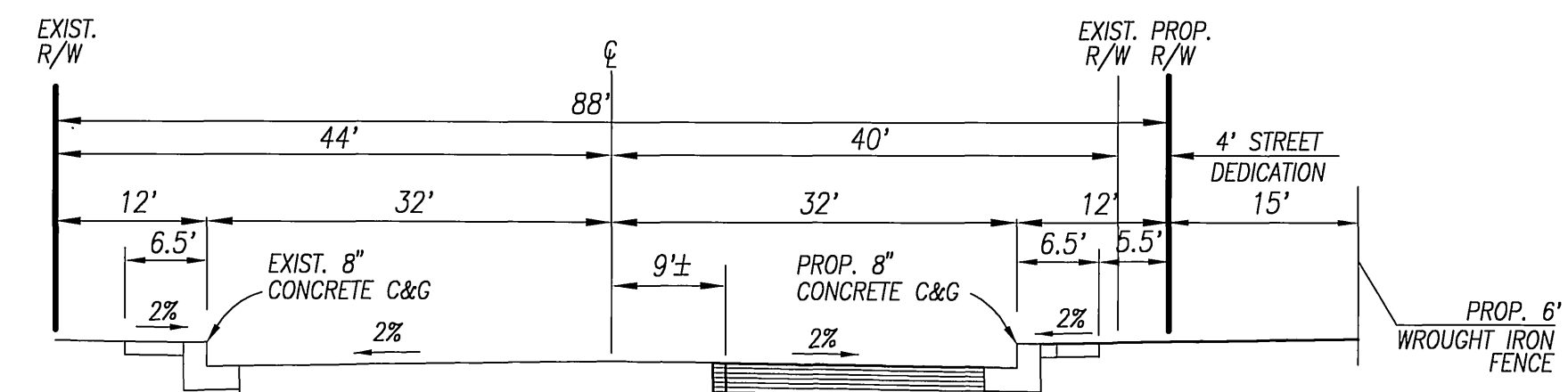
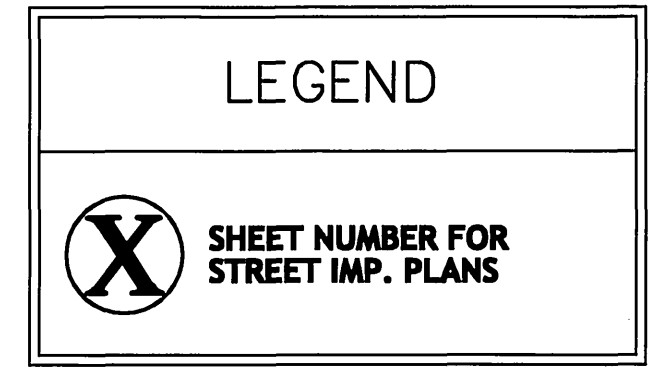
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY 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 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 AND/OR CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT 30 DAYS PRIOR TO BEGINNING CONSTRUCTION TO NEGOTIATE THE COST OF THE CITY'S PORTION OF THE WORK.
- 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 EXISTING 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.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF 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.
- STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
- ALL TRAFFIC SIGNALS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- 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.
- THE CONTRACTOR SHALL CALL IN A LOCATION TO 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 PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.

ELECTRIC UTILITY COORDINATION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF STREET LIGHTS AND UNDERGROUND ELECTRIC UTILITY FACILITIES. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION TO OBTAIN APPROVED STREET LIGHT AND ELECTRIC PLANS.
CONTACT: BILL MAINORD, P.E.
PHONE #: (951) 826-5393
3900 MAIN STREET 4TH FLOOR
RIVERSIDE, CA 92522
- OVERHEAD POWER FACILITIES SHALL BE RELOCATED BY CITY OF RIVERSIDE AT DEVELOPER'S EXPENSE. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE FOR RELOCATION OF OVERHEAD POWER FACILITIES.
CONTACT: BILL MAINORD, P.E.
PHONE #: (951) 826-5393
3900 MAIN STREET 4TH FLOOR
RIVERSIDE, CA 92522

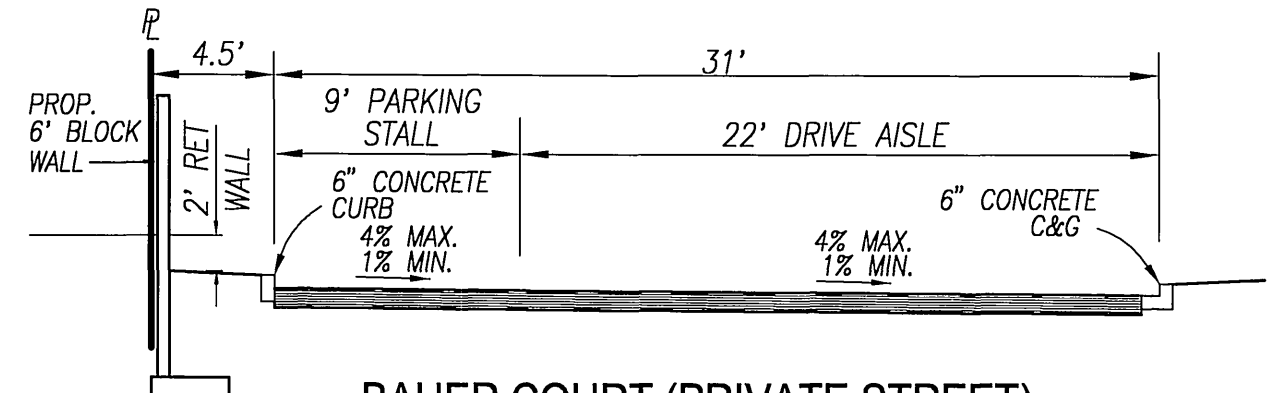


INDEX MAP



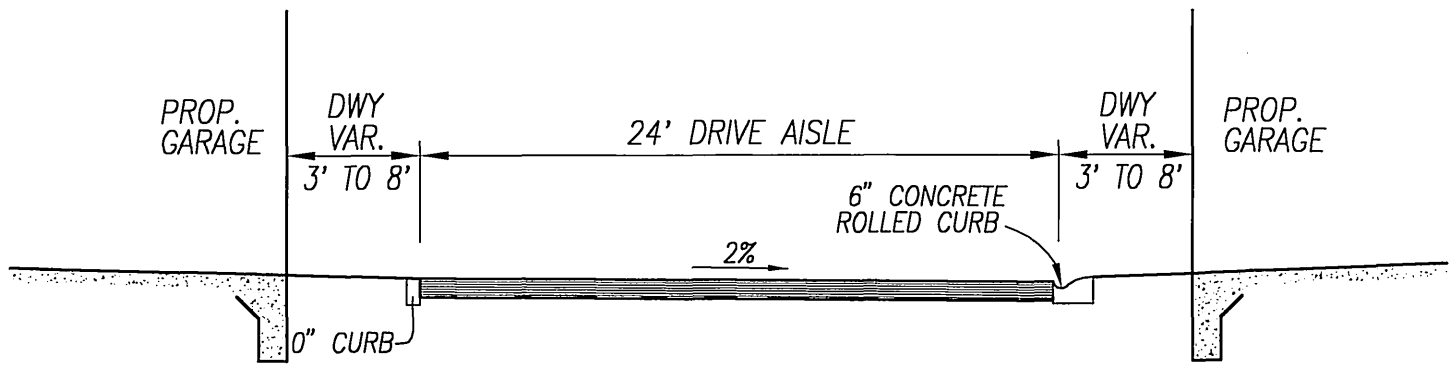
BUCHANAN STREET TYPICAL SECTION

(NOT TO SCALE)



BAUER COURT (PRIVATE STREET)

(TYPICAL SECTION, NOT TO SCALE)



ETHEREAL COURT, LAHAINA COURT, & MILLHOUSE COURT (PRIVATE ALLEY WAYS)

(TYPICAL SECTION, NOT TO SCALE)

EXISTING UNDERGROUND UTILITIES:

SANITARY SEWER	8" S	TELEPHONE CONDUIT	T
WATER LINE	6" W	ELECTRICAL CONDUIT	E
STORM DRAIN	24" SD	ELECTRICAL LIGHTING CONDUIT	ELC
GAS LINE	3" G	TRAFFIC SIGNAL	SIG
ABANDONED UTILITY	6" G (ABAN'D.)	FIRE ALARM	F

EXISTING TOPOGRAPHY:

BLOCK WALL	POLE & GUY ANCHOR	PEDESTRIAN PUSH BUTTON
BOARD FENCE	POWER POLE	RAILROAD TRACKS
WIRE FENCE	TELEPHONE POLE	RAILROAD SIGN
CHAIN LINK FENCE	TELEPHONE RISER	RAILROAD SIGNAL
SANITARY SEWER M.H.	JOINT USE POLE	TRAFFIC SIGNAL
SANITARY SEWER CLEANOUT	PULL BOX	TRAFFIC SIGNAL ON MAST ARM
STORM DRAIN M.H.	TRAFFIC SIGN	TRAFFIC SIGNAL CONTROLLER
IRRIGATION WEIR	PARKING METER	TRAFFIC SIGNAL PRESSURE DETECTOR
WATER M.H.	FIRE ALARM BOX	TRAFFIC SIGNAL LOOP DETECTOR
GAS M.H.	STREET NAME SIGN	STREET LIGHT & TRAFFIC SIGNAL ON MAST ARM
ELECTRIC M.H.	GAS METER	STREET LIGHT (UPRIGHT)
TELEPHONE M.H.	VALVE	STREET LIGHT ON MAST ARM
WATER METER	AIR VALVE	STEEL POST
FIRE HYDRANT	AIR VENT	WOOD POST
SPRINKLER HEAD	BUS STOP SIGN	
VALVE	BLOW-OFF VALVE	
AIR VALVE	IRRIGATION STAND PIPE	
AIR VENT	CONCRETE	
BUS STOP SIGN	ASPHALT	
BLOW-OFF VALVE	BUILDING	
IRRIGATION STAND PIPE	EDGE OF PAVEMENT	
POLE & GUY ANCHOR		
TELEPHONE POLE		
TELEPHONE RISER		
JOINT USE POLE		
PULL BOX		
TRAFFIC SIGN		
PARKING METER		
FIRE ALARM BOX		
STREET NAME SIGN		
GAS METER		
VALVE		
AIR VALVE		
AIR VENT		
BUS STOP SIGN		
BLOW-OFF VALVE		
IRRIGATION STAND PIPE		
CONCRETE		
ASPHALT		
BUILDING		
EDGE OF PAVEMENT		

CONSTRUCTION NOTES AND QUANTITY ESTIMATE:

NO.	DESCRIPTION - CITY OF RIVERSIDE	QUANTITIES	
		TOTAL	UNIT
1	RELOCATE EXISTING POWER POLE BY CITY OF RIVERSIDE. SEE UTILITY COORDINATION NOTE HEREON	2	EA.
2	CONST. 8" CURB AND GUTTER TYPE "1" PER CITY OF RIVERSIDE STD 200	174	L.F.
3	CONST. DRIVEWAY APPROACH PER CITY OF RIVERSIDE STDS 302 AND 303	210	S.F.
4	CONST. 6" THICK A.C. OVER 6" A.B.	29,328	S.F.
5	CONST. CROSS GUTTER PER CITY OF RIVERSIDE STD 220 (INCLUDE PANDREL AREA)	806	S.F.
6	CONST. WHEEL CHAIR RAMP TYPE "1" PER CITY OF RIVERSIDE STD 304	1	EA.
7	TRANSITION FROM 8" CURB AND GUTTER TYPE "1" TO 6" CURB AND GUTTER TYPE "1"	277	L.F.
8	INST. CLASS 1 FLEXIBLE POST DELINEATOR PER DETAIL ON SHEET 2	5	EA.
9	CONST. ARCHITECTURAL PAVEMENT PER DETAIL ON SHEET 4	1,199	S.F.
10	CONST. WHEEL CHAIR RAMP MODIFIED TYPE "11" PER CITY OF RIVERSIDE STD 304	5	EA.
11	CONST. STREET LIGHT PER LANDSCAPE ARCHITECTURAL PLAN	7	EA.
12	CONST. MODIFIED 6" TYPE "11" CURB PER CITY OF RIVERSIDE STD 200	399	L.F.
13	CONST. MODIFIED CROSS GUTTER PER CITY OF RIVERSIDE STD 220. (W=4', D=1")	693	S.F.
14	CONST. 6" CURB AND GUTTER TYPE "1" PER CITY OF RIVERSIDE STD 200	556	L.F.
15	CONST. 6" ROLLED CURB AND GUTTER TYPE "C2" PER CITY OF RIVERSIDE STD 200	311	L.F.
16	CONST. 0" CURB PER DETAIL ON SHEET 4	342	L.F.
17	CONST. WHEEL CHAIR RAMP TYPE "1" PER CITY OF RIVERSIDE STD 304	2	EA.
18	INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD 662	4	EA.
19	INSTALL R1-1 STOP SIGN PER CALTRANS STANDARDS	1	EA.
20	ADJUST M.H. TO GRADE	1	EA.
21	CONST. SIDEWALK PER CITY OF RIVERSIDE STD 325	1,247	S.F.
WATER CONSTRUCTION NOTES			
50	ADJUST EXISTING WATER SERVICE (BY CITY FORCES)	1	EA.
51	CUT & PLUG EXISTING WATER SERVICE (BY CITY FORCES)	1	EA.

NOTICE TO CONTRACTOR:

CONTRACTOR AGREES THAT HE SHALL 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 APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE 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 ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS AND IS RESPONSIBLE FOR THE PROTECTION OF OR ANY DAMAGE TO THESE LINES OR STRUCTURES.

ALL RETAINING WALLS SHOWN ON THESE PLANS ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE CONSTRUCTED PER SEPARATE PERMIT.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
WATER DIVISION
MW AMB 2/23/06
APPROVED BY DATE
VOID ONE YEAR FROM THIS DATE

OWNER/DEVELOPER:
CENTEX HOMES
Southern California Coastal Division
250 Commerce, Suite 100
Irvine, California 92602
Phone: (949) 453-0113 Fax: (949) 453-8994

BENCHMARK
POINT ID: E2-R3
ELEVATION: 686.946
CHISLE SQUARE ON THE SOUTHEAST CORNER OF BUCHANAN WELL NO. 1 AT THE NORTHWEST CORNER OF MAGNOLIA AVENUE AND BUCHANAN STREET.
ADJUSTED & LEVELED: MAY 1997

ENGINEER:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Offices • Phone CA 92618 • PH 949 833-0100 • FH 949 833-0700
Gerardo J. Perez 2-23-06
G.E. No. 24068 Expires 06/30/07

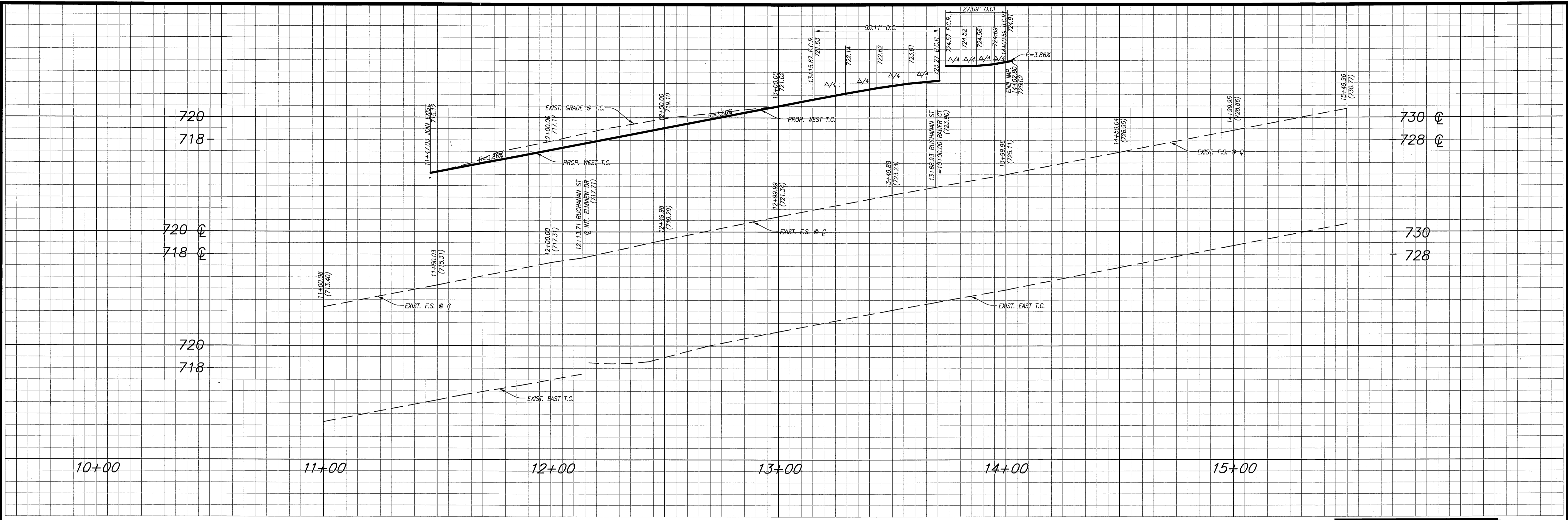
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY DATE
PRINCIPAL ENGINEER *Gerardo J. Perez* 2/23/06
TRAFFIC DIVISION
CITY ENGINEER *Sam Boyd*
DATE: 3/20/06
DESIGNED BY: MJP DRAWN BY: MJP CHECKED BY:

CITY BUSINESS TAX CERTIFICATE NO. 66083 EXP. 05-24-06

WDID #: 833C335325 **PW05-0987**
TRACT 32470
STREET IMPROVEMENT PLAN
TITLE SHEET
R-3899
SHEET 1 OF 4
HORIZ. SCALE: PER PLAN VERT. SCALE: PER PLAN FILE NO.

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1-800-227-2600
TWO WORKING DAY BEFORE YOU DIG

MAP DATE IDENTIFIER 02/22/06 BY: K.C. DATE OF LATEST CHANGE TO THIS MAP 02/22/06 DATE OF THIS PLAN 02/22/06



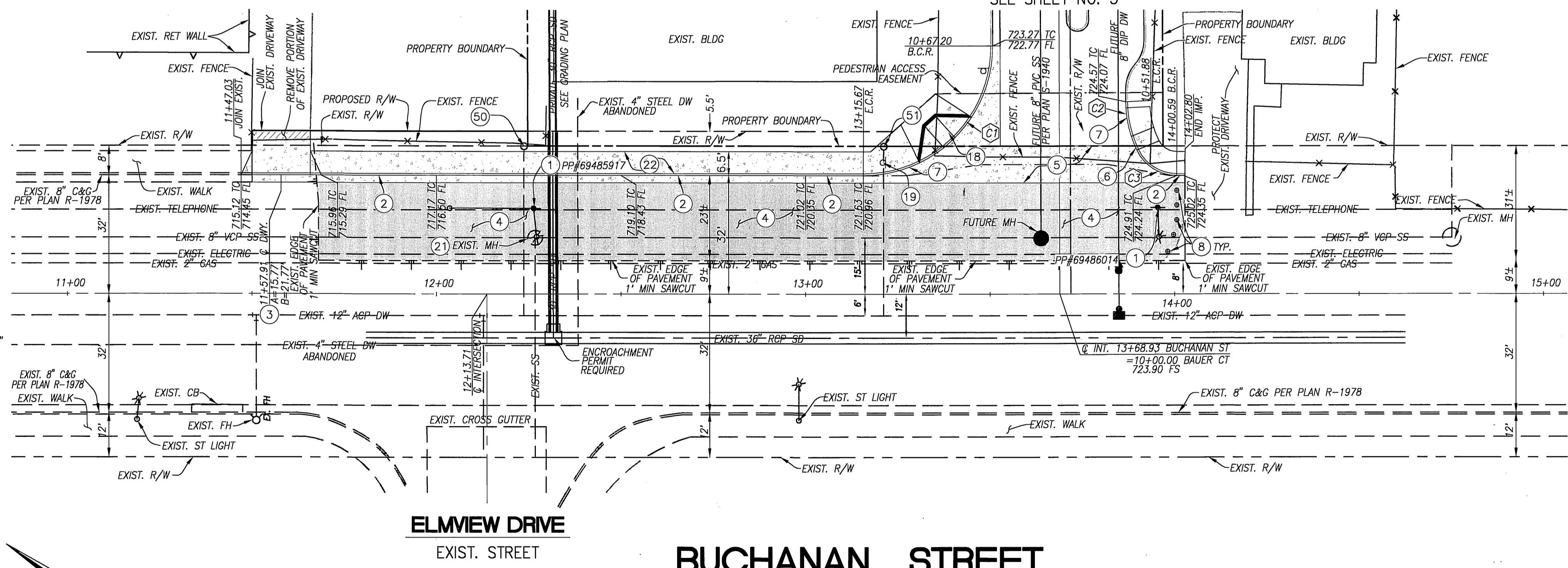
WATER DIVISION NOTE:
 DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK.

WATER CONSTRUCTION NOTES

- 50 - ADJUST EXISTING WATER SERVICE (BY CITY FORCES)
- 51 - CUT & PLUG EXISTING WATER SERVICE (BY CITY FORCES)

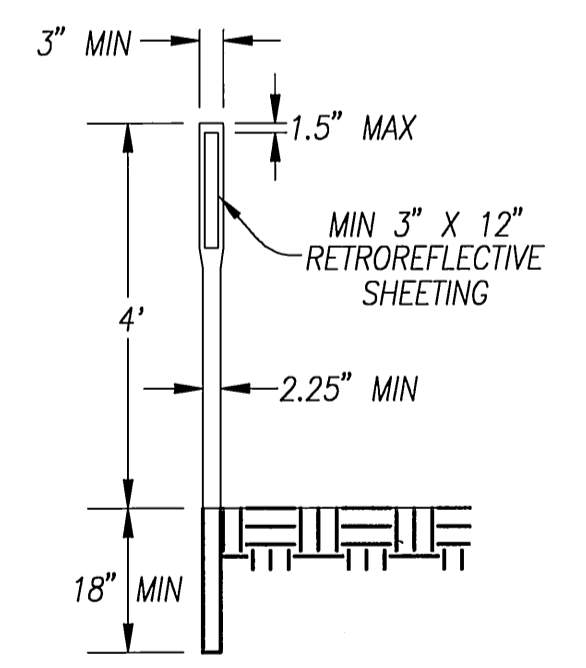
STREET CONSTRUCTION NOTES

- 1 - RELOCATE EXISTING POWER POLE BY CITY OF RIVERSIDE. SEE UTILITY COORDINATION NOTE ON SHEET 1
- 2 - CONST. 8" CURB AND GUTTER TYPE "T" PER CITY OF RIVERSIDE STD 200
- 3 - CONST. DRIVEWAY APPROACH PER CITY OF RIVERSIDE STDS 302 AND 303
- 4 - CONST. " " THICK A.C. OVER " " A.B.
- 5 - CONST. CROSS GUTTER PER CITY OF RIVERSIDE STD 220 (W=10')
- 6 - CONST. WHEEL CHAIR RAMP TYPE "II" PER CITY OF RIVERSIDE STD 304
- 7 - TRANSITION FROM 8" CURB AND GUTTER TYPE "T" TO 6" CURB AND GUTTER TYPE "I"
- 8 - INST. CLASS 1 FLEXIBLE POST DELINEATOR PER DETAIL ON SHEET 2
- 18 - CONST. WHEEL CHAIR RAMP TYPE "I" PER CITY OF RIVERSIDE STD 304
- 19 - INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD 662
- 21 - ADJUST M.H. TO GRADE
- 22 - CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD 325



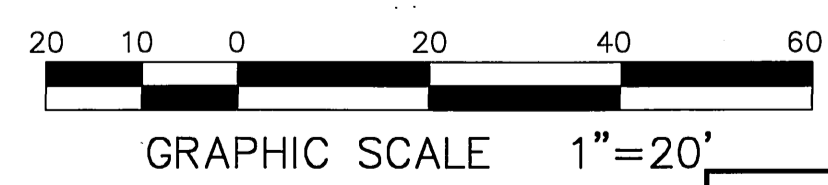
NOTE: STA 0+00 IS FROM THE INTERSECTION OF BUCHANAN STREET AND MAGNOLIA AVENUE

CURVE DATA			
DELTA	RADIUS	LENGTH	TANGENT
90°13'00"	35.00'	55.11'	35.13'
26°15'45"	30.00'	13.75'	7.00'
63°40'51"	12.00'	13.34'	7.45'



CLASS 1 FLEXIBLE POST N.T.S.

NOTE: COLOR OF THE POST TO BE WHITE. COLOR OF THE RETROREFLECTOR TO BE YELLOW.



UNDERGROUND SERVICE ALERT
 CALL: TOLL FREE
 1-800-227-2600
 TWO WORKING DAY BEFORE YOU DIG

BENCHMARK
 POINT ID: E2-R3
 ELEVATION: 686.946
 CHISLED SQUARE ON THE SOUTHEAST CORNER OF BUCHANAN WELL NO. 1 AT THE NORTHWEST CORNER OF MAGNOLIA AVENUE AND BUCHANAN STREET.
 ADJUSTED & LEVELLED: MAY 1997

ENGINEER:
 HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING • ENGINEERING • SURVEYING
 Irvine, CA 92618 • PH: 949.983.0100 • FAX: 949.983.0759
 GERARDO D. PEREZ
 P.C.E. No. 50392 Expires 6/30/07



MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 2/22/06
 PRINCIPAL ENGINEER
 TRAFFIC DIVISION
 APPROVED BY: *[Signature]* DATE: 2/22/06
 CITY ENGINEER

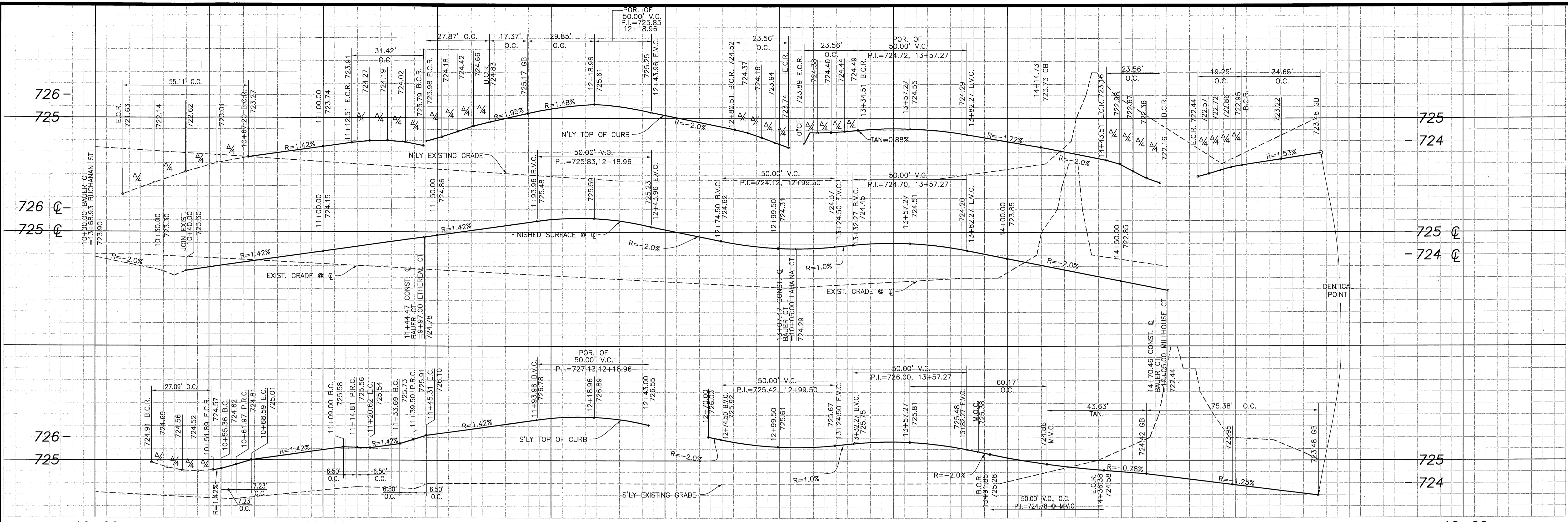
WDID #: 833C335325 PW05-0987

TRACT 32470
STREET IMPROVEMENT PLAN
BUCHANAN STREET

R-3899
 SHEET 2 OF 4

HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4' FILE NO.

MAP DATE IDENTIFIER 02/22/06 BY: K.C. DATE OF LATEST CHANGE TO THIS MAP 02/22/06 DATE OF THIS PLOT

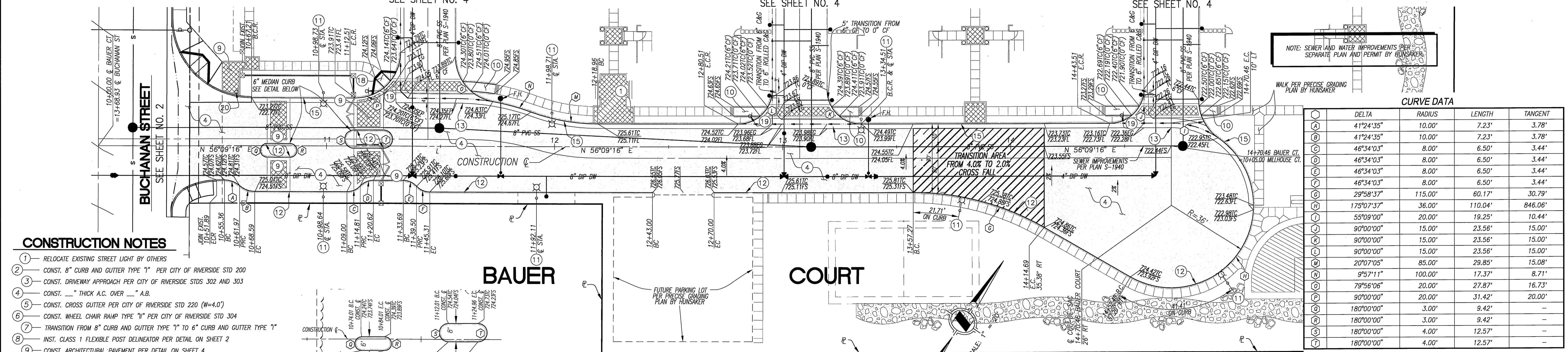


10+00 11+00 12+00 13+00 14+00 15+00 16+00

ETHERAL COURT SEE SHEET NO. 4

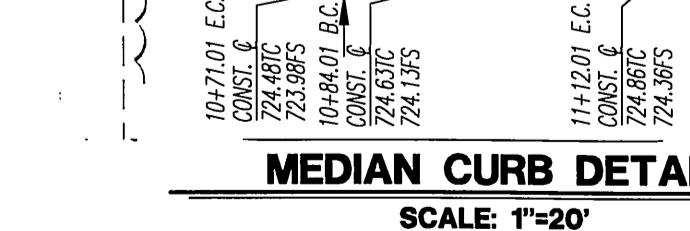
LAHAINA COURT SEE SHEET NO. 4

MILLHOUSE COURT SEE SHEET NO. 4



CONSTRUCTION NOTES

- RELOCATE EXISTING STREET LIGHT BY OTHERS
- CONST. 8" CURB AND GUTTER TYPE "1" PER CITY OF RIVERSIDE STD 200
- CONST. DRIVEWAY APPROACH PER CITY OF RIVERSIDE STDS 302 AND 303
- CONST. " " THICK A.C. OVER " " A.B.
- CONST. CROSS GUTTER PER CITY OF RIVERSIDE STD 220 (W=4.0')
- CONST. WHEEL CHAIR RAMP TYPE "1" PER CITY OF RIVERSIDE STD 304
- TRANSITION FROM 8" CURB AND GUTTER TYPE "1" TO 6" CURB AND GUTTER TYPE "1"
- INST. CLASS 1 FLEXIBLE POST DELINEATOR PER DETAIL ON SHEET 2
- CONST. ARCHITECTURAL PAVEMENT PER DETAIL ON SHEET 4
- CONST. WHEEL CHAIR RAMP MODIFIED TYPE "1M" PER CITY OF RIVERSIDE STD 304
- CONST. STREET LIGHT PER LANDSCAPE ARCHITECTURAL PLAN
- CONST. MODIFIED 6" TYPE "1" CURB PER CITY OF RIVERSIDE STD 200
- CONST. MODIFIED CROSS GUTTER PER CITY OF RIVERSIDE STD 220. (W=4', D=1')



CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
41°24'35"	10.00'	7.23'	3.78'
41°24'35"	10.00'	7.23'	3.78'
46°34'03"	8.00'	6.50'	3.44'
46°34'03"	8.00'	6.50'	3.44'
46°34'03"	8.00'	6.50'	3.44'
46°34'03"	8.00'	6.50'	3.44'
29°58'37"	115.00'	60.17'	30.79'
175°07'37"	36.00'	110.04'	846.06'
55°09'00"	20.00'	19.25'	10.44'
90°00'00"	15.00'	23.56'	15.00'
90°00'00"	15.00'	23.56'	15.00'
90°00'00"	15.00'	23.56'	15.00'
20°07'05"	85.00'	29.85'	15.08'
9°57'11"	100.00'	17.37'	8.71'
79°56'06"	20.00'	27.87'	16.73'
90°00'00"	20.00'	31.42'	20.00'
180°00'00"	3.00'	9.42'	-
180°00'00"	3.00'	9.42'	-
180°00'00"	4.00'	12.57'	-
180°00'00"	4.00'	12.57'	-

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1-800
227-2600
TWO WORKING DAY BEFORE YOU DIG

- RELOCATE EXISTING ELECTRICAL POLE BY OTHERS
- CONST. 6" CURB AND GUTTER TYPE "1" PER CITY OF RIVERSIDE STD 200
- CONST. 6" ROLLED CURB AND GUTTER TYPE "C2" PER CITY OF RIVERSIDE STD 200
- CONST. 0" CURB PER DETAIL ON SHEET 4
- CONST. WHEEL CHAIR RAMP TYPE "1" PER CITY OF RIVERSIDE STD 304
- INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD 662
- INSTALL R1-1 STOP SIGN PER CALTRANS STANDARDS

BENCHMARK
POINT ID: E2-R3
ELEVATION: 686.946

CHISLED SQUARE ON THE SOUTHEAST CORNER OF BUCHANAN WELL NO. 1 AT THE NORTHWEST CORNER OF MAGNOLIA AVENUE AND BUCHANAN STREET.

ADJUSTED & LEVELED: MAY 1997

ENGINEER:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • PH:949-383-1010 • FX:949-383-0759

Gerardo D. Perez
GERARDO D. PEREZ
P.E. No. 50392 expires 6/30/07

DATE: 2-2-06

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *Gerardo D. Perez*
PRINCIPAL ENGINEER
TRAFFIC DIVISION

DATE: 2/20/06

DESIGNED BY: MMP DRAWN BY: MMP CHECKED BY:

MARK REVISIONS APPR. DATE

DATE: 2/20/06

WDID #: 833C35325

TRACT 32470
STREET IMPROVEMENT PLAN

HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 2'

PW05-0987

R-3899

SHEET 3 OF 4

FILE NO.

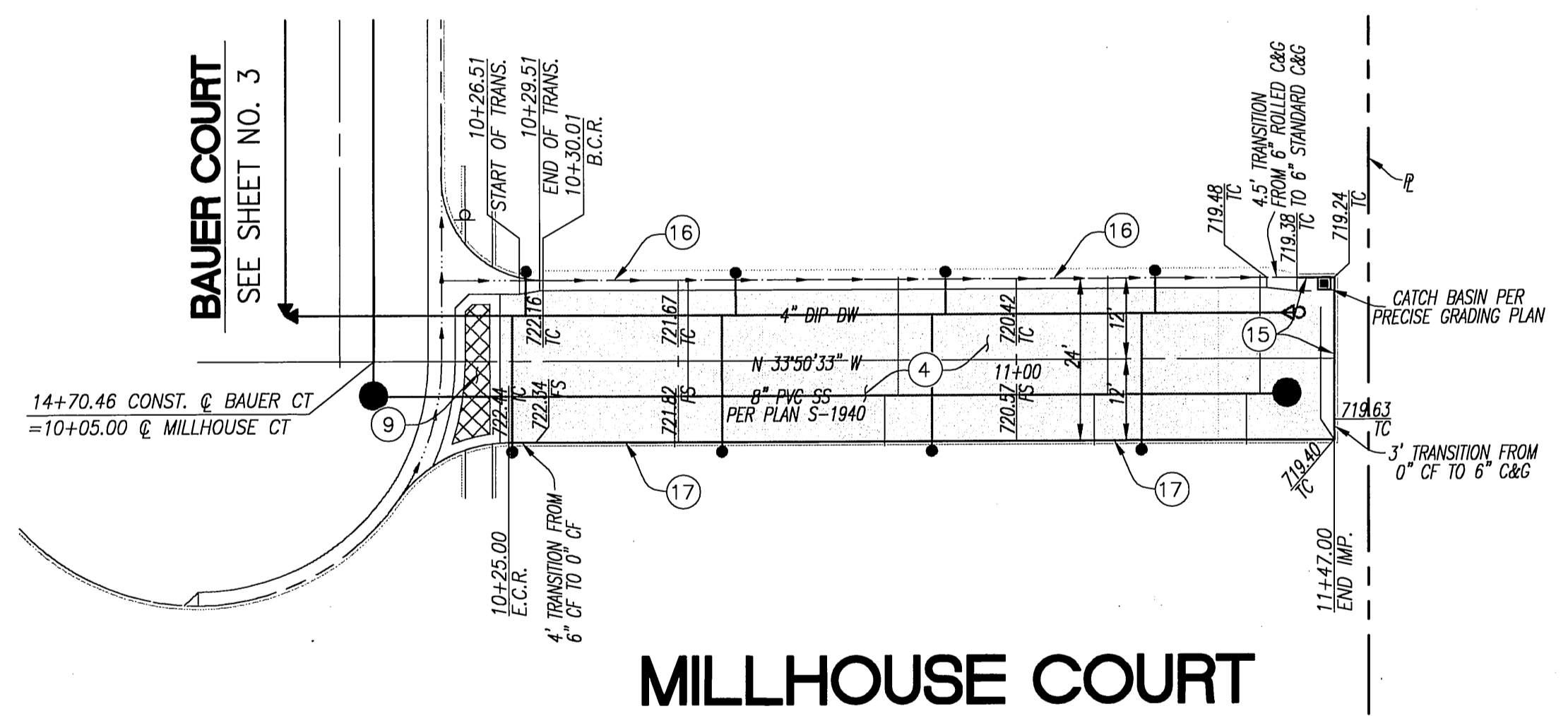
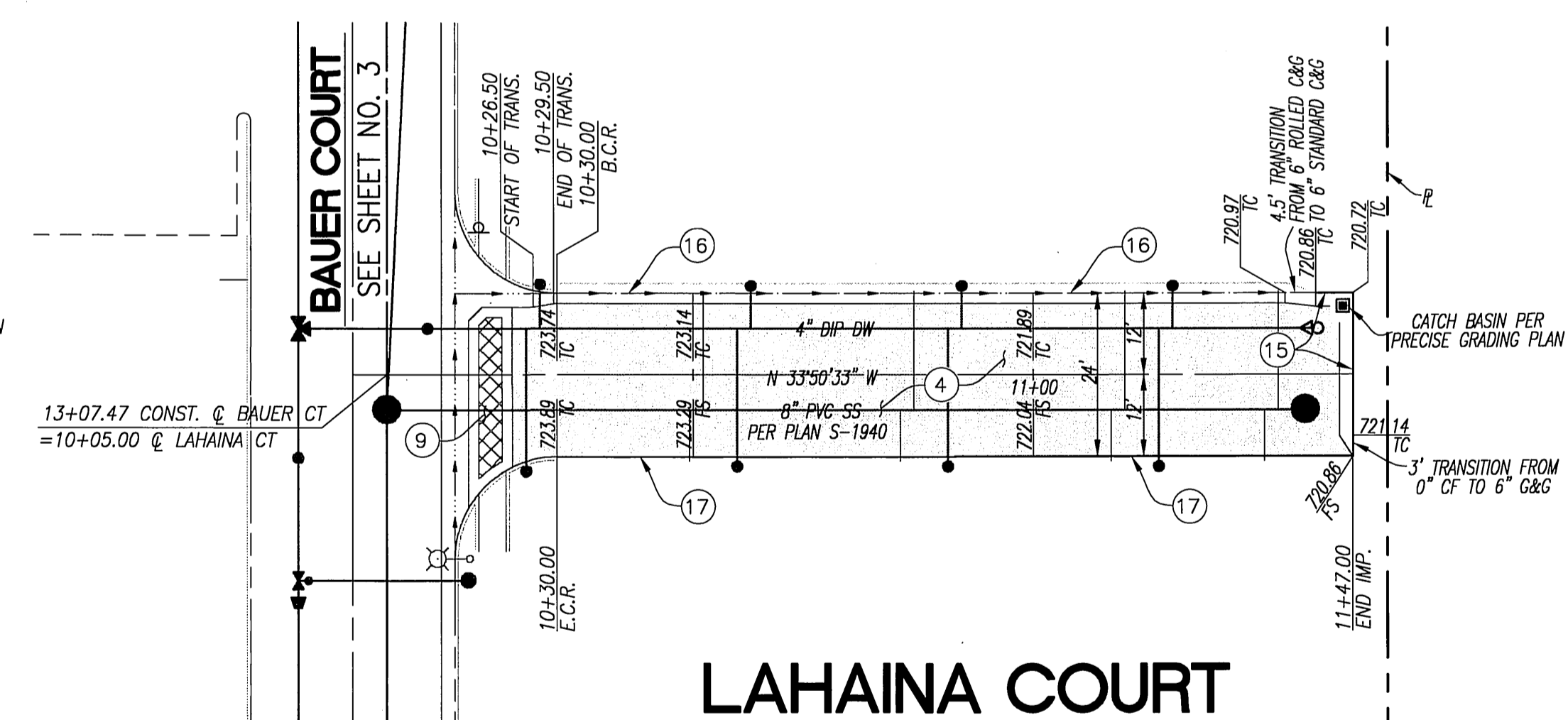
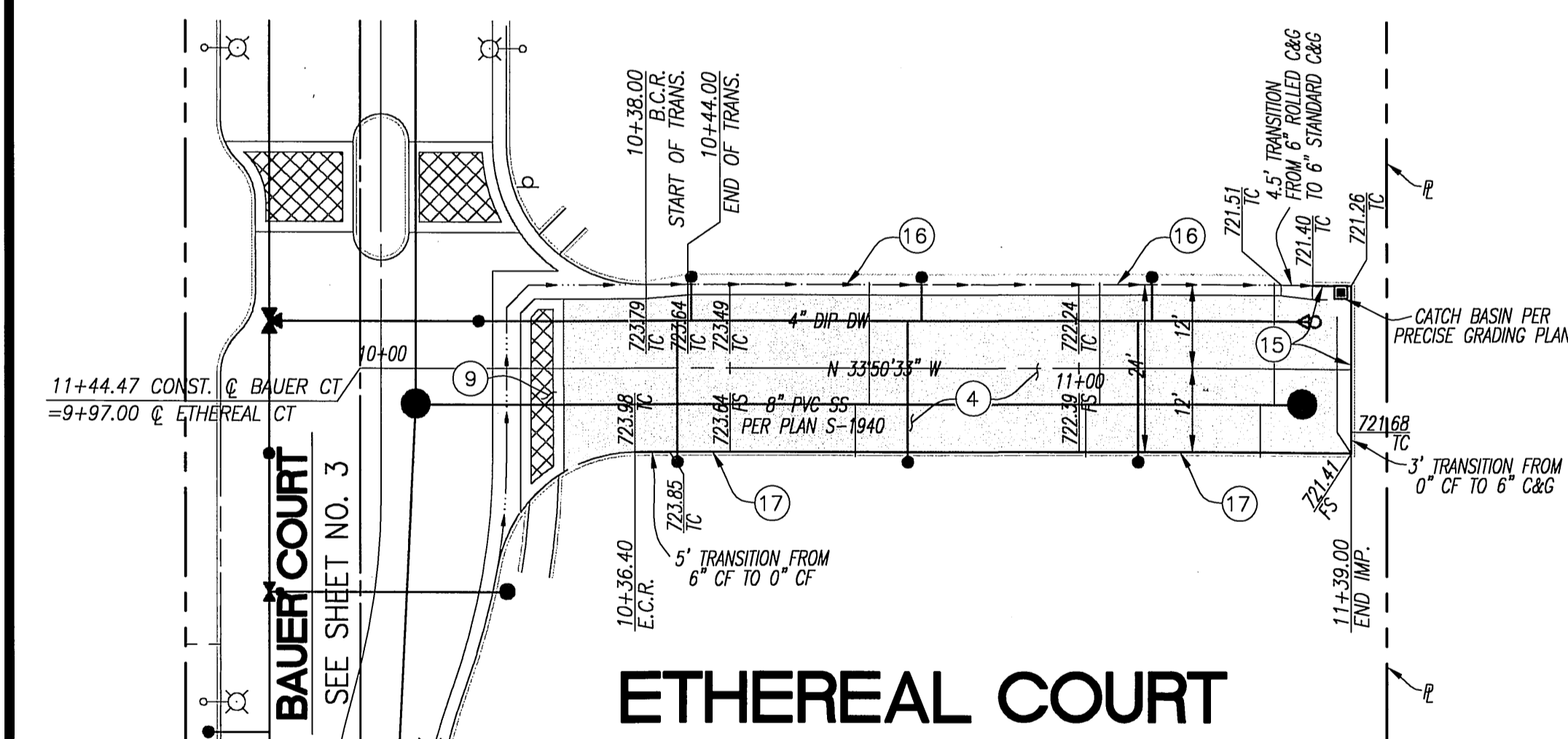
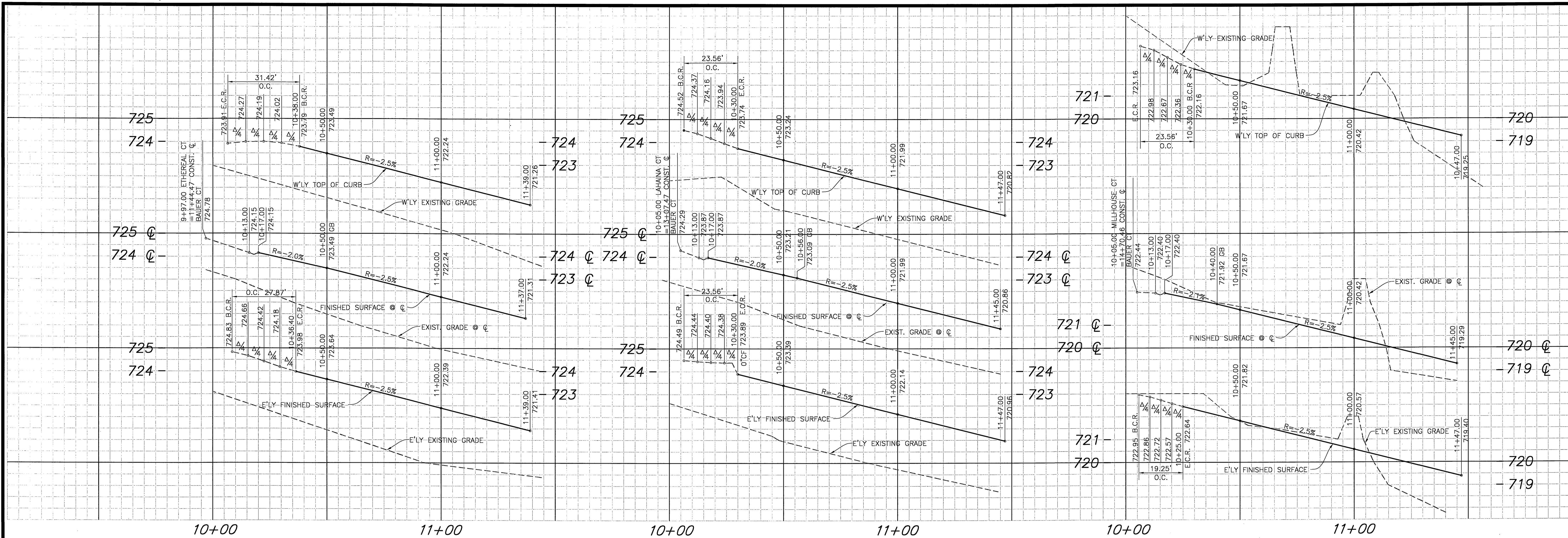
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INDEXED 5-16-07 LFK

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STREET IMPROVEMENT PLAN - PORCH STREET EAST TR. 32470 ROOM-215 BIN: 7699E DOC: 62359



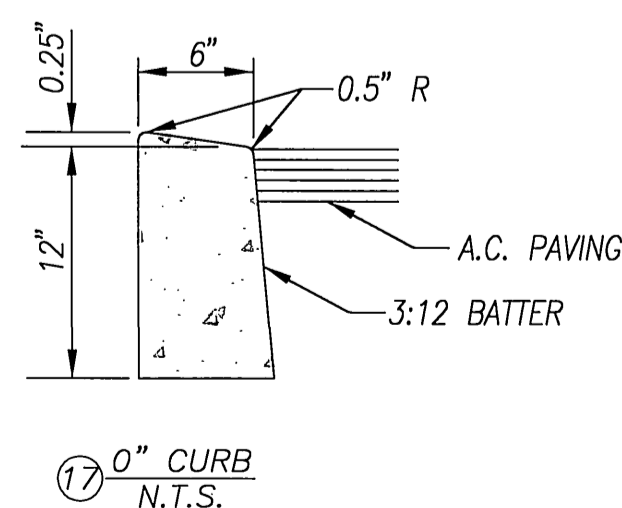
ETHEREAL COURT

LAHAINA COURT

MILLHOUSE COURT

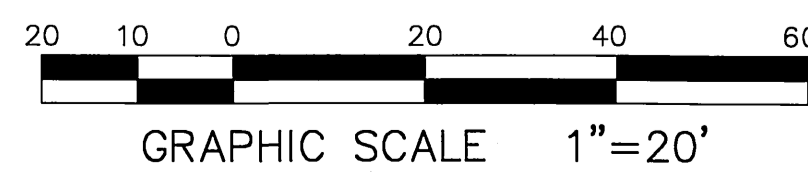
CONSTRUCTION NOTES

- 1) RELOCATE EXISTING STREET LIGHT BY OTHERS
- 2) CONST. 8" CURB AND GUTTER TYPE "1" PER CITY OF RIVERSIDE STD 200
- 3) CONST. DRIVEWAY APPROACH PER CITY OF RIVERSIDE STDS 302 AND 303
- 4) CONST. 1/2" THICK A.C. OVER 1/2" A.B.
- 5) CONST. CROSS GUTTER PER CITY OF RIVERSIDE STD 220
- 6) CONST. WHEEL CHAIR RAMP TYPE "1" PER CITY OF RIVERSIDE STD 304
- 7) TRANSITION FROM 8" CURB AND GUTTER TYPE "1" TO 6" CURB AND GUTTER TYPE "1"
- 8) INST. CLASS 1 FLEXIBLE POST DELINEATOR PER DETAIL ON SHEET 2
- 9) CONST. ARCHITECTURAL PAVEMENT PER DETAIL HEREON
- 10) CONST. WHEEL CHAIR RAMP MODIFIED TYPE "11" PER CITY OF RIVERSIDE STD 304
- 11) CONST. STREET LIGHT PER LANDSCAPE ARCHITECTURAL PLAN
- 12) CONST. MODIFIED 6" TYPE "1" PER CITY OF RIVERSIDE STD 200
- 13) CONST. TRANSITION APPROACH PER CITY OF RIVERSIDE STD 220. (W=4, D=1)
- 14) RELOCATE EXISTING ELECTRICAL POLE BY OTHERS
- 15) CONST. 6" CURB AND GUTTER TYPE "1" PER CITY OF RIVERSIDE STD 200
- 16) CONST. 6" ROLLED CURB AND GUTTER TYPE "C2" PER CITY OF RIVERSIDE STD 200
- 17) CONST. 0" CURB PER DETAIL ON SHEET 4
- 18) CONST. WHEEL CHAIR RAMP TYPE "1" PER CITY OF RIVERSIDE STD 304
- 19) INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD 662
- 20) INSTALL R1-1 STOP SIGN PER CALTRANS STANDARDS



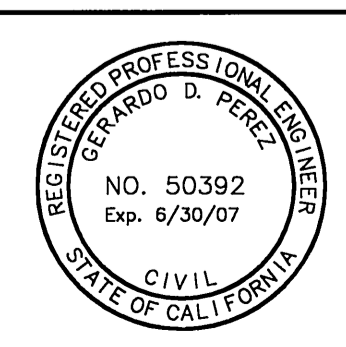
- 1) INTERLOCKING PAVERS, AVAILABLE FROM OLSEN PAVERS - (949)728-0540, SEE PAVING SCHEDULE FOR COLOR AND FINISH. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- 2) INSTALL PAVERS FLUSH W/ TOP OF CONCRETE BAND
- 3) CONCRETE BAND CONTINUOUS AROUND PAVERS. REFER TO PAVING SCHEDULE FOR COLOR AND FINISH
- 4) #4 REBAR CONTINUOUS, CENTER IN BAND.
- 5) ADJACENT A.C. - PER CIVIL ENGINEER'S PLANS
- 6) COMPACTED SUBGRADE PER SOILS ENGINEER'S REPORT
- 7) AGGREGATE BASE PER SOIL ENGINEER'S REPORT
- 8) 1" MAX. LAYER OF SAND BEDDING

ARCHITECTURAL PAVEMENT PER LANDSCAPE PLANS



BENCHMARK
POINT ID: E2-R3
ELEVATION: 686.946

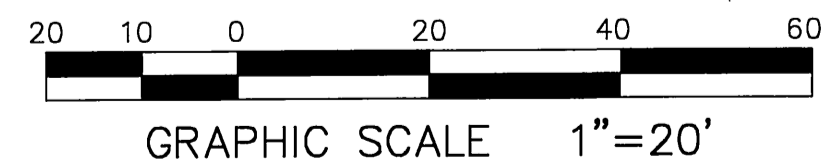
ENGINEER:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • PH: 949-388-9739



CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]
DATE: 3/2/06
CITY ENGINEER

NOTE: SEWER AND WATER IMPROVEMENTS PER SEPARATE PLAN AND PERMIT BY HUNSAKER.



WDID #: 833C35325 PW05-0987

TRACT 32470

STREET IMPROVEMENT PLAN

ETHEREAL, LAHAINA & MILLHOUSE CT

SHEET 4 OF 4

HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 2'

FILE NO.

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1-800-227-2600
TWO WORKING DAY BEFORE YOU DIG

MAP DATE IDENTIFIER 02/01/06 BY: K.C. DATE OF LATEST CHANGE TO THIS MAP 02/02/06