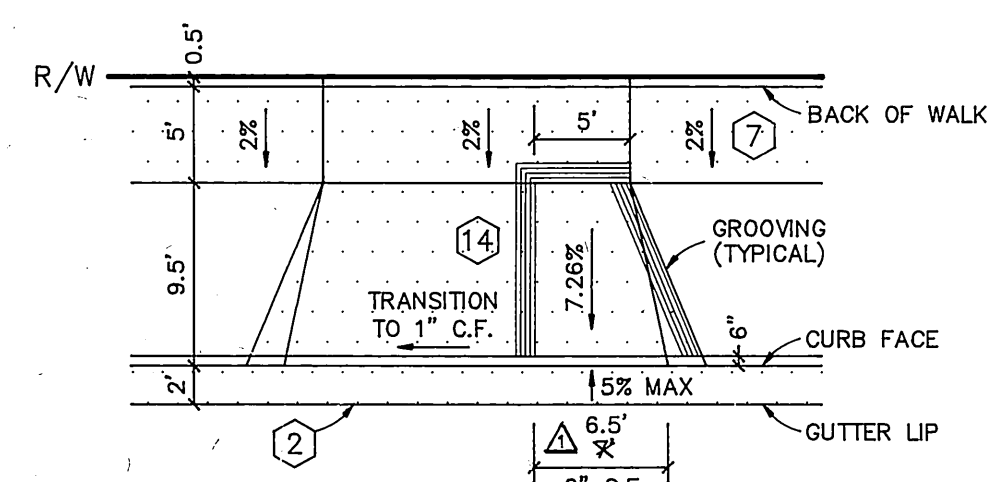
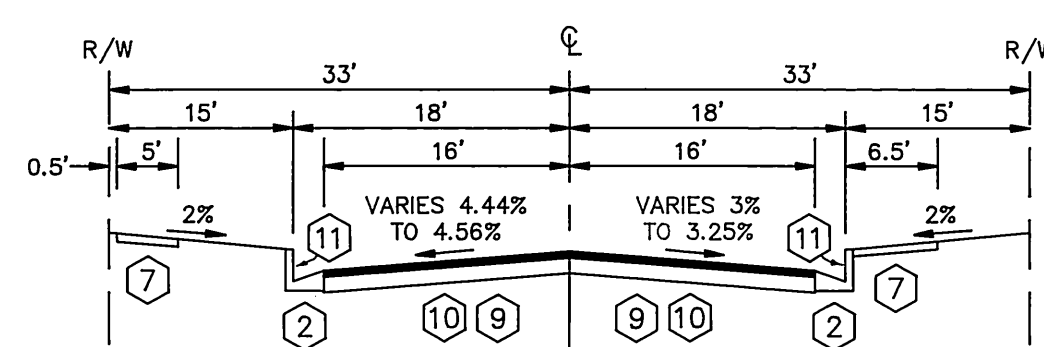


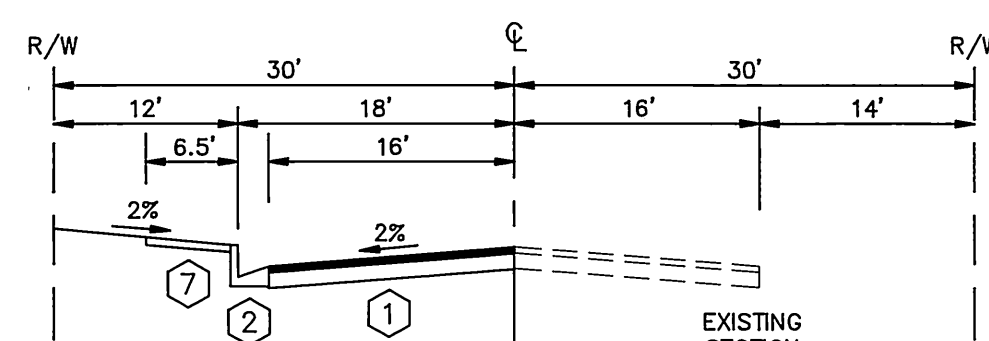
VICINITY MAP — NO SCALE
THOMAS BROS. PG. 714
COORD. H-3 (2001)



DETAIL "A"
WHEELCHAIR RAMP
SCALE: 1" = 10'



TYPICAL SECTION
AUDREY AVENUE
NO SCALE
T.I. = 5.0



TYPICAL SECTION
CHAMBER STREET
NO SCALE
T.I. = 5.0

CONSTRUCTION NOTES

1. CONSTRUCT 2.5" A.C. OVER 10.5" C.A.B. PER R-2405.
2. CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIV. STD. 200, TYPE I.
3. CONSTRUCT CROSS GUTTER PER CITY OF RIV. STD. 220.
4. CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIV. STD. 302, TYPE CURB I.
5. CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIV. STD. 302, TYPE PL I.
6. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIV. STD. 304, TYPE I.
7. CONSTRUCT SIDEWALK AS SHOWN ON PLANS PER CITY OF RIV. STD. 325.
8. INSTALL STREET NAME SIGN PER CITY OF RIV. STD. 662.
9. REMOVE AND REPLACE EXISTING A.C. PAVEMENT.
10. CONSTRUCT 2.5" A.C. OVER 10.5" C.A.B. PER R-2405.
11. REMOVE EXISTING A.C. BERM.
12. INSTALL 30" R-1 STOP SIGN.
13. INSTALL SEWER LATERAL PER CITY OF RIV. STD. 562A.
14. CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIV. STD. 302, TYPE PL I, WITH 0" CURB FACE FOR WHEELCHAIR ACCESS. (SEE DETAIL "A")

NOTICE TO CONTRACTOR

1. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY OF RIVERSIDE, THE OWNER, AND THE PRIVATE ENGINEERS HARMLESS FOR ANY AND ALL LIABILITY; REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPE STRUCTURES OR CONDUITS SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

WATER DEPARTMENT NOTE

1. 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. PH: (909) 351-6368

GENERAL NOTES FOR STREET TREE PLANTING

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICES. STREET TREE PLANTING SHALL CONFORM TO STANDARD DETAILS 1001 AND 1002, AND STANDARD SPECIFICATION 02480.
2. WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (909) 351-6126 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
 - a. AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERALS HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS. ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR;
 - b. WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES;
 - c. AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE;
 - d. AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (909) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
3. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
5. STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	QUANTITY
AUDREY AVENUE	PYRUS CALLERYANA/'ARISTOCRAT' PEAR	15 GAL.	45'	14 EA.
CHAMBER STREET	CINNAMOMUM CAMPHORA/CAMPHOR	15 GAL.	45'	2 EA.

NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

GENERAL NOTES

1. 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.
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 RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
7. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8. 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.
9. 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.
10. 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.
11. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
12. 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.
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 AND 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 CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
17. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
18. NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 6" ABOVE THE UPPER MANHOLE RIM ELEVATION OF THE SEWER LINE SEGMENT BEING CONNECTED TO WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
19. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
20. PIPE BEDDING SHALL BE CASE I PER CITY STD. DWG. No. 452 UNLESS OTHERWISE SHOWN ON THE PLANS. IF GROUND WATER IS ENCOUNTERED, BEDDING SHALL BE CASE III IN ACCORDANCE WITH NOTE 2, CITY STD. DWG. No. 452.

QUANTITIES ESTIMATE

A.C. PAVING	194 TONS.
CRUSHED AGGREGATE BASE	416 C.Y.
ASPHALTIC EMULSION (FOG SEAL)	1 TON
6" CURB AND GUTTER	737 L.F.
CONCRETE SIDEWALK	3550 S.F.
CROSS GUTTER AND SPANDREL	365 S.F.
CONCRETE DRIVE APPROACH	1860 S.F.
STREET NAME SIGN	1 EA.
REMOVE A.C. PAVING	11167 S.F.
REMOVE A.C. BERM	658 L.F.
30" R-1 STOP SIGN	1 EA.
BARRICADE	1 EA.



CITY BUSINESS TAX CERTIF. No. 011880 Exp. 4-14-2002

BENCHMARK: G4-J3

P.K. NAIL AND CITY ENGR. TAG IN SLY CURB OF COLORADO AVE. AT THE B.C.R. OF THE SLY CURB RETURN OF JACKSON AND COLORADO
ELEV. = 749.591

TRAFFIC AND STREET NAME SIGN SCHEDULE		
(A)	AUDREY AVENUE	9100 BLOCK
(B)	CHAMBER STREET	4600 BLOCK
(C)	R-1 (30")	

INSTALL SIGNS PER CITY OF RIVERSIDE STD. DWG. No. 662 & 666.

* AS-BUILT PER PLANS 6-15-04 LPH

Underground Service Alert



Call: TOLL FREE
1-800
227-2800

TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE WATER SYSTEM

APPROVED BY: *[Signature]* DATE: 4/15/02

CITY OF RIVERSIDE — PUBLIC UTILITIES DEPARTMENT
OVERHEAD AND UNDERGROUND

APPROVED BY: *[Signature]* DATE: 4/11/02

SOUTHERN CALIFORNIA GAS COMPANY

APPROVED BY: *[Signature]* DATE: 3/13/02

PACIFIC BELL

APPROVED BY: *[Signature]* DATE: 3/12/02

PERRIS
ENGINEERING

1051 DAVDS ROAD
PERRIS, CA. 92571
(909) 657-2822

Paul Dieges 3-15-02
PAUL DIEGES R.C.E. 13234 EXP. 3-31-05 DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 5/16/02 BY: *[Signature]*
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
DEPUTY P.W. DIRECTOR
DESIGNED BY: GDY DRAWN BY: RJY CHECKED BY: PDD STREET SERVICES

STREET IMPROVEMENT PLAN

TRACT No. 30257

AUDREY AVENUE AND CHAMBER STREET
TITLE SHEET

HORIZ. SCALE: 1" = 40'

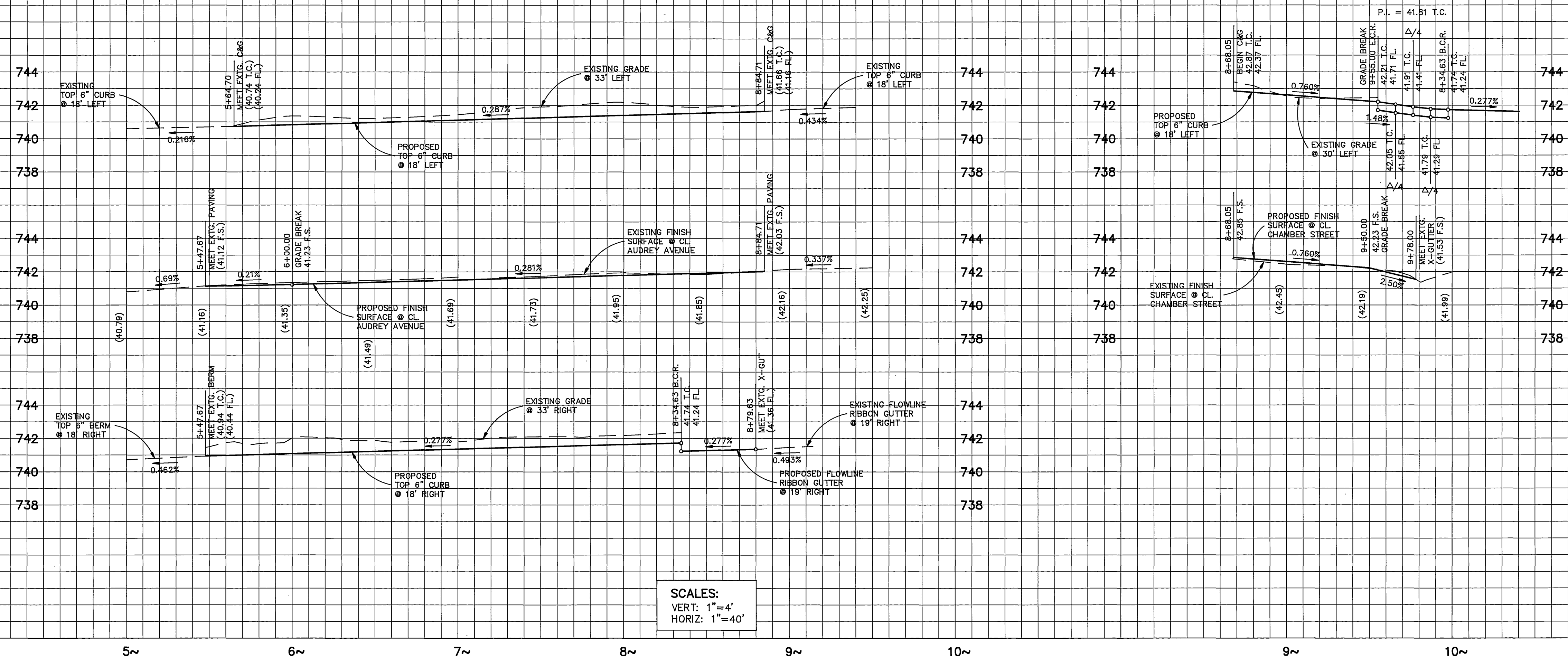
VERT. SCALE: 1" = 4'

ACCOUNT NO.

R-3650

SHEET 1 OF 2

INDEXED 9-18-02 LPH



CONSTRUCTION NOTES

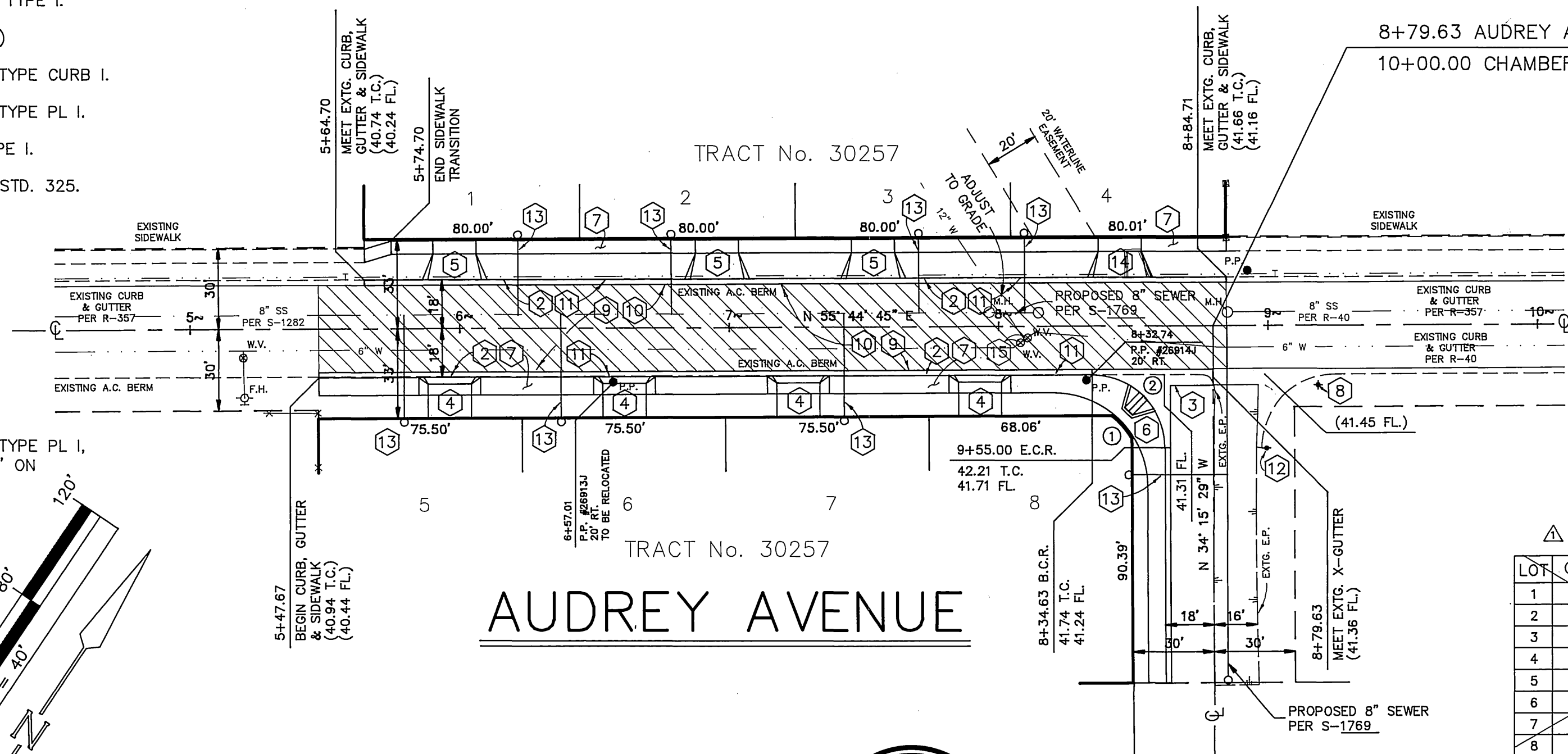
1. CONSTRUCT 2.5" A.C. OVER 10.5" C.A.B. PER R-2405.
2. CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIV. STD. 220. (W=6")
3. CONSTRUCT CROSS GUTTER PER CITY OF RIV. STD. 220. (W=6")
4. CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIV. STD. 302, TYPE CURB I.
5. CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIV. STD. 302, TYPE PL I.
6. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIV. STD. 304, TYPE I.
7. CONSTRUCT SIDEWALK AS SHOWN ON PLANS PER CITY OF RIV. STD. 325.
8. INSTALL STREET NAME SIGN PER CITY OF RIV. STD. 662.
9. REMOVE AND REPLACE EXISTING A.C. PAVEMENT.
10. CONSTRUCT 2.5" A.C. OVER 10.5" C.A.B. PER R-2405.
11. REMOVE EXISTING A.C. BERM.
12. INSTALL 30" R-1 STOP SIGN.
13. INSTALL SEWER LATERAL PER CITY OF RIV. STD. 562A.
14. CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIV. STD. 302, TYPE PL I, WITH 0" CURB FACE FOR WHEELCHAIR ACCESS. (SEE DETAIL "A" ON SHEET 1 OF 2)
15. WATER VALVE TO BE ADJUSTED TO GRADE BY CITY FORCES AT DEVELOPER'S EXPENSE.

- CONSTRUCT A.C. PAVEMENT OVER AGGREGATE BASE PER TYPICAL SECTION
- REMOVE EXISTING PAVEMENT AND CONSTRUCT SECTION PER TYPICAL SECTION.

Underground Service Alert

Call: TOLL FREE
1-800
227-2600

TWO WORKING DAYS BEFORE YOU DIG

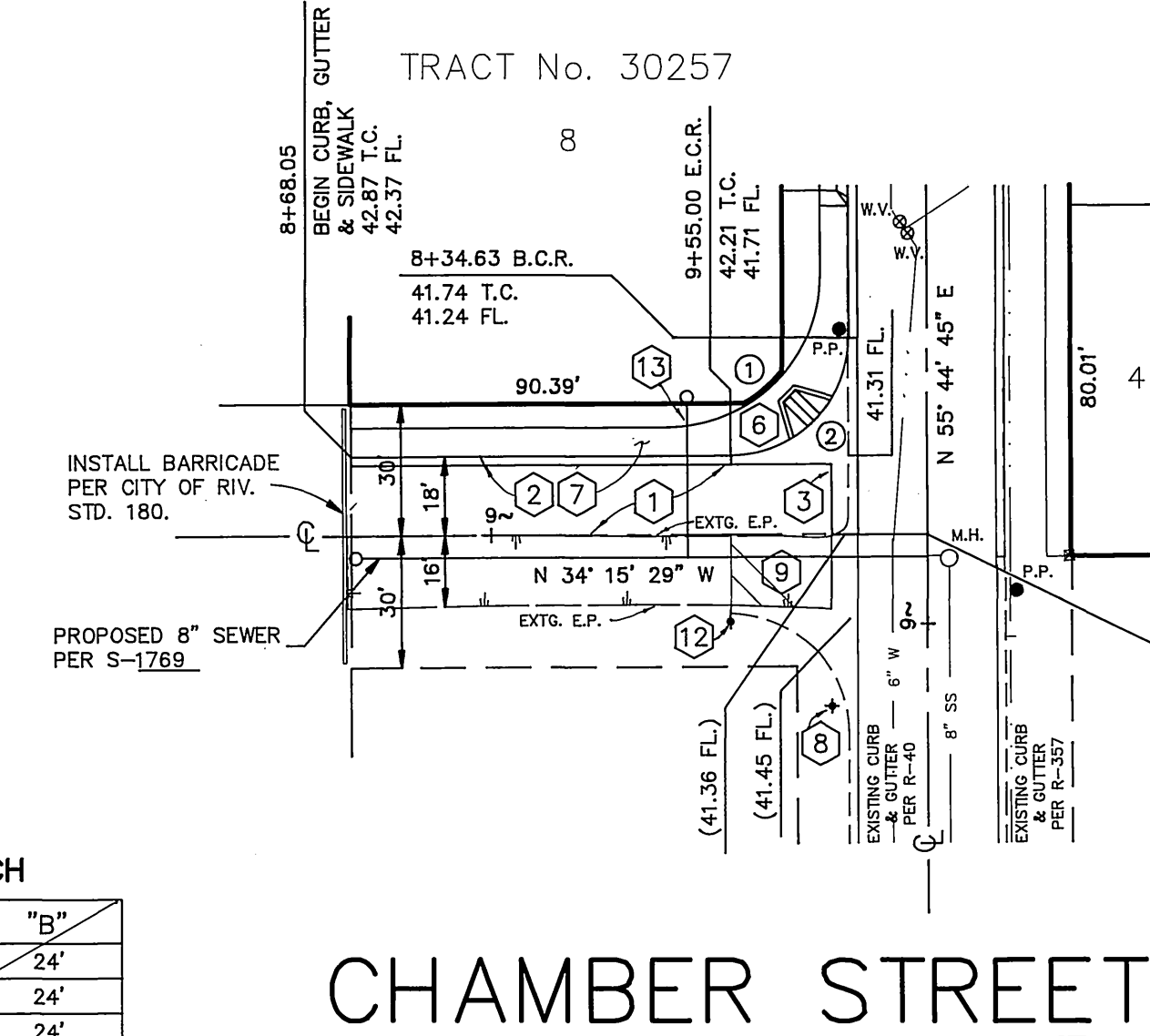


DRIVEWAY APPROACH

LOT	STATION	"A"	"B"
1	54+98.20	16'	24'
2	6+95.70	16'	24'
3	7+53.62	16'	24'
4	8+45.20	16'	24'
5	5+96.24	16'	23'
6	6+61.15	16'	23'
7	7+25.65	16'	23'
8	7+93.07	16'	23'

CURVE DATA

Δ	DELTA	RADIUS	LENGTH	TANGENT
①	18° 56' 56"	34.50'	11.41'	5.76'
②	89° 59' 46"	27.00'	42.41'	27.00'



REVISED DRIVEWAY APPROACH

LOT	STATION	"A"	"B"
1	6+00.70	28'	35'
2	6+95.70	16'	23'
3	7+50.04	28'	35'
4	8+48.70	28'	35'
5	5+96.24	16'	24'
6	6+67.15	16'	24'
7	7+25.65	16'	24'
8	7+93.07	16'	24'

*AS-BUILT PER PLANS 6-15-04 LTH

CITY OF RIVERSIDE WATER SYSTEM

APPROVED BY: *[Signature]* DATE: 4/15/02

CITY OF RIVERSIDE - PUBLIC UTILITIES DEPARTMENT
OVERHEAD AND UNDERGROUND

APPROVED BY: *[Signature]* DATE: 4/11/02

SOUTHERN CALIFORNIA GAS COMPANY

APPROVED BY: *[Signature]* DATE: 3/13/02

PACIFIC BELL

APPROVED BY: *[Signature]* DATE: 3/2/02

PERRIS ENGINEERING

1051 DAVIDS ROAD
PERRIS, CA 92571
(909) 657-2822

Paul Dieges 3-15-02
PAUL DIEGES R.C.E. 13234 EXP. 3-31-05 DATE

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ELEV. = 749.591

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 5/14/02

PRINCIPAL ENGINEER
PARK DEPARTMENT

APPROVED BY: *[Signature]* DATE: 5/14/02

DESIGNED BY: GDY DRAWN BY: RJY CHECKED BY: PDY

STREET IMPROVEMENT PLAN

TRACT No. 30257
AUDREY AVENUE AND CHAMBER STREET
PLAN AND PROFILE

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

ACCOUNT NO.

R-3650

SHEET 2 OF 2

INDEXED 9-18-02 LTH