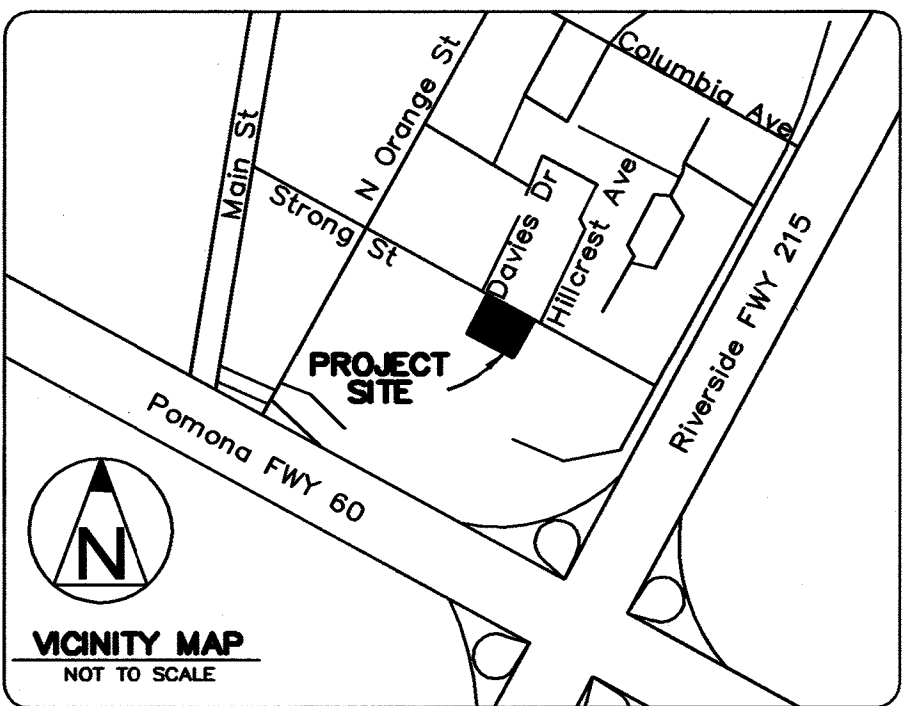


STREET IMPROVEMENT PLAN TRACT 34077 CITY OF RIVERSIDE



SHEET INDEX

SHEET 1 - TITLE SHEET - SONIC COURT IMPROVEMENTS
SHEET 2 - STRONG STREET IMPROVEMENTS

SCALE 1"=20'

STREET NAME AND TRAFFIC SIGN SCHEDULE

	NAME	BLOCK #
A	R-1 (STOP SIGN - 30")	
B	STRONG STREET SONIC COURT	3400 1700

DETAIL 'B'
NOT TO SCALE

CURVE DATA

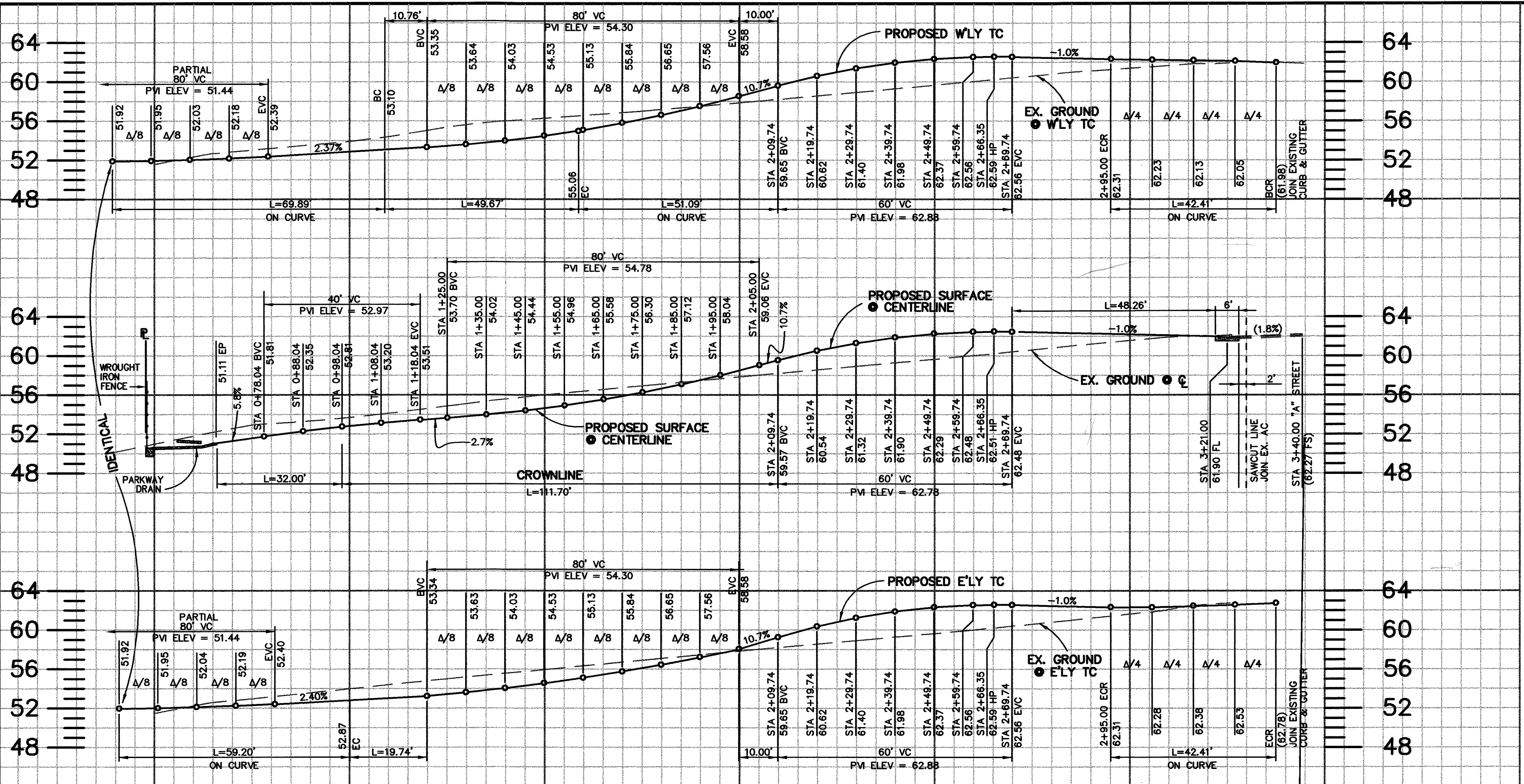
	DELTA	RADIUS	LENGTH	TANGENT
(C1)	90°00'00"	27.00'	42.41'	27.00'
(C2)	25°27'07"	115.00'	51.09'	25.97'
(C3)	205°27'07"	36.00'	129.09'	-
(C4)	18°37'48"	343.52'	111.70'	56.35'

CONSTRUCTION NOTES:

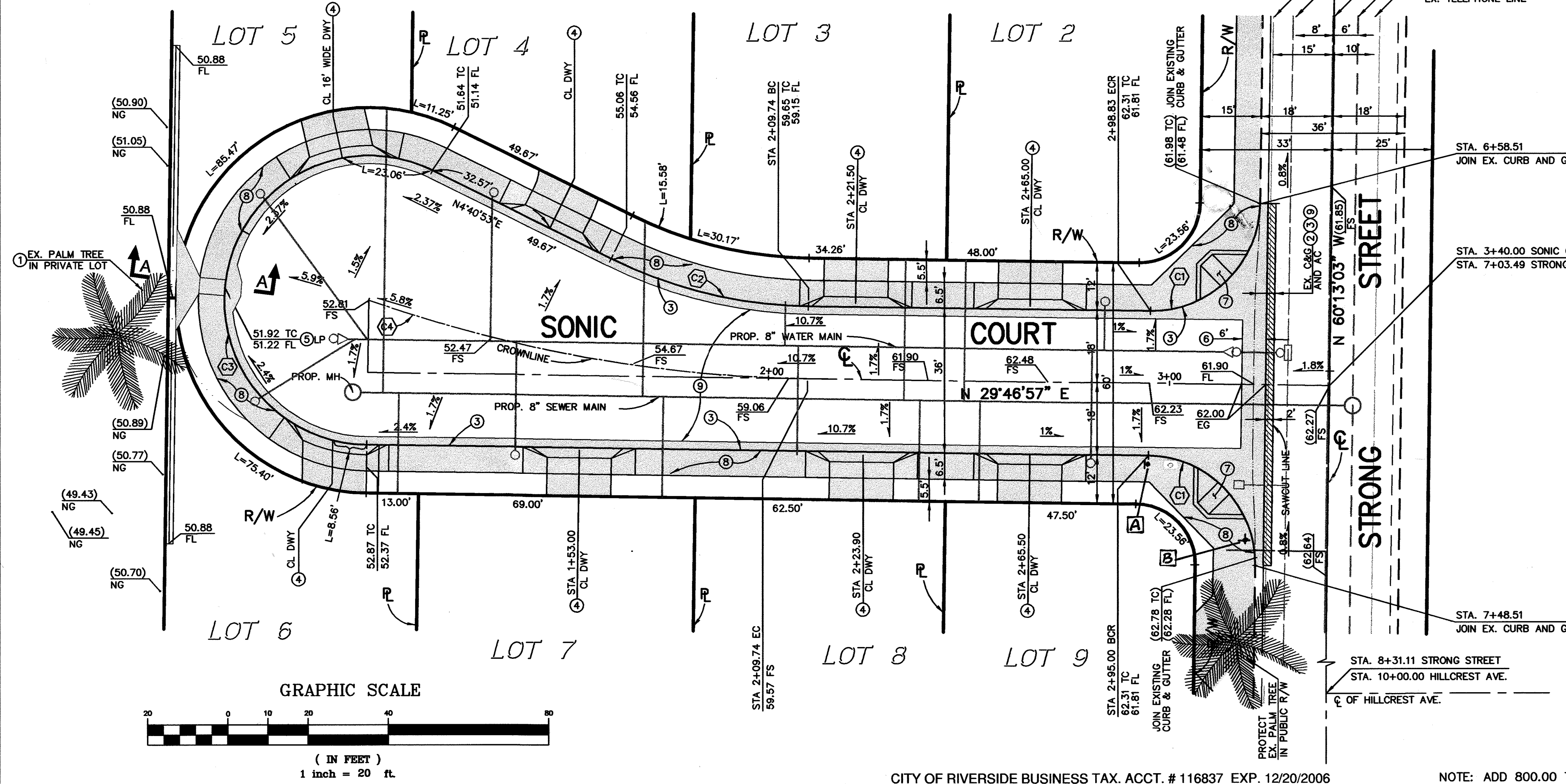
	QUANTITY	UNITS
1. PROTECT IN PLACE. SEE PLAN FOR ITEM DESCRIPTION.		
2. REMOVE AND DISPOSE. SEE PLAN FOR ITEM DESCRIPTION.		
3. CONSTRUCT 6" PCC TYPE I CURB & GUTTER PER CITY OF RIVERSIDE STD NO. 200	599	L.F.
4. CONSTRUCT DRIVEWAY APPROACH WITH CURB SIDEWALK, CURB TYPE 1, A=16', B=24', PER CITY OF RIVERSIDE STD NO. 302	9	E.A.
5. CONSTRUCT PARKWAY DRAIN PER DETAIL "A" ON THIS SHEET.	1	E.A.
6. CONSTRUCT 6" WIDE CROSS GUTTER PER CITY OF RIVERSIDE STD NO. 220	729	S.F.
7. CONSTRUCT "TYPE I" WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. NO. 304	2	E.A.
8. CONSTRUCT 2-1/2" THICK PCC SIDEWALK PER CITY OF RIVERSIDE STD NO. 325	3,832	S.F.
9. CONSTRUCT AC ON CLASS II AB, PER SOILS REPORT GEORGE E. HAWES DATED JANUARY 23, 2005	10,679	S.F.
10. CONSTRUCT STREET NAME SIGN PER CITY OF RIVERSIDE STD NO. 662	1	E.A.

STREET CONSTRUCTION GENERAL NOTES:

- 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.
- 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 WORK 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 REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE PROJECT.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- 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.
- 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.
- 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.
- 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.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER. (CONTRACTOR IS TO REPLACE THE CENTERLINE STRIPING WITHIN PROJECT LIMITS)
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA) PRIOR TO ANY EXCAVATION. 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.
- 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 IS RESPONSIBLE FOR THE 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
PH. NO. (951) 826-5393
3900 MAIN STREET, 4TH FLOOR
RIVERSIDE, CALIFORNIA 92522
- 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 TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREET TO TRAFFIC.

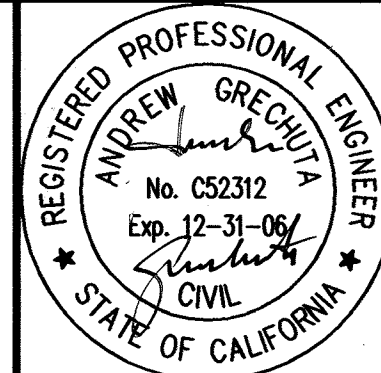


HORIZ: 1"=20'
VERT: 1"=8'



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

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
WATER DIVISION



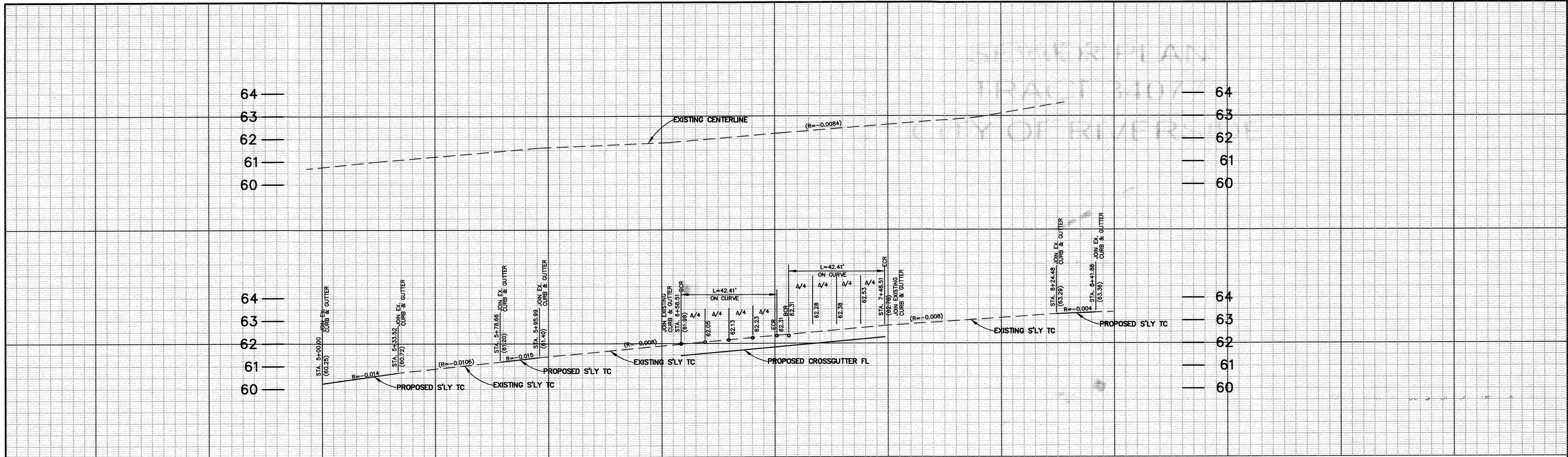
G & G ENGINEERING, INC.
1855 W. KATELLA, AVE. SUITE 225
ORANGE, CA 92667
PHONE: (714) 997-0640
FAX: (714) 997-0670
EMAIL: ANDREW@GGSITE.COM

BENCH MARK:
P.K. NAIL IN THE NORTH "CB" OF STRONG STREET, 90 FEET EASTERLY OF THE CENTERLINE OF MAIN STREET.
POINT ID = J7-J2
ELEVATION = 807.185
DATE LVL'D: 1971
REFERENCE: FB708/1
DATUM = 1929
ADJUSTMENT YEAR = 1971

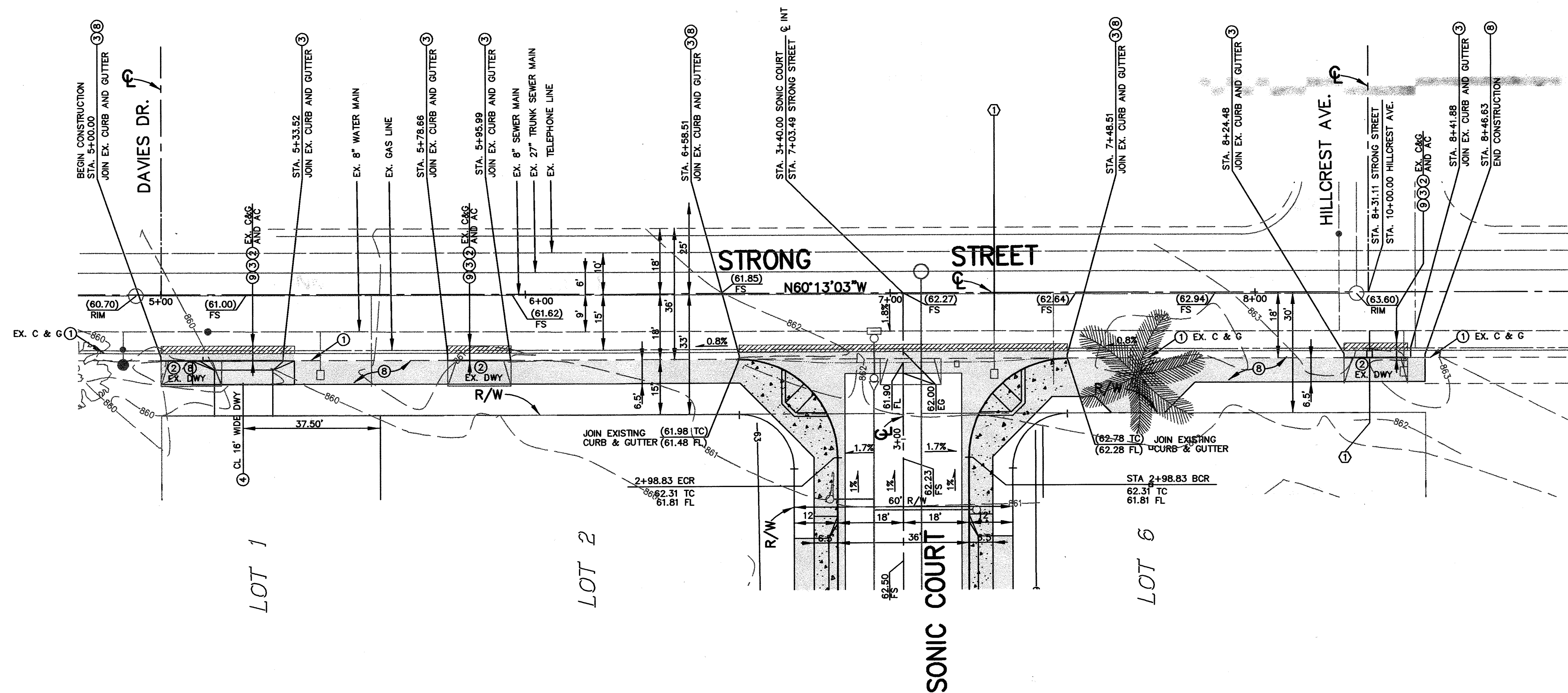
DESIGNED BY: A.G. DRAWN BY: P.K. CHECKED BY: A.G.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENTS
APPROVED BY: [Signature]
PRINCIPAL ENGINEER
TRAFFIC DIVISION
DATE: 1/6/06

WID # 833C338938	PW05-1097
STREET IMPROVEMENT PLAN	DRAWING NUMBER
TRACT MAP NO. 34077 SONIC COURT	R-3928
SCALE: 1" = 20'	SHEET 1 OF 2



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

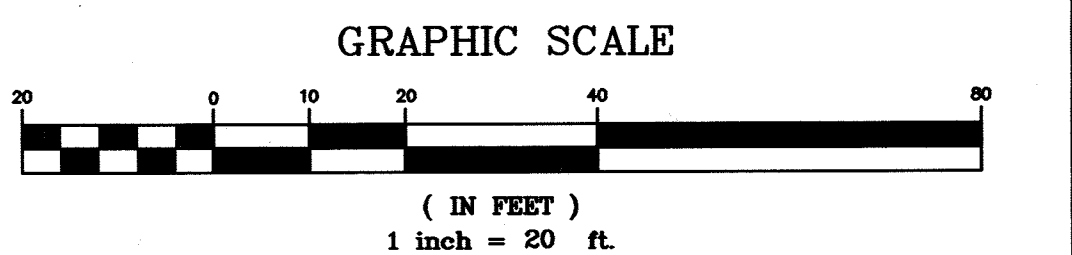


SCALE 1"=20'
CONSTRUCTION NOTES:

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1. PROTECT IN PLACE. SEE PLAN FOR ITEM DESCRIPTION.		
2. REMOVE AND DISPOSE. SEE PLAN FOR ITEM DESCRIPTION.		
3. CONSTRUCT 6" PCC TYPE 1 CURB & GUTTER PER CITY OF RIVERSIDE STD NO. 200	45	L.F.
4. CONSTRUCT DRIVEWAY APPROACH WITH CURB SIDEWALK, CURB TYPE 1, A=16", B=24", PER CITY OF RIVERSIDE STD NO. 302	1	E.A.
5. CONSTRUCT 3-1/2" THICK PCC SIDEWALK PER CITY OF RIVERSIDE STD NO. 325	1,380	S.F.

WATER CONSTRUCTION NOTES:

1. EXISTING 1" WATER SERVICE TO BE REMOVED BY CITY FORCES.
DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY FIFTEEN (15) WORKING DAYS FOR COMPLETION OF WORK.



CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
WATER DIVISION

CITY OF RIVERSIDE BUSINESS TAX. ACCT. # 116837 EXP. 12/20/2006
NOTE: ADD 800.00 TO ALL TWO DIGIT ELEVATIONS SWHON AS 17.55 ETC...
G & G ENGINEERING, INC.
1855 W. KATELLA, AVE. SUITE 225
ORANGE, CA 92667
PHONE: (714) 997-0640
FAX: (714) 997-0670
EMAIL: ANDREW@GNGSITE.COM
REGISTERED PROFESSIONAL ENGINEER
ANDREW GRECHUTA
No. C52312
Exp. 12-31-06
CIVIL
APPROVED BY Andrew Grechuta DATE 07-17-06

BENCH MARK:
P.K. NAIL IN THE NORTH "CB" OF STRONG STREET, 90 FEET EASTERLY OF THE CENTERLINE OF MAIN STREET.
POINT ID = J7-J2
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REFERENCE = FB708/1
DATUM = 1929
ADJUSTMENT YEAR = 1971

DESIGNED BY: A.G. DRAWN BY: P.K. CHECKED BY: A.G.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC UTILITIES DEPARTMENT
APPROVED BY: [Signature] DATE: 7-17-06
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CITY ENGINEER
DATE: _____

WOID # 833C338938 PW05-1097
STREET IMPROVEMENT PLAN
TRACT MAP NO. 34077
STRONG STREET
SCALE: 1" = 20'
DRAWING NUMBER
R-3928
SHEET 2 OF 2

INDEXED 10-10-06 LPH