

STREET IMPROVEMENT PLANS FOR: TRACT No. 33029-1

STREET CONSTRUCTION GENERAL NOTES

1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-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.
2. 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.
3. 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.
4. 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.
5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
7. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE PROJECT.
8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, 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.
10. 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.
11. 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.
12. 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.
13. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
14. 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.
15. 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.
16. 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.
17. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING STREETS TO TRAFFIC.

18. SEE STREET LIGHT PLAN FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.

19. ON ALL AREAS WITH 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.

20. SEE CITY OF RIVERSIDE APPROVED UTILITY DUG FOR QUANTITY & LOCATION OF REQUIRED STREET LIGHTS.

LEGEND

BLDG.	BUILDING	GB	GRADE BREAK	TC	TOP OF CURB
CB	CATCH BASIN	H.C.	HANDICAPPED	TEL.	TELEPHONE
CHLK	CHAIN LINK FENCE	HP	HIGH POINT	TG	TOP OF GRATE
C&G	CURB AND GUTTER	INV.	INVERT OF PIPE	TF	TOP OF FOOTING
C.L.	CENTERLINE	LP	LOW POINT	TW	TOP OF WALL
CONC.	CONCRETE	M.H.	MAN HOLE	W	WATER
D/W	DRIVEWAY	P.P.	POWER POLE		
EP	EDGE OF PAVEMENT	R.D.	ROOF DRAIN		
EXIST.	EXISTING	R/W	RIGHT-OF-WAY		
FF	FINISHED FLOOR	SWR	SEWER		
FH	FIRE HYDRANT	S/W	SIDEWALK		
FL	FLOW LINE	SD	STORM DRAIN		
FS	FINISHED SURFACE	STD.	STANDARD		
C/RV.	CITY OF RIVERSIDE	MWD	METROPOLITAN WATER DISTRICT		

WATER DEPARTMENT NOTE:

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

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

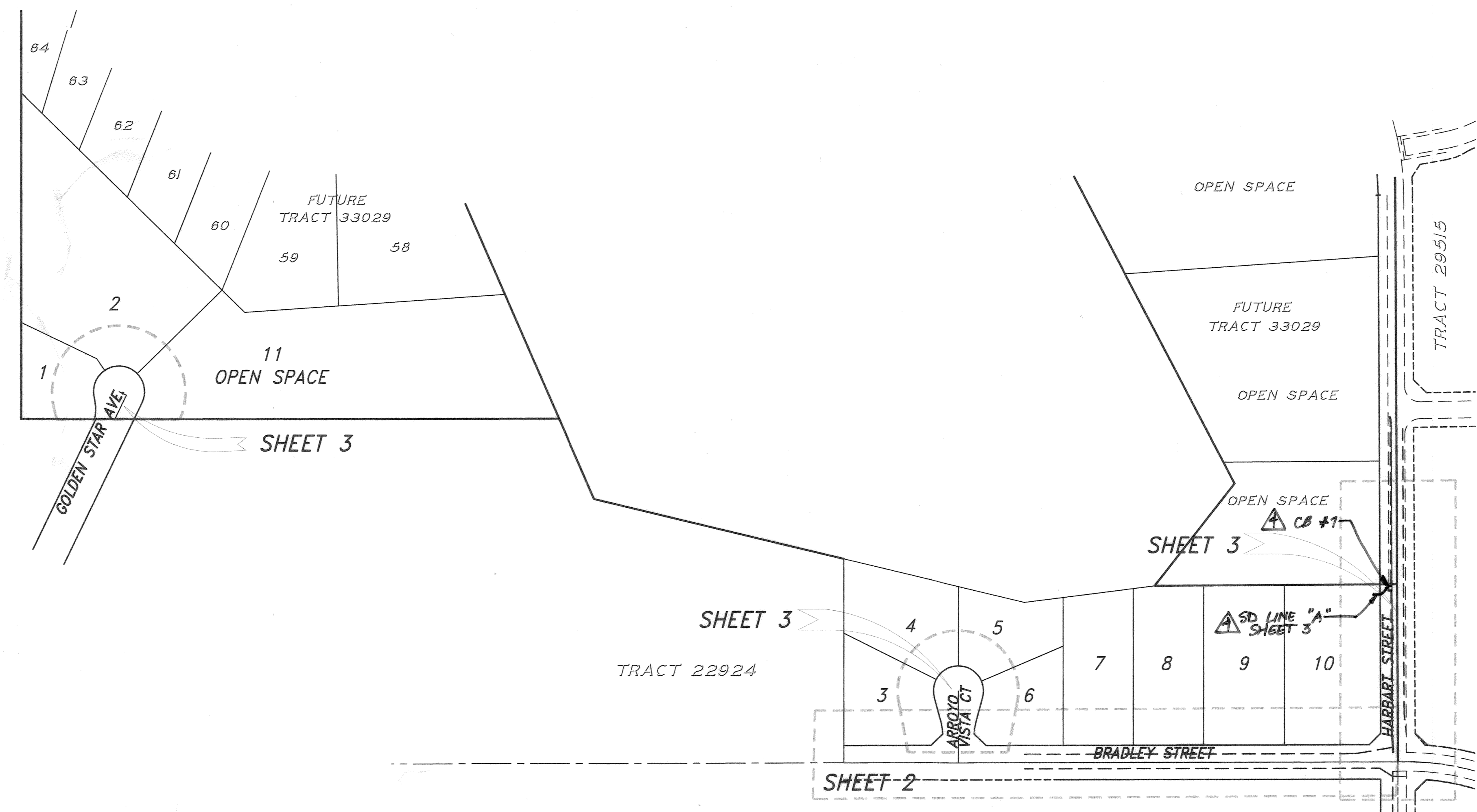
THE QUANTITIES SHOWN BELOW ARE FOR BONDING INFORMATION ONLY. THE CONTRACTOR IS TO CONSTRUCT PROJECT PER THESE PLANS AND SUBMIT CONSTRUCTION BID BASED ON THEIR OWN QUANTITY "TAKE-OFF".

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|---|--|----------------|
| ① | PLACE 4" A.C. OVER 2" C.A.B. PER S.N. 1499 R=25 SEE NOTE 2 BELOW | 31,084 SF |
| ② | CONSTRUCT 6" CURB & GUTTER PER C/RV. STD. DWG. NO. 200 (TYPE I) | 1,867 LF |
| ③ | REMOVE EXISTING STREET BARRICADES (CONTACT STREET SERVICES 826-6127) | 1 EA |
| ④ | CONSTRUCT DRIVEWAY APPROACH PER C/RV. STD. DWG. NO. 302 (TYPE CURB-I) | 11 EA |
| ⑤ | CONSTRUCT 5' WIDE P/L SIDEWALK PER C/RV. STD. DWG. NO. 325 | 8,173 SF, 1 EA |
| ⑥ | CONSTRUCT 10" WIDE CROSS GUTTER PER C/RV. STD. DWG. NO. 220 | 1,220 SF |
| ⑦ | CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. 304 (TYPE I) | 3 EA |
| ⑧ | SAW CUT, JOIN EXISTING PAVING PER DETAIL | 1520 LF |
| ⑨ | CONSTRUCT 6.5" WIDE CURB SIDEWALK PER C/RV. STD. DWG. NO. 325 | 1,490 SF |
| ⑩ | INSTALL STREET/TRAFFIC SIGNS PER CITY OF RIVERSIDE STANDARD DRAWINGS #662, #662A | 2 EA |
| ⓐ | PLACE A.C. OVER C.A.B. PER PAVEMENT TABLE ON SHEET 1 | 31,084 SF |
| ⓑ | INSTALL 18" R.C.P.-D PIPE | 34 LF |
| ⓒ | CONSTRUCT CATCHMENTS PER CITY OF RIVERSIDE STD. DWG. NO. 405, W-4' | 1 EA |
| ⓓ | CONSTRUCT CONCRETE COLLAR PER CITY OF RIVERSIDE STD. DWG. NO. 484 | 1 EA |

STREET SIGN SCHEDULE

Ⓐ	BRADLEY STREET	1000
Ⓑ	ARROYO VISTA COURT	7800
Ⓒ	BRADLEY STREET	800
Ⓓ	HARBART STREET	7800
Ⓔ	STOP SIGN	

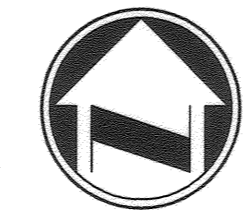
INSTALL SIGNS PER CITY OF RIVERSIDE STANDARD DRAWINGS #662, #662A & #666



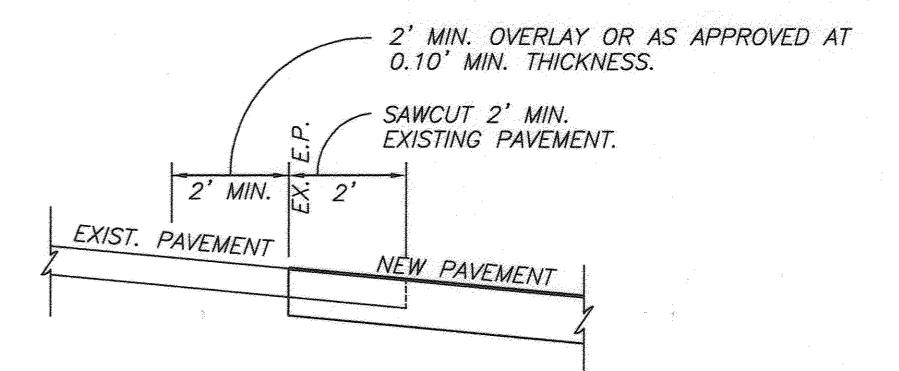
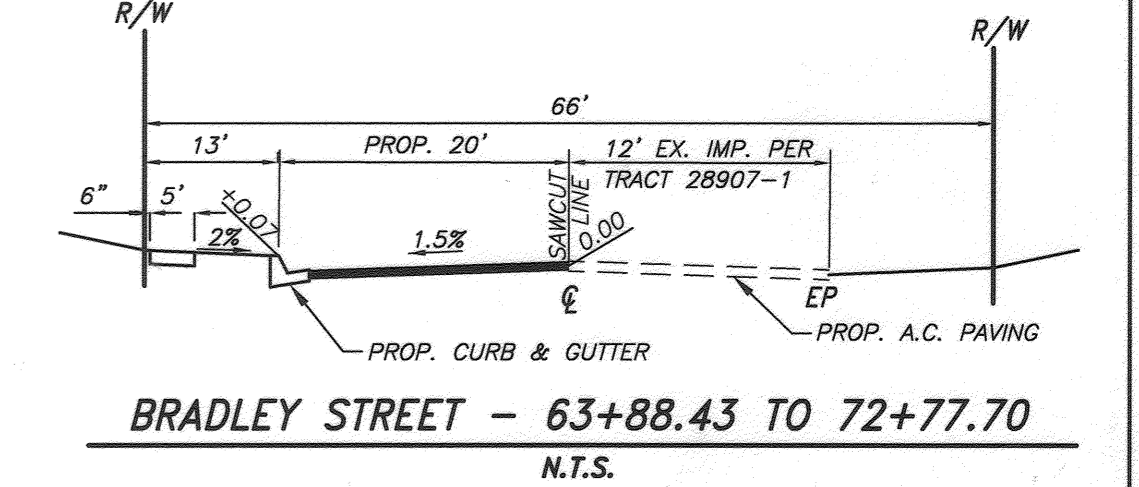
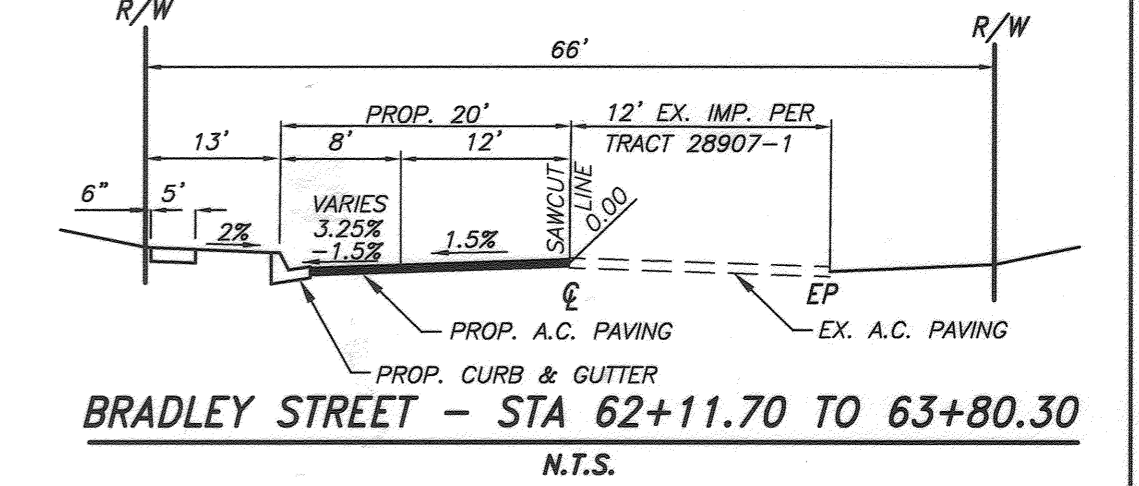
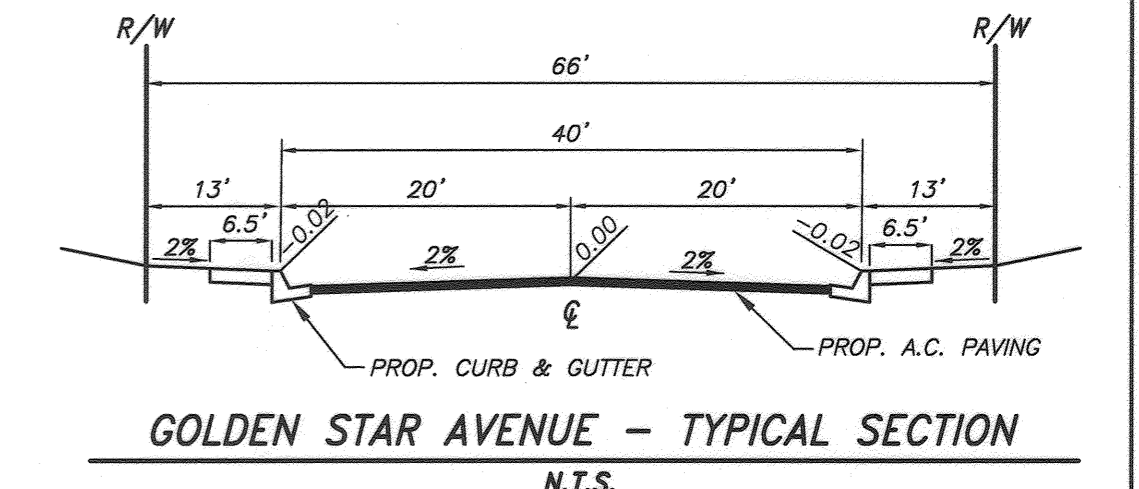
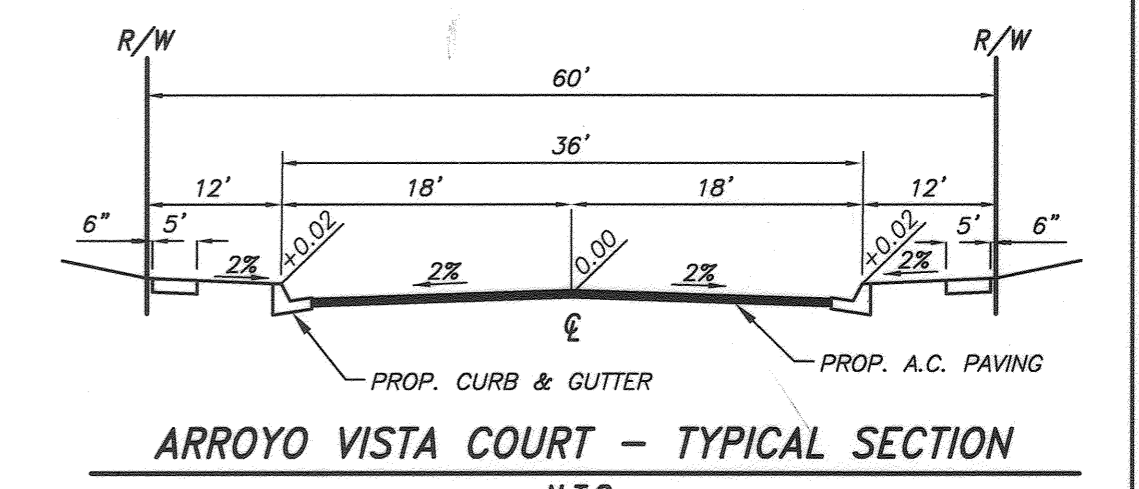
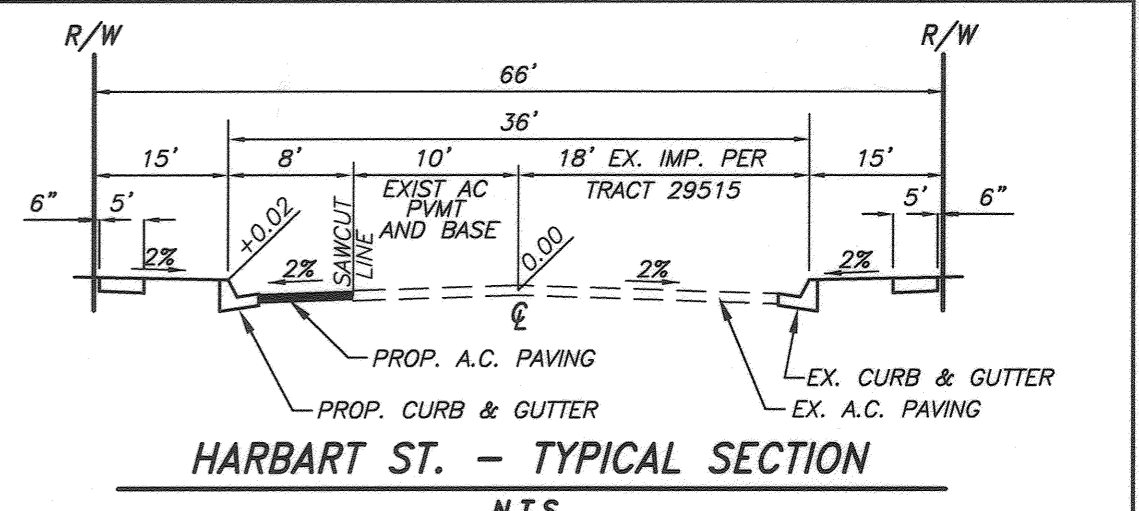
PAVEMENT SECTIONS

STATION	PAVEMENT SECTION
3+45.55 - 40+40.98	3" A.C. 6" C.A.B.
SEE SHEET NO. 3	4" A.C. 7.5" C.A.B.
SEE SHEET NO. 3	4" A.C. 7.5" C.A.B.
62+11.70 - 72+77.70	4" A.C. 6" C.A.B.

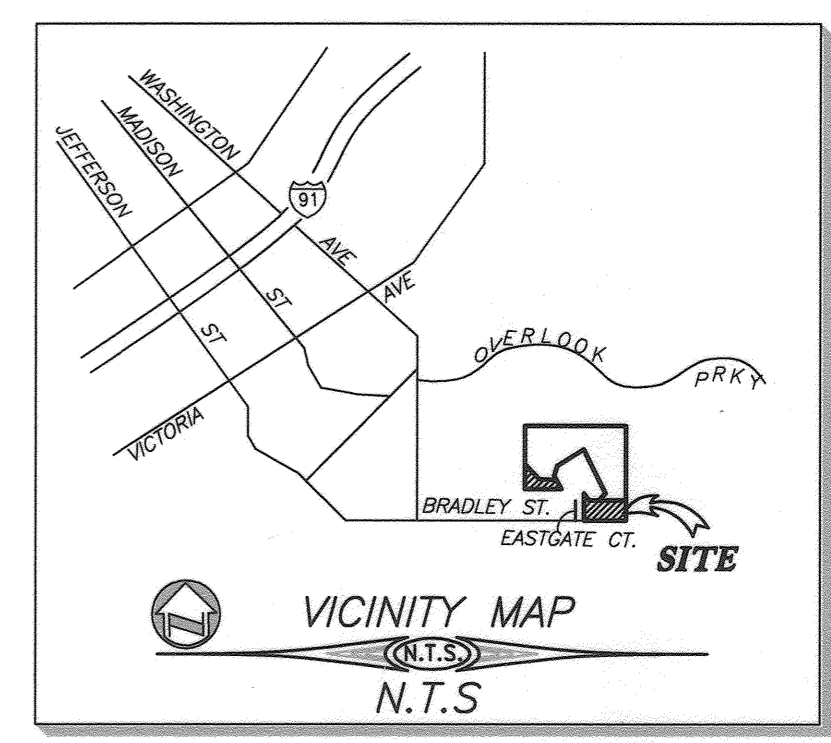
PER SOILS REPORT NO. 1697 & 1698



INDEX MAP
SCALE 1" = 150'



JOIN DETAIL
N.T.S.



VICINITY MAP
N.T.S.



CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/07

adkan ENGINEERS
Civil Engineering - Surveying - Planning
6820 Airport Drive, Riverside, CA 92504
Tel: (951) 949-0241 Fax: (951) 888-0599

BENCHMARK: F7 - K3
CITY OF RIVERSIDE REFERENCE LL47/7,
PK NAIL AND CITY ENGINEER TAG IN THE
BASE OF A STREET LIGHT ALONG THE SOUTHERLY
CURB OF OVERLOOK PARKWAY 175 FEET EAST
OF CHATEAU RIDGE DRIVE. TRANSFER FROM
F7-C2 BY CITY SURVEY CREW 6/10/2002.
ELEVATION: 1426.960

DESIGNED BY:	CO	DRAWN BY:	CO	CHECKED BY:	C
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CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY:	DATE:	BY:	APPROVED BY:
PRINCIPAL ENGINEER			
CITY ENGINEER			

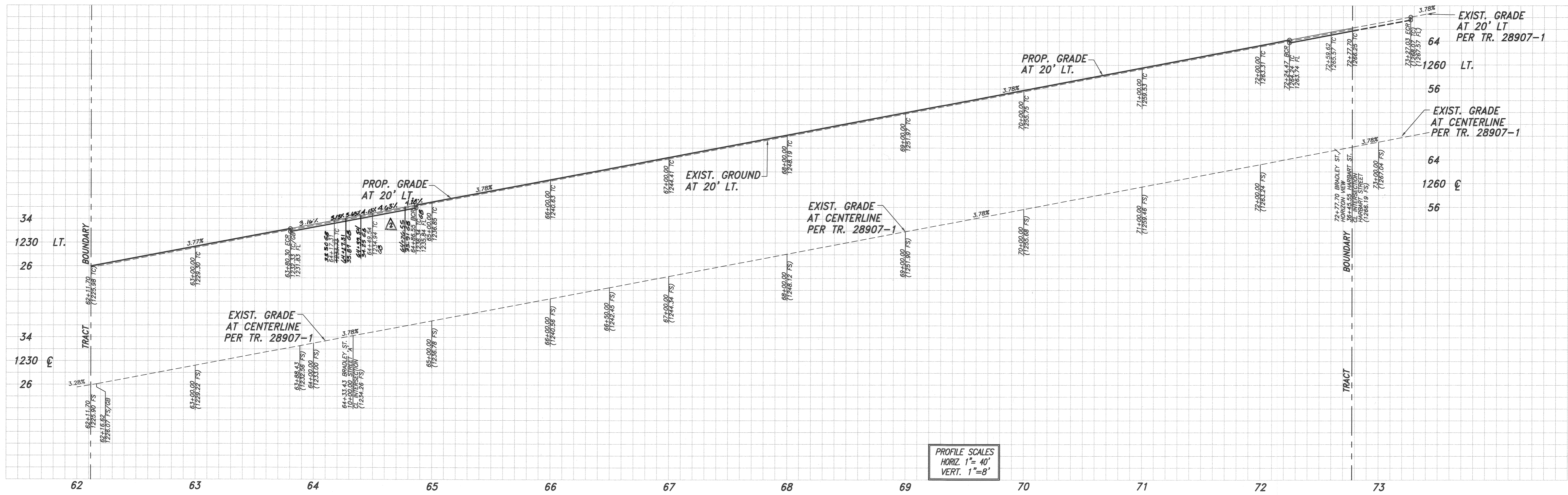
STREET IMPROVEMENT PLAN
TRACT 33029-1
COVER SHEET

W/OID# 8 33C331309 PW18-0855
PW06-0040

ACCOUNT NO. R-3937
SHEET 1 OF 3

HORIZ. SCALE: AS NOTED VERT. SCALE: N/A
J.N. 6689

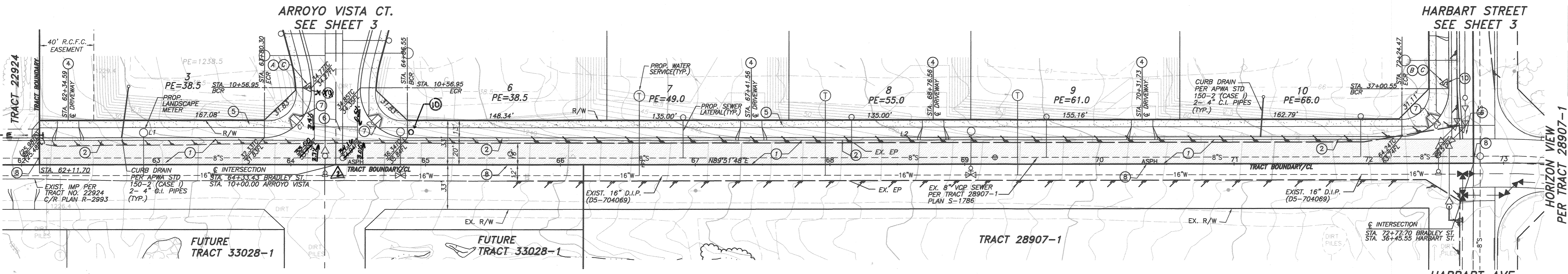
INDEXED 8-11-06



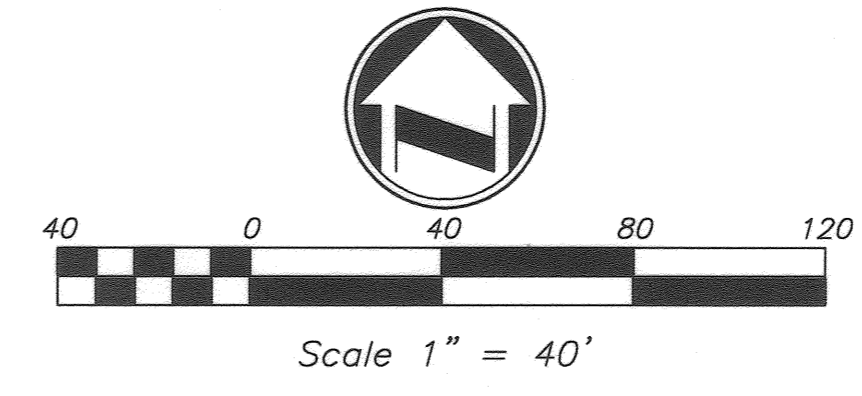
PROFILE SCALES
HORIZ. 1" = 40'
VERT. 1" = 8'

LINE TABLE		
LINE	LENGTH	BEARING
L1	166.87	N89°51'48"E
L2	737.92	N89°51'48"E

CURVE TABLE				
CURVE	DELTA	TAN	RAD	LEN
C1	93°12'05"	37.01	35.00	56.93
C2	93°12'06"	37.01	35.00	56.93
C3	90°14'22"	35.15	35.00	55.12



BRADLEY STREET



- CONSTRUCTION NOTES**
- PLACE 4" A.C. OVER 2" C.A.B. PER S.R. 1699 R-26 SEE NOTE 1 BELOW
 - CONSTRUCT 6" CURB & GUTTER PER C/R.V. STD. DWG. NO. 200 (TYPE 1)
 - CONSTRUCT DRIVEWAY APPROACH PER C/R.V. STD. DWG. NO. 302 (TYPE CURB-1)
 - CONSTRUCT 5' WIDE P/L SIDEWALK PER C/R.V. STD. DWG. NO. 325
 - CONSTRUCT 10' WIDE CROSS GUTTER PER C/R.V. STD. DWG. NO. 220
 - CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304 (TYPE 1)
 - SAW CUT, JOIN EXISTING PAVING PER DETAIL ON SHEET 1
 - INSTALL STREET/TRAFFIC SIGNS PER CITY OF RIVERSIDE STANDARD DRAWINGS #662, #662A
 - PLACE A.C. OVER C.A.B. PER PAVEMENT TABLE ON SHEET 1 PW18-0855



CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/07

CITY OF RIVERSIDE
WATER SYSTEM
APPROVED BY: *MW M... 7/19/06*
DATE: 7/19/06

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
OVERHEAD & UNDERGROUND
APPROVED BY: *V... 7/20/06*
DATE: 7/20/06

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

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering - Surveying - Planning
6820 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 Fax: (951) 688-0599
Under the Supervision of: *Ch...* 6/16/06
Charnisa Lopez, R.C.E. 53390 Exp. 06/30/07

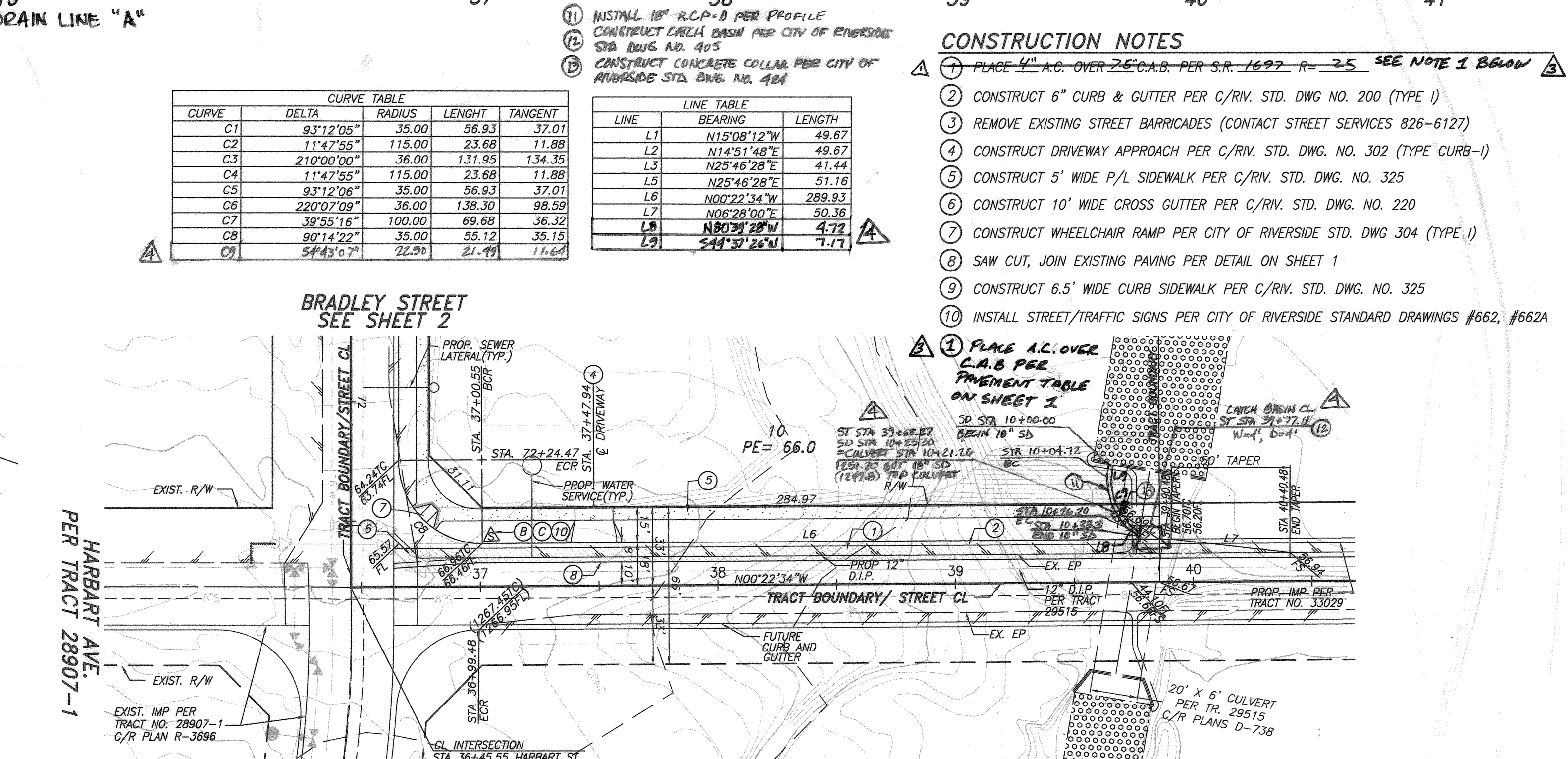
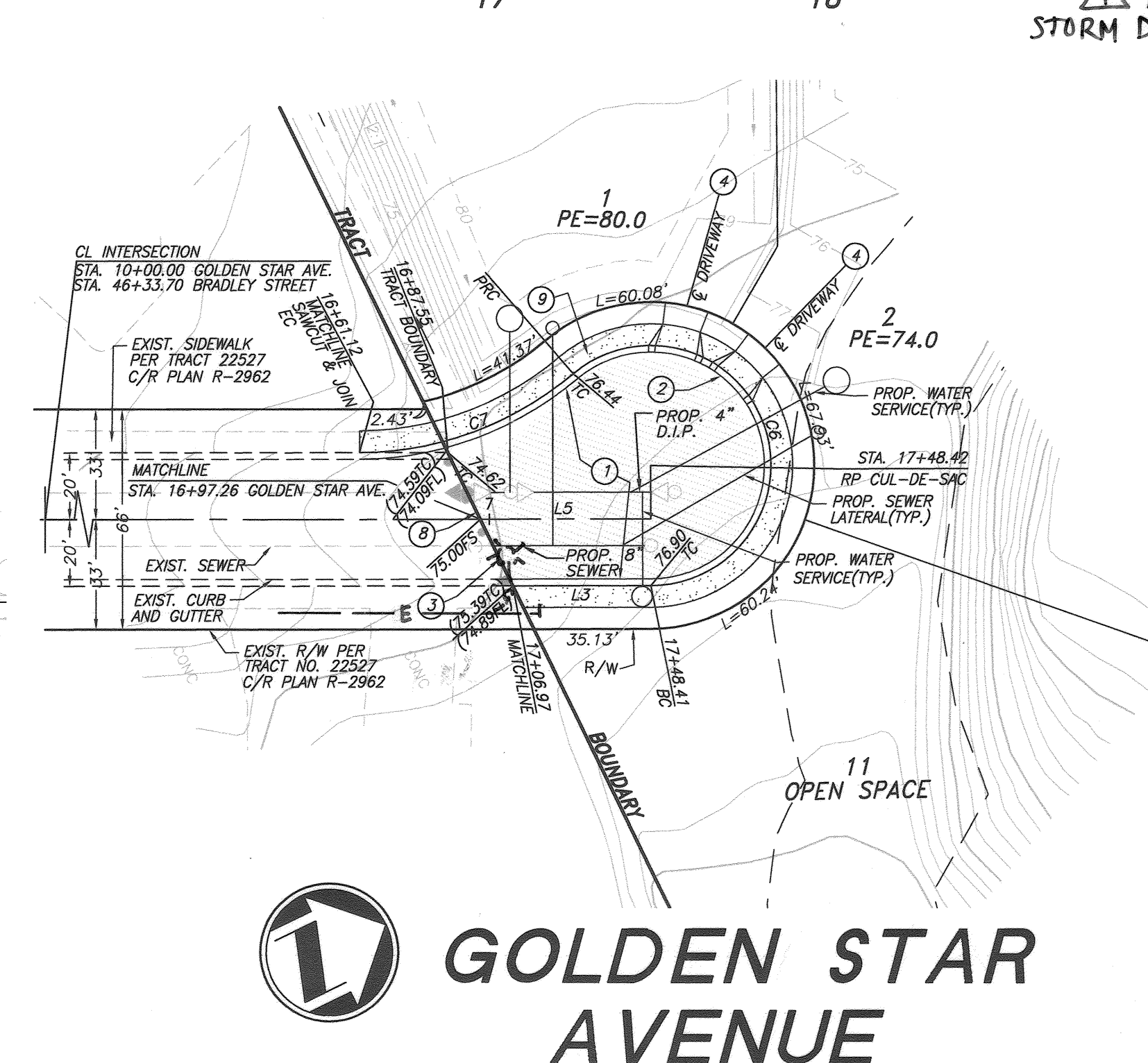
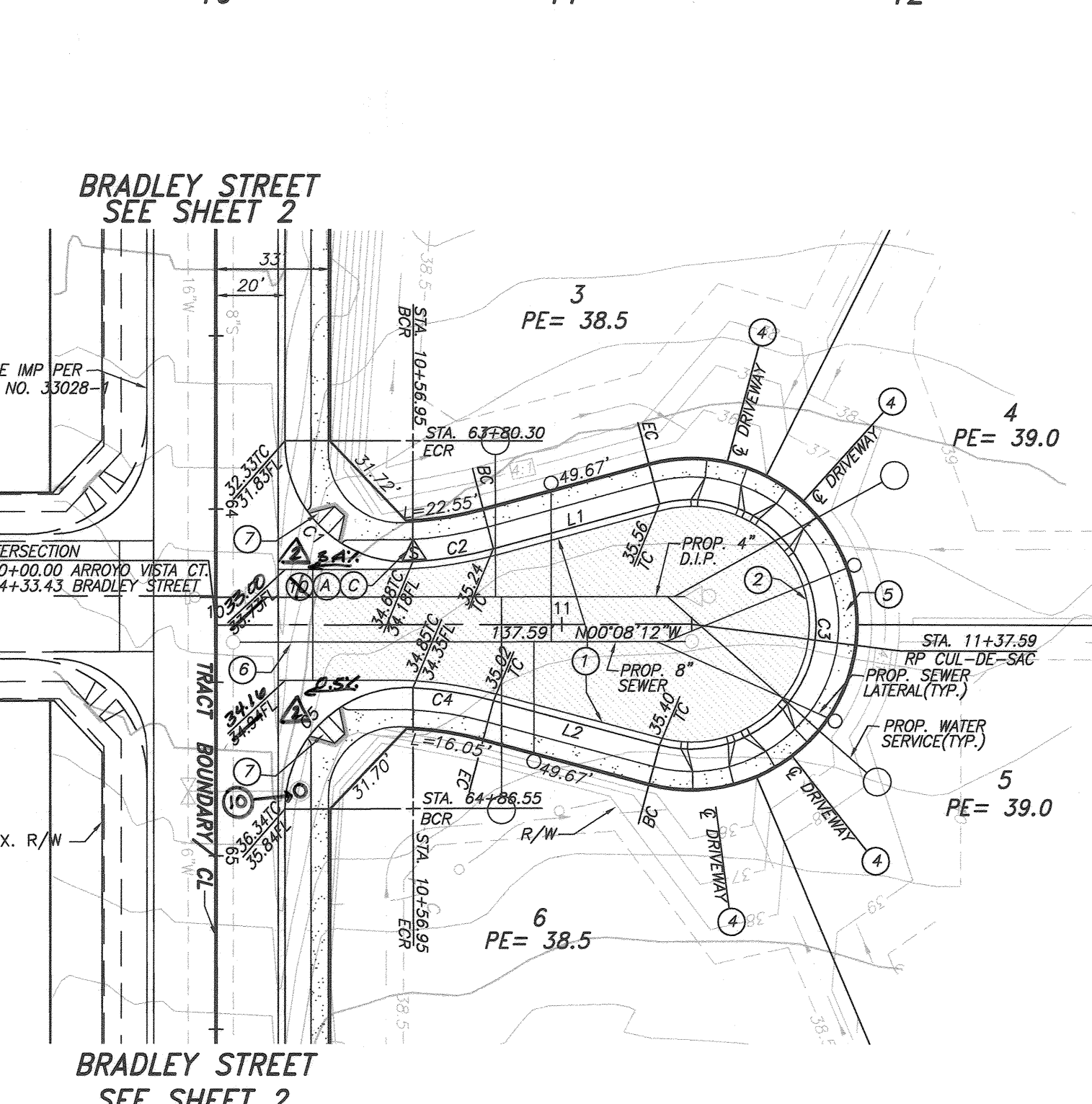
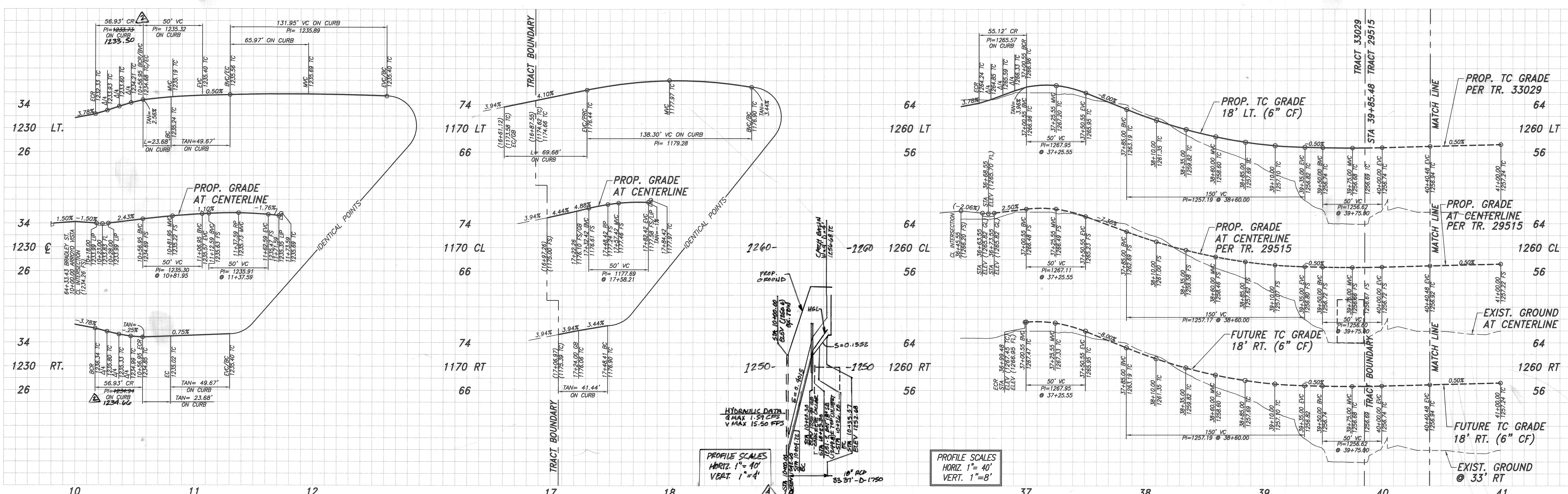
BENCHMARK: F7 - K3
CITY OF RIVERSIDE REFERENCE LL47/7.
PK MAIL AND CITY ENGINEER TAG IN THE
BASE OF A STREET LIGHT ALONG THE SOUTHERLY
CURB OF OVERLOOK PARKWAY 175 FEET EAST
OF CHATEAU RIDGE DRIVE. TRANSFER FROM
F7-C2 BY CITY SURVEY CREW 6/10/2002.
ELEVATION: 1426.960

DESIGNED BY: CO DRAWN BY: CO CHECKED BY: C-
REVISIONS:
1. ADDED STREET LIGHT DATA TABLE 8/2 8/2/06
2. REVISED STREET GRADES 8/2 8/2/06
3. REVISED PAVEMENT SECTION 8/2 8/2/06

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* DATE: 8/2/06
PRINCIPAL ENGINEER
TRAFFIC DIVISION: 8-1-06
DATE: 8/2/06

STREET IMPROVEMENT PLAN
TRACT 33029-1
BRADLEY STREET
ACCOUNT NO. R-3937
SHEET 2 OF 3
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'
J.N. 6689

INDEXED 8-08-06 4/11



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	93°12'05"	35.00	56.93
C2	11°47'55"	115.00	23.68
C3	21°00'00"	36.00	131.95
C4	11°47'55"	115.00	23.68
C5	93°12'05"	35.00	56.93
C6	22°07'09"	36.00	138.30
C7	39°55'16"	100.00	69.68
C8	90°14'22"	35.00	55.12
C9	54°43'07"	72.50	21.49

LINE TABLE		
LINE	BEARING	LENGTH
L1	N15°08'12"W	49.67
L2	N14°51'48"E	49.67
L3	N25°46'28"E	41.44
L4	N25°46'28"E	51.16
L5	N00°22'34"W	289.93
L6	N00°22'34"W	50.38
L7	N00°22'34"W	4.72
L8	S44°30'26"W	7.11

- CONSTRUCTION NOTES**
1. PLACE 18" A.C. OVER 2" C.A.B. PER S.R. 1692 R-25. SEE NOTE 1 BELOW.
 2. CONSTRUCT 6" CURB & GUTTER PER C/R.V. STD. DWG. NO. 200 (TYPE 1).
 3. REMOVE EXISTING STREET BARRICADES (CONTACT STREET SERVICES 826-6127).
 4. CONSTRUCT DRIVEWAY APPROACH PER C/R.V. STD. DWG. NO. 302 (TYPE CURB-1).
 5. CONSTRUCT 5' WIDE P/L SIDEWALK PER C/R.V. STD. DWG. NO. 325.
 6. CONSTRUCT 10' WIDE CROSS GUTTER PER C/R.V. STD. DWG. NO. 220.
 7. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. 304 (TYPE 1).
 8. SAW CUT, JOIN EXISTING PAVING PER DETAIL ON SHEET 1.
 9. CONSTRUCT 6.5' WIDE CURB SIDEWALK PER C/R.V. STD. DWG. NO. 325.
 10. INSTALL STREET/TRAFFIC SIGNS PER CITY OF RIVERSIDE STANDARD DRAWINGS #662, #662A.

ARROYO VISTA COURT

GOLDEN STAR AVENUE

HARBART STREET

CITY OF RIVERSIDE WATER SYSTEM APPROVED BY: <i>MW M...</i> DATE: 7/19/06	CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT OVERHEAD & UNDERGROUND APPROVED BY: <i>Val...</i> DATE: 7/20/06	Underground Service Alert Call: TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG	adkan ENGINEERS Civil Engineering - Surveying - Planning 6820 Airport Drive, Riverside, CA 92504 Tel: (951) 688-0941 Fax: (951) 688-0599	BENCHMARK: F7 - K3 CITY OF RIVERSIDE REFERENCE L147/77. PLY MAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT ALONG THE SOUTHERLY CURB OF OVERLOOK PARKWAY 175 FEET EAST OF CHATEAU RIDGE DRIVE. TRANSFER FROM F7-02 BY CITY SURVEY CREW 8/10/2002. ELEVATION: 1426.960	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: <i>[Signature]</i> DATE: 8/2/06	STREET IMPROVEMENT PLAN TRACT 33029-1 GOLDEN STAR AVE., ARROYO VISTA CT. & HARBART ST. 242-150-001-003, 242-300-007 242-140-001-002-003-004	WDD# 8 33C31309 PW06-0040 ACCOUNT NO. R-3937 SHEET 3 OF 3
					DESIGNED BY: CO DRAWN BY: CO CHECKED BY: C-	TRAFFIC DIVISION DATE: 8/2/06	HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8' INDEXED 8-08-06 4/11