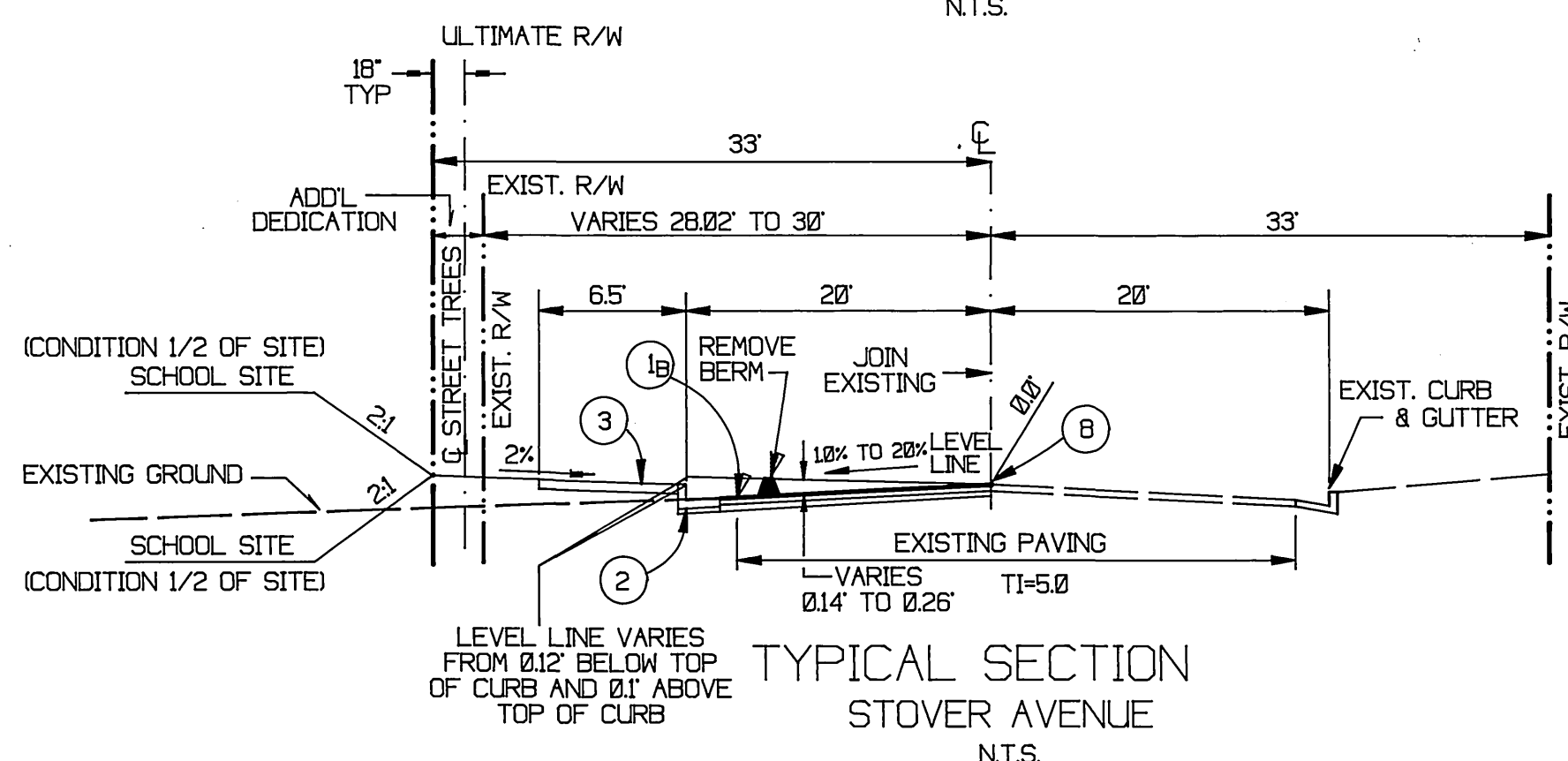
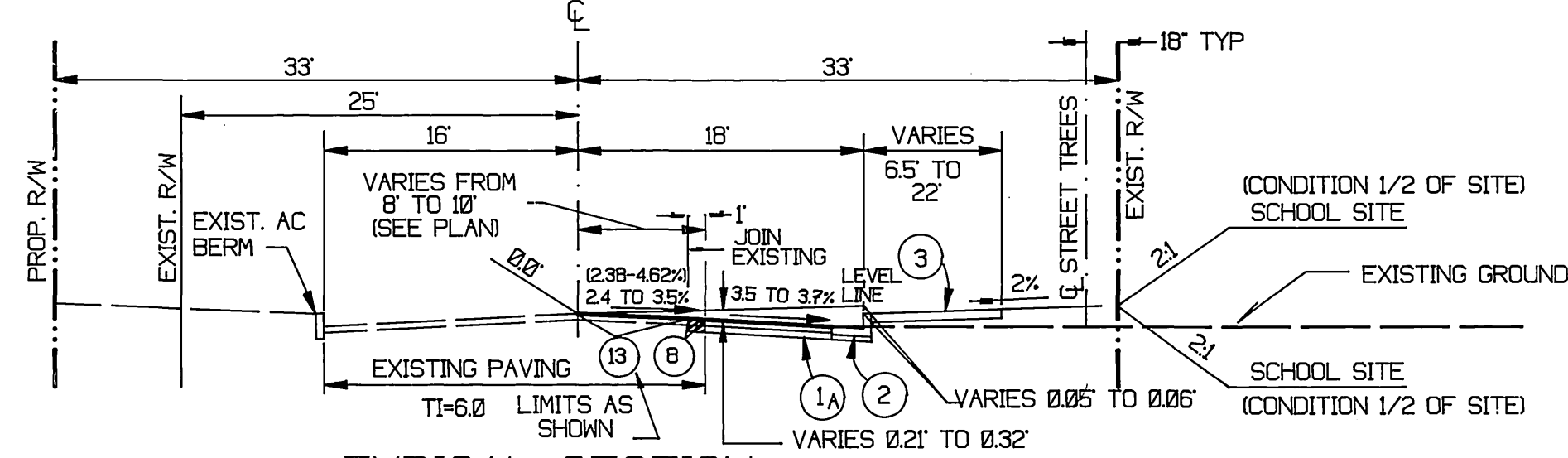
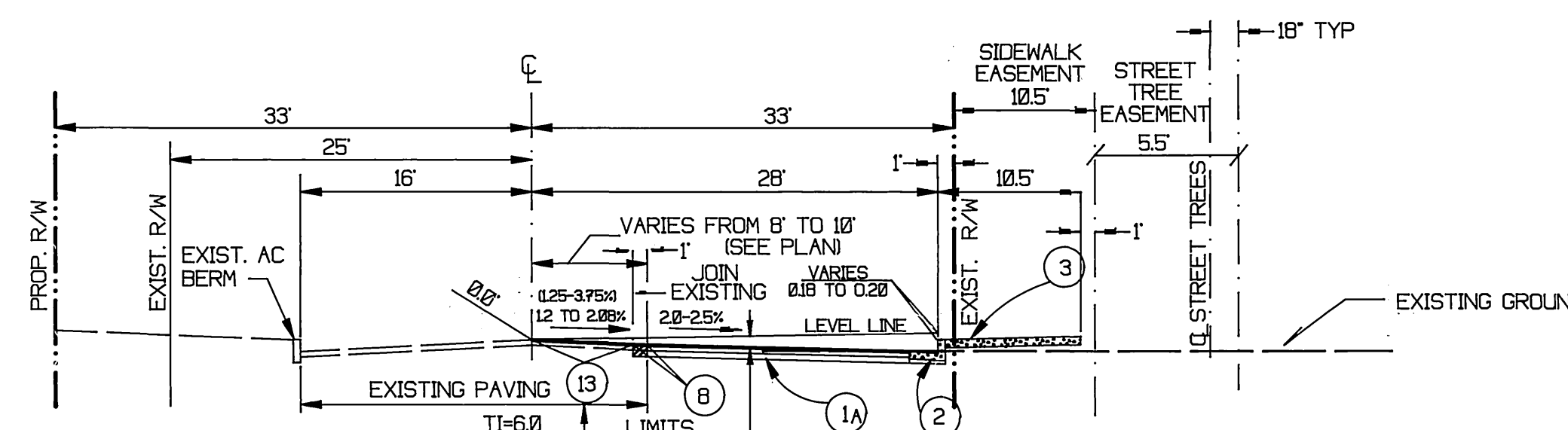
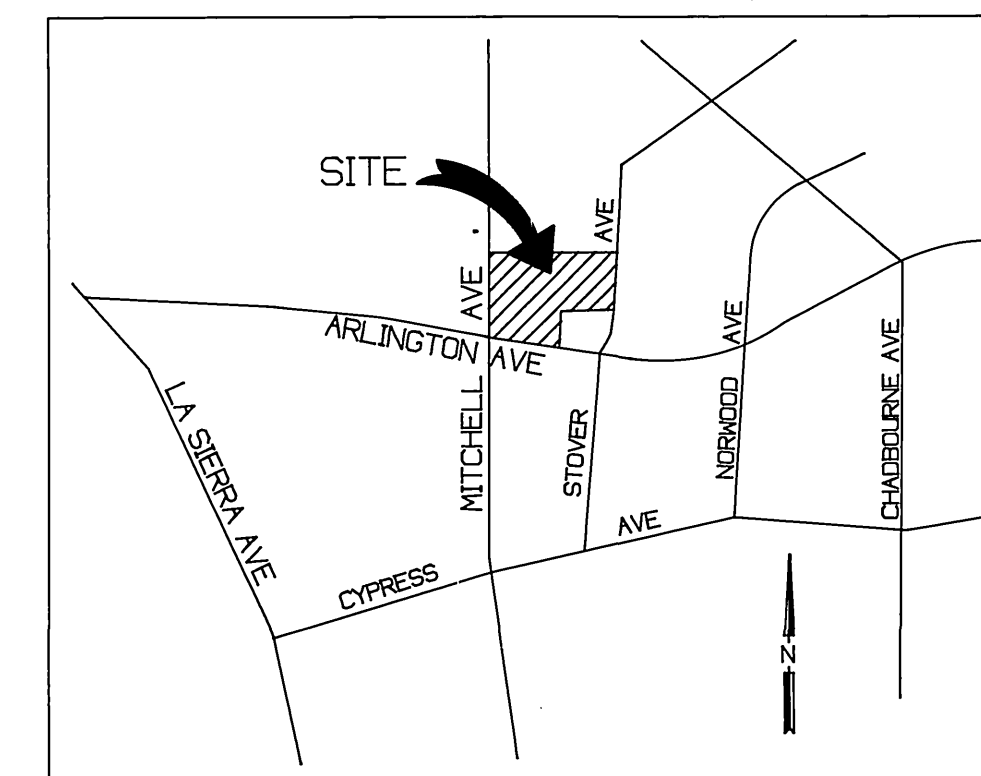


GENERAL NOTES

- 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 REVISIONS TO 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.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- 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 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 AS SHOWN.
- 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- 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.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- 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.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- 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 SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- 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
- ALL STREET TREE PLANTING WORK SHALL CONFORM WITH CITY OF RIVERSIDE PARK & RECREATION DEPARTMENT STANDARDS. CONTACT THE TREE MAINTENANCE INSPECTOR AT (909) 351-6126 A MINIMUM OF 48 HOURS (TWO WORKING DAYS) PRIOR TO INITIATING ANY STREET TREE PLANTING WORK.

IN THE CITY OF RIVERSIDE MITCHELL AVENUE AND STOVER AVENUE STREET IMPROVEMENT PLAN



CONSTRUCTION NOTES

- CONSTRUCT .25' AC OVER .98' AB PER SR. 1512 R= 13
- CONSTRUCT .25' AC OVER .72' AB PER SR. 1512 R= 12
- CONSTRUCT CURB AND GUTTER PER STANDARD DRAWING 200 (TYPE 1) 8"CF
- CONSTRUCT SIDEWALK PER STANDARD DRAWING 325
- CONSTRUCT CROSS GUTTER PER STANDARD DRAWING 220
- CONSTRUCT WHEELCHAIR RAMP PER STANDARD DRAWING 304
- REMOVE ROW OF EXISTING PINE TREES
- RELOCATE FIRE HYDRANT PER STD. DWG. CWD 700 (BY CITY FORCES)
- SAWCUT AND REMOVE EXISTING A.C. PAVEMENT
- INSTALL F-1 FLEXIBLE DELINEATORS 20' ON CENTER ALONG OUTGOING TAPER
- CONSTRUCT TYPE 1 TRAPEZOIDAL A.C. BERM PER STD. DWG. 250
- CONSTRUCT DRIVE APPROACH PER STD. DWG. 302 (DATED: 9/10/97) A=30' B=48'
- REMOVE EXIST. C&G AND SIDEWALK
- 2" MIN. AC OVERLAY
- ADJUST WATER VALVE BOX TO GRADE (BY CITY FORCES)
- STREET TREES SHALL BE INSTALLED ALONG MITCHELL AVE. AS SHOWN ON APPROVED L.S. PLANS. (SPECIES PINUS CANARIENSIS)
- STREET TREES SHALL BE INSTALLED ALONG STOVER AVE. @ 40' O.C. AS SHOWN ON APPROVED L.S. PLANS. (SPECIES: PRUNUS C. KRAUTER VESUVIUS)
- STREET TREES SHALL BE INSTALLED ALONG ARLINGTON AVE. @ 45' O.C. AS SHOWN ON APPROVED L.S. PLANS. (SPECIES: ALTERNATING MAGNOLIA AND JACARANDA)
- ALL STREET TREES SHALL BE IRRIGATED PER APPROVED L.S./IRRIGATION PLANS. (31 TOTAL)

MITCHELL QUANTITIES STOVER QUANTITIES

NO.	DESCRIPTION	MITCHELL QUANTITIES	STOVER QUANTITIES
1	CONSTRUCT .25' AC OVER .98' AB PER SR. 1512 R= 13	6375 SF	0 SF
1a	CONSTRUCT .25' AC OVER .72' AB PER SR. 1512 R= 12	0 SF	9020 SF
2	CONSTRUCT CURB AND GUTTER PER STANDARD DRAWING 200 (TYPE 1) 8"CF	570 LF	465 LF
3	CONSTRUCT SIDEWALK PER STANDARD DRAWING 325	3420 SF	2910 SF
4	CONSTRUCT CROSS GUTTER PER STANDARD DRAWING 220	325 SF	0 SF
5	CONSTRUCT WHEELCHAIR RAMP PER STANDARD DRAWING 304	3 EA	0 EA
6	REMOVE ROW OF EXISTING PINE TREES	38 EA	440 LF
7	RELOCATE FIRE HYDRANT PER STD. DWG. CWD 700 (BY CITY FORCES)	1 EA	1 EA
8	SAWCUT AND REMOVE EXISTING A.C. PAVEMENT	451 LF	517 LF
9	INSTALL F-1 FLEXIBLE DELINEATORS 20' ON CENTER ALONG OUTGOING TAPER	4 EA	2 EA
10	CONSTRUCT TYPE 1 TRAPEZOIDAL A.C. BERM PER STD. DWG. 250	0 LF	31.56 LF
11	CONSTRUCT DRIVE APPROACH PER STD. DWG. 302 (DATED: 9/10/97) A=30' B=48'	0 EA	1 EA
12	REMOVE EXIST. C&G AND SIDEWALK	36 LF	0 LF
13	2" MIN. AC OVERLAY	4100 SF	0 SF
14	ADJUST WATER VALVE BOX TO GRADE (BY CITY FORCES)	2 EA	1 EA
15	STREET TREES SHALL BE INSTALLED ALONG MITCHELL AVE. AS SHOWN ON APPROVED L.S. PLANS. (SPECIES PINUS CANARIENSIS)	8 EA	0 EA
16	STREET TREES SHALL BE INSTALLED ALONG STOVER AVE. @ 40' O.C. AS SHOWN ON APPROVED L.S. PLANS. (SPECIES: PRUNUS C. KRAUTER VESUVIUS)	0 EA	12 EA
17	STREET TREES SHALL BE INSTALLED ALONG ARLINGTON AVE. @ 45' O.C. AS SHOWN ON APPROVED L.S. PLANS. (SPECIES: ALTERNATING MAGNOLIA AND JACARANDA)	0 EA	10 TOTAL (ARLINGTON AVE)
18	ALL STREET TREES SHALL BE IRRIGATED PER APPROVED L.S./IRRIGATION PLANS. (31 TOTAL)	0 EA	0 EA

*ESTIMATE FOR BONDING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR OWN QUANTITIES

ENGINEER'S NOTICE TO CONTRACTOR

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 DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OR CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS 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.

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

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT-ELECTRIC
OVERHEAD & UNDERGROUND

CITY OF RIVERSIDE WATER DEPT.

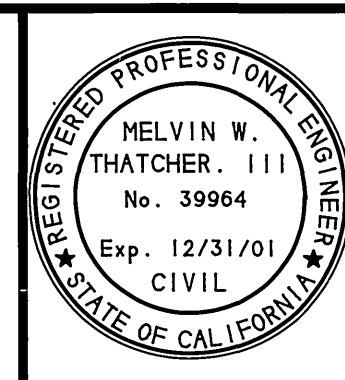
APPROVED BY: *William F. Mainord* 7-9-98
DATE

APPROVED BY: *Richard L. Darduk* 8/20/98
DATE

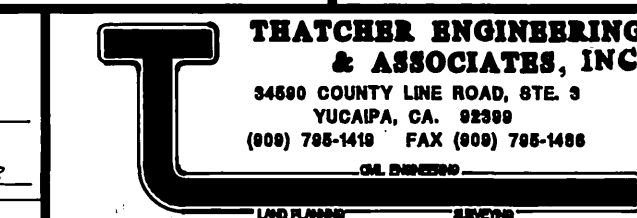
UNDERGROUND SERVICE ALERT



TWO WORKING DAYS BEFORE YOU DIG
CAUTION: Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of when they will notify.



PREPARED UNDER THE DIRECTION OF:
Melvin W. Thatcher
MELVIN W. THATCHER, III R.C.E. NO. 39964
EXPIRATION DATE: 12-31-01 DATE: 12/98



SCALE: 1"=40'
DATE: MAR. 1998

CITY BUSINESS TAX CERT. NO. 025168
EXP. DATE 6/4/99

BENCH MARK: # G2-02 DESCRIBED AS 1 1/4" IRON PIPE IN A CAPPED WELL MONUMENT AT THE INTERSECTION OF MITCHELL AVE. AND ARLINGTON AVE.
ELEVATION 682.374

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

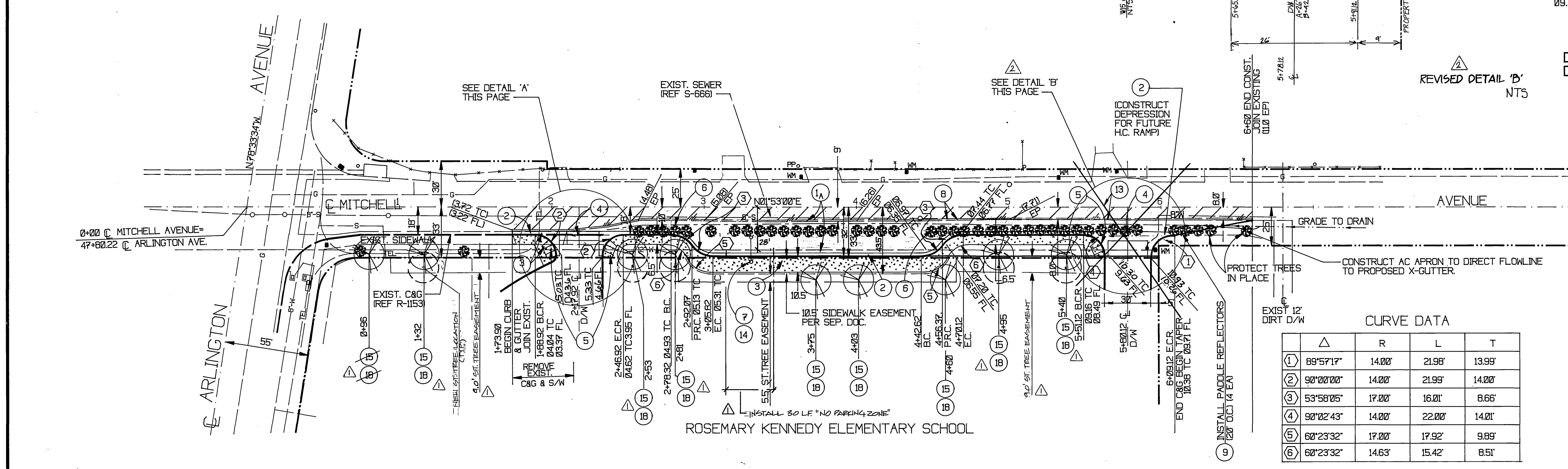
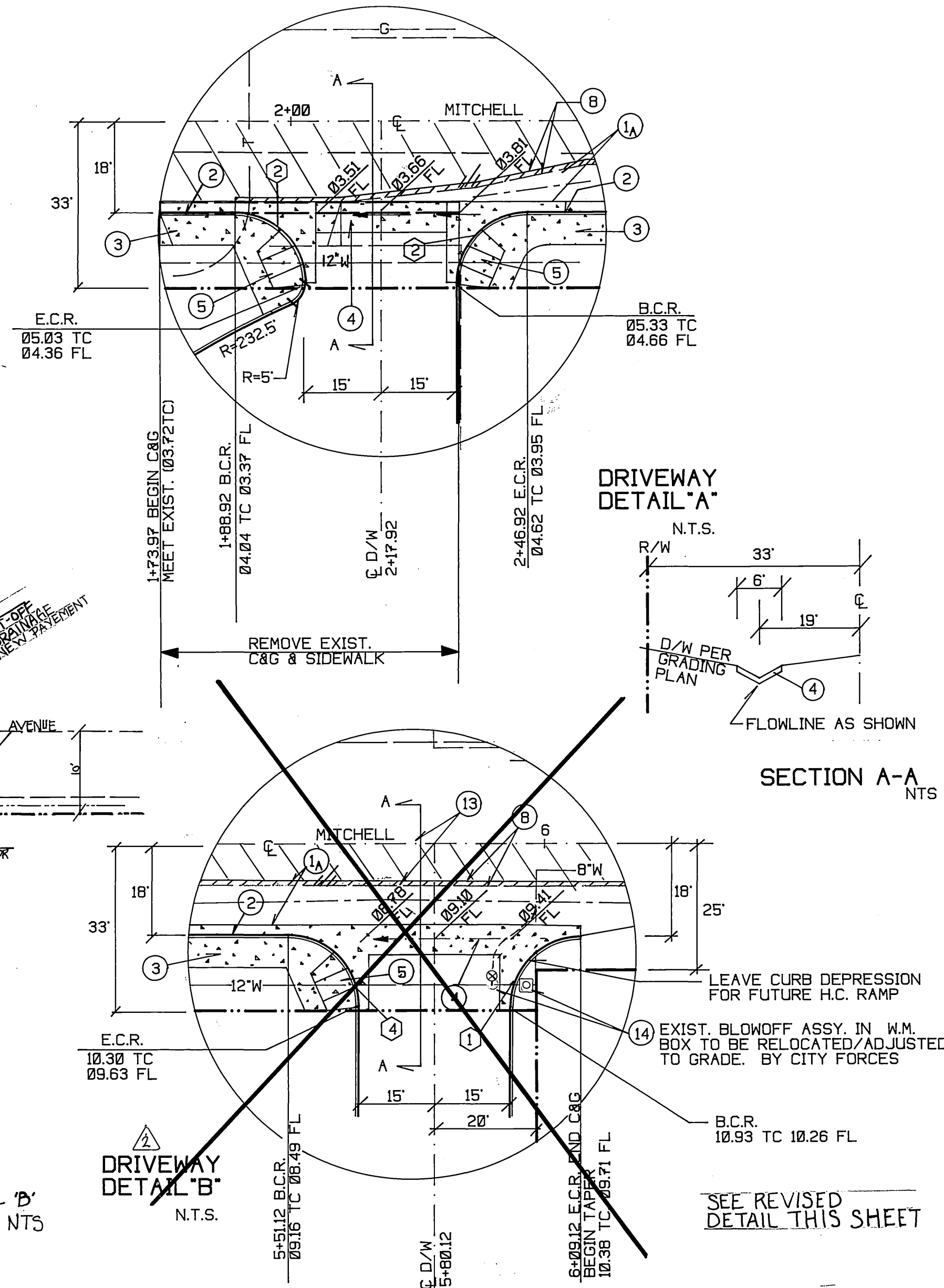
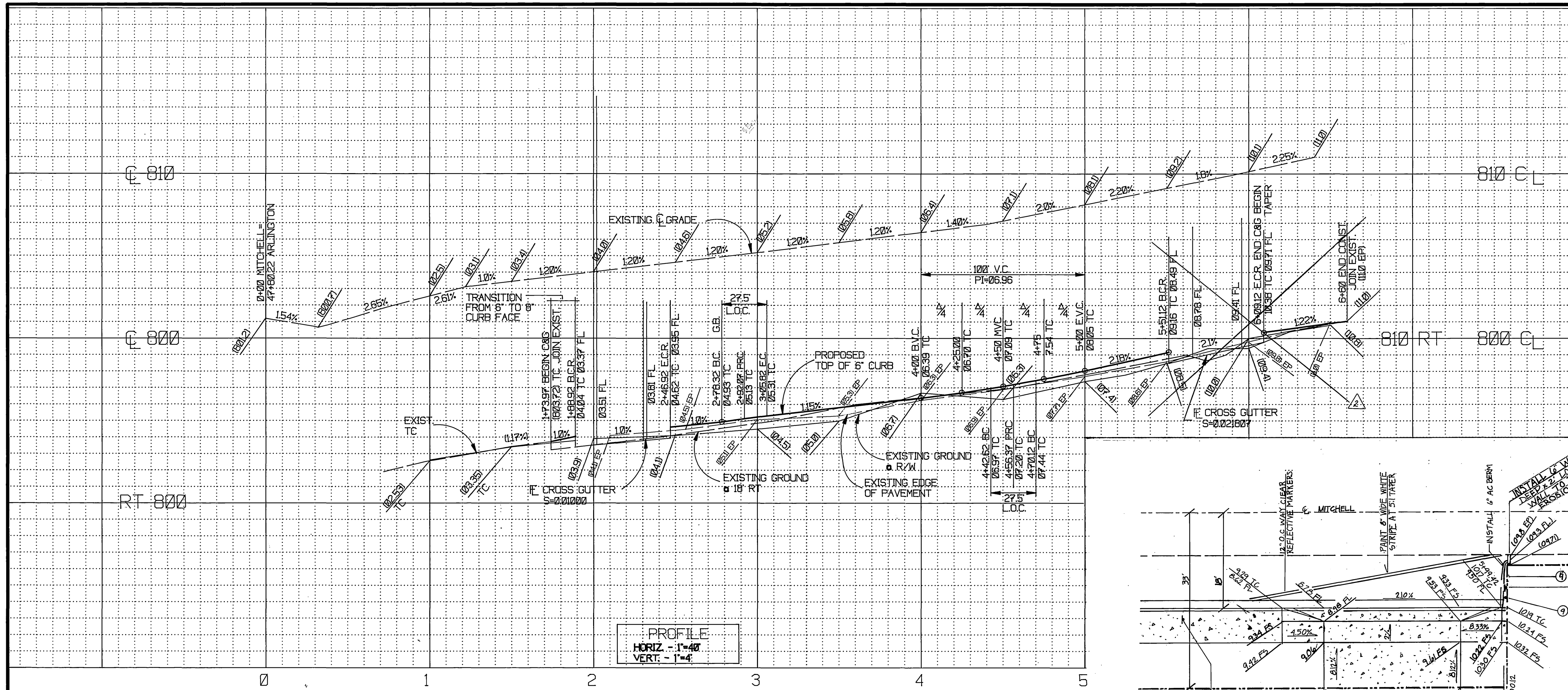
APPROVED BY: *R. Mc Grath*
PRINCIPAL ENGR. DATE: 9/24/98
PARK DEPARTMENT DATE: 9/24/98
TRAFFIC DIVISION DATE: 9/16/98
REP. P.W. DIRECTOR DATE: 9/24/98
STREET SERVICES DATE: 9/24/98

IN THE CITY OF RIVERSIDE
STREET IMPROVEMENT PLAN
6411 MITCHELL AVENUE
AND
STOVER AVENUE
TITLE SHEET

FOR: ALVORD UNIFIED SCHOOL DISTRICT

PROJECT NO. R-3502
SHEET 1 OF 3
FILE NO.

Indexed 12-14-98 G/H



- CONSTRUCTION NOTES**
- 1) CONSTRUCT .25' AC OVER .98' AB PER SR 1517 R= 13
 - 2) CONSTRUCT .25' AC OVER .72' AB PER SR 1677 R= 12
 - 3) CONSTRUCT CURB AND GUTTER PER STANDARD DRAWING 200 (TYPE D) 6" C
 - 4) CONSTRUCT SIDEWALK PER STANDARD DRAWING 325
 - 5) CONSTRUCT CROSS GUTTER PER STANDARD DRAWING 220
 - 6) CONSTRUCT WHEELCHAIR RAMP PER STANDARD DRAWING 304
 - 7) REMOVE ROW OF EXISTING PINE TREES
 - 8) RELOCATE FIRE HYDRANT PER STD. DWG. CWD 700 (BY CITY FORCES)
 - 9) SAWCUT AND REMOVE EXISTING A.C. PAVEMENT
 - 10) INSTALL F-1 FLEXIBLE DELINEATORS 20' ON CENTER ALONG OUTGOING TAPER
 - 11) CONSTRUCT DRIVE APPROACH PER STD. DWG. 302 (DATED: 9/10/97) A=30' B= 48'
 - 12) REMOVE EXIST. C&G AND SIDEWALK
 - 13) 21' MIN. AC OVERLAY
 - 14) ADJUST WATER VALVE BOX, W.M. BOX & EXISTING BLOWOFF ASSY. TO GRADE. (BY CITY FORCES)
 - 15) STREET TREES SHALL BE INSTALLED ALONG MITCHELL AVE. AS SHOWN ON APPROVED LS PLANS. (SPECIES PINUS CANARIENSIS)
 - 16) STREET TREES SHALL BE INSTALLED ALONG STOVER AVE. @ 40' O.C. AS SHOWN ON LS PLANS. (SPECIES: FRAXINUS C. KRANUTER VESUVIUS)
 - 17) STREET TREES SHALL BE INSTALLED ALONG ARLINGTON AVE. @ 45' O.C. AS SHOWN ON LS PLANS. (SPECIES: ALTERNATING MAGNOLIA AND JACARANDA)
 - 18) ALL STREET TREES SHALL BE IRRIGATED PER APPROVED LS/IRRIGATION PLANS.

CURVE DATA

Δ	R	L	T
1) 89°51'17"	14.00'	21.98'	13.99'
2) 90°00'00"	14.00'	21.99'	14.00'
3) 53°58'05"	17.00'	16.01'	8.66'
4) 90°02'43"	14.00'	22.00'	14.01'
5) 60°23'32"	17.00'	17.92'	9.89'
6) 60°23'32"	14.63'	15.42'	8.51'

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT-ELECTRIC
OVERHEAD & UNDERGROUND

APPROVED BY *William F. Manning* 7-9-98 DATE

CITY OF RIVERSIDE WATER DEPT.

APPROVED BY *Richard L. Dudek* 8/20/98 DATE

UNDERGROUND SERVICE ALERT
Call-Toll FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG
CAUTION: Remember that the USA Center
relates only those utilities belonging to
the center. There could be other utilities
present at the work site. The center will
inform you of whom they will notify.

REGISTERED PROFESSIONAL ENGINEER
MELVIN W. THATCHER, III
No. 39964
Exp. 12/31/01
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
MELVIN W. THATCHER, III R.C.E. NO. 39964
EXPIRATION DATE: 12-31-01 DATE: 7/5/98

THATCHER ENGINEERING & ASSOCIATES, INC.
94880 COUNTY LINE ROAD, STE. 3
VICTORVILLE, CA. 92580
(800) 785-1410 FAX (951) 785-1480

SCALE: 1"=40'
DATE: MAR. 1998

CITY BUSINESS TAX CERT. NO. 052969
EXP. DATE 6/4/99

REVISIONS: REVISE DRIVEWAY AT STA 10+08.12, REVISE DRIVEWAY DETAIL 'B'

DESIGNED BY M.W.T. DRAWN BY CR CHECKED BY M.W.T.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

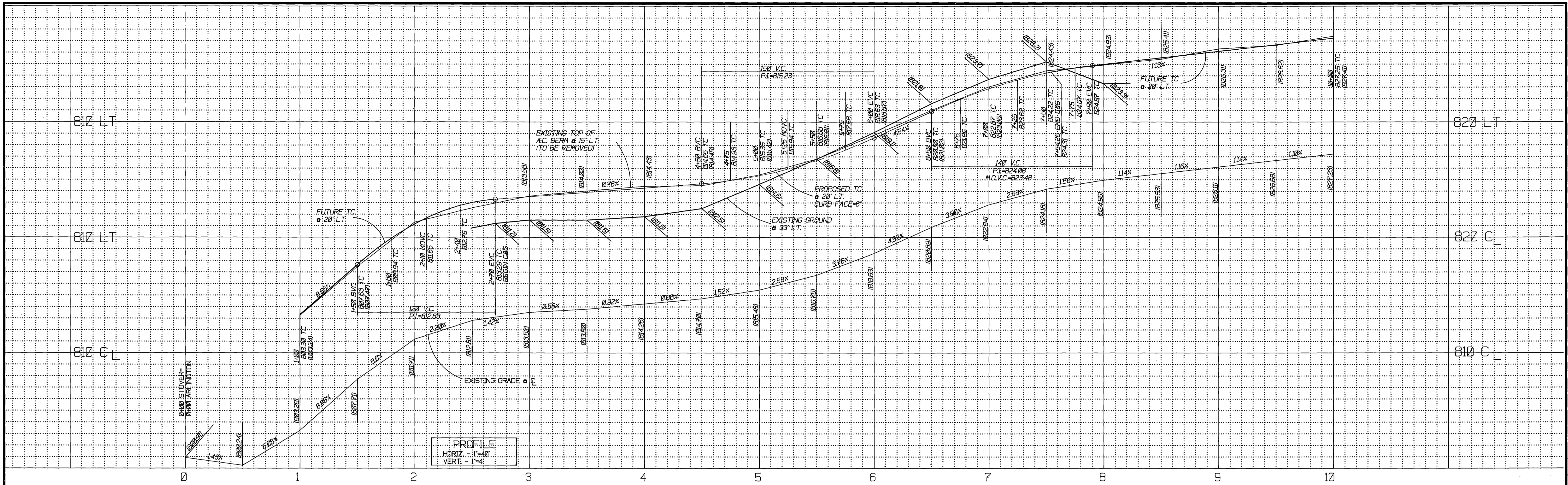
APPROVED BY *R. McNaught* DATE 9-24-98
PRINCIPAL ENGR. PARK DEPARTMENT
TRAFFIC DIVISION
SFP. PAL DIRECTOR
STREET SERVICES

IN THE CITY OF RIVERSIDE
STREET PLAN & PROFILE
MITCHELL AVENUE
NLY OF ARLINGTON AVENUE

FOR: ALVORD UNIFIED SCHOOL DISTRICT

PROJECT NO. R-3502
SHEET 2 OF 3
FILE NO.

INDEXED 12-14-98 4/1



LEGEND

- CONSTRUCT IMPROVEMENTS
- CONSTRUCT P.C. IMPROVEMENTS
- CONSTRUCT A.C. PAVEMENT
- REMOVE EXIST. IMPROVEMENTS
- EXISTING IMPROVEMENTS
- EXISTING EDGE OF PAVEMENT
- EXISTING SEWER
- EXISTING WATER MAIN
- EXISTING STREET LIGHT CONDUIT
- EXISTING GAS MAIN
- EXISTING TELEPHONE CONDUIT
- EXISTING STORM DRAIN LINE
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING FLEXIBLE DELINEATOR
- EXISTING STOP SIGN
- EXISTING TREE
- EXISTING PALM TREE
- EXISTING SIGN
- EXISTING STREET NAME SIGN
- EXISTING STREET LIGHT
- EXISTING POWER POLES & TAT POLES
- EXISTING GUY AND/OR
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING PULL BOX
- EXISTING SPRINKLER HEAD
- EXISTING SIGN POST (MATERIAL MAY VARY)
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT

PROFILE
 HORIZ. - 1"=40'
 VERT. - 1"=4'

ROSEMARY KENNEDY ELEMENTARY SCHOOL

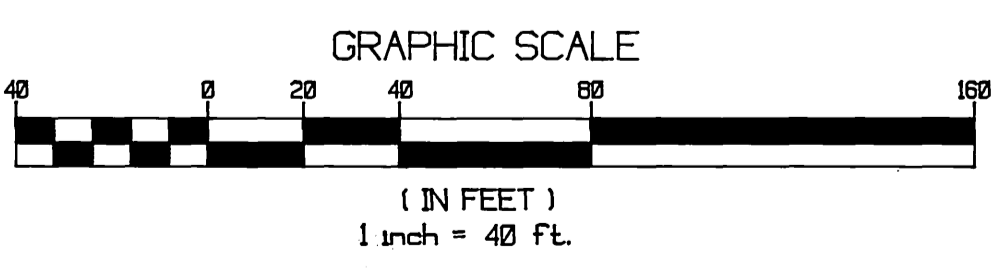
STOVER AVENUE

CONSTRUCTION NOTES

1. CONSTRUCT .25' AC OVER .98' AB PER S.R. 1517 R= 15
2. CONSTRUCT .25' AC OVER .72' AB PER S.R. 1517 R= 12
3. CONSTRUCT CURB AND GUTTER PER STANDARD DRAWING 200 (TYPE 1) 6" C
4. CONSTRUCT SIDEWALK PER STANDARD DRAWING 325
5. CONSTRUCT CROSS GUTTER PER STANDARD DRAWING 220
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11. CONSTRUCT TYPE 1 TRAPEZOIDAL A.C. BERM PER STD. DWG. 250
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19. ALL STREET TREES SHALL BE IRRIGATED PER APPROVED L.S./IRRIGATION PLANS.

CURVE DATA

Δ	R	L	T
① 24°51'10"	250.00'	108.44'	55.09'



CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT-ELECTRIC
 OVERHEAD & UNDERGROUND

CITY OF RIVERSIDE WATER DEPT.

APPROVED BY *William F. Mairal* 7/9/98
 DATE

APPROVED BY *Richard J. Dardik* 8/20/98
 DATE

UNDERGROUND SERVICE ALERT
 Call: Toll FREE
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PROFESSIONAL ENGINEER
 MELVIN W. THATCHER, III
 No. 39964
 Exp. 12/31/01
 CIVIL
 STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
 MELVIN W. THATCHER, III R.C.E. NO. 39954
 EXPIRATION DATE: 12-31-01 DATE: 7/9/98

THATCHER ENGINEERING & ASSOCIATES, INC.
 9480 COUNTY LINE ROAD, STE. 5
 YUCAIPA, CA. 92586
 (909) 788-1418 FAX (909) 788-1488
 SCALE: 1"=40'
 DATE: MAR. 1997

CITY BUSINESS TAX CERT. NO. 0551059
 EXP. DATE 8/4/99
 BENCH MARK: # G2-02 DESCRIBED AS 1 1/4" IRON PIPE IN A CAPPED
 WELL MONUMENT AT THE INTERSECTION OF MITCHELL
 AVE. AND ARLINGTON AVE.
 ELEVATION 808.374

DESIGNED BY M.W.T. DRAWN BY CR CHECKED BY M.W.T.

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY *R. Mc Brath* 9/29/98
 PRINCIPAL ENGR. PARK DEPARTMENT
 TRAFFIC DIVISION
 REP. P.M. DIRECTOR
 STREET SERVICES

IN THE CITY OF RIVERSIDE
 STREET PLAN & PROFILE
 STOVER AVENUE
 NLY OF ARLINGTON AVENUE
 FOR: ALVORD UNIFIED SCHOOL DISTRICT

PROJECT NO. R-3502
 SHEET 3 OF 3
 FILE NO.

INDEXED 12-14-98