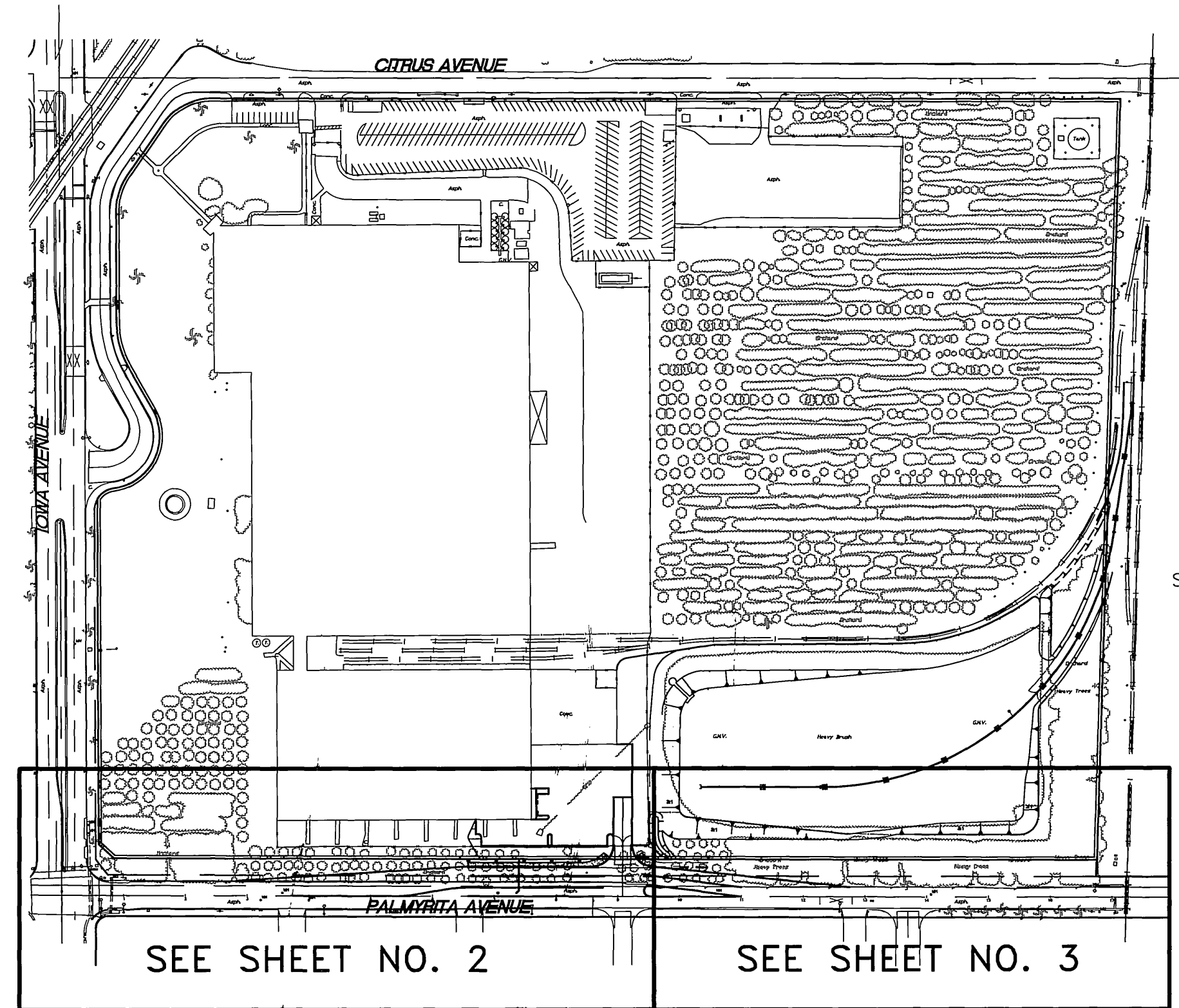


GENERAL NOTES

- 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 WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF 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.
- 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- 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 SUB GRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- 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. SEE SIGNING AND STRIPING PLAN XL-418.
- 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.
- 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 PROJECT.

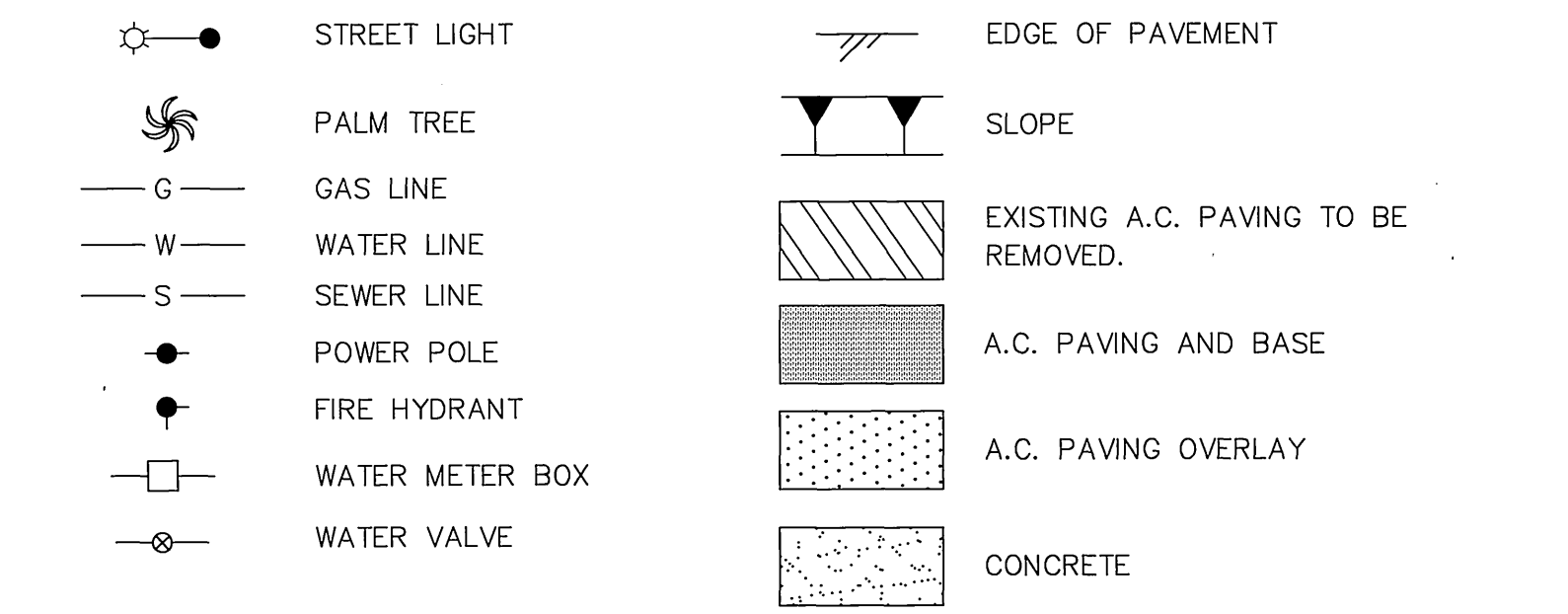


INDEX MAP
SCALE: 1"=200'

CONSTRUCTION NOTES

- | NO. | DESCRIPTION | QUANTITIES |
|-----|--|-------------|
| 1 | SAWCUT AND REMOVE EXISTING CURB AND GUTTER. | 672 L.F. |
| 2 | CONSTRUCT TYPE I, 6" A.C. BERM PER CITY STD. DWG. NO. 250. | 692 L.F. |
| 3 | CONSTRUCT TYPE I, 6" CURB AND GUTTER PER CITY STD. DWG. NO. 200. | 200 L.F. |
| 4 | PLACE 5" A.C. PAVING OVER 10" CRUSHED AGGREGATE BASE. "R" VALUE 44 PER S.R. # 1523. | 32,462 S.F. |
| 5 | REMOVE EXISTING ORANGE TREES. (PRIOR TO CONSTRUCTION THE PROJECT LIMITS SHALL BE STAKED IN THE FIELD AND A FINAL DETERMINATION MADE ON TREES TO BE REMOVED). | 48 EA. |
| 6 | SAWCUT AND REMOVE EXISTING PAVING. | 14,783 S.F. |
| 7 | CONSTRUCT A.C. OVERLAY PER TYPICAL SECTIONS AND PROFILE. FEATHER INTO EXISTING PAVING FOR SMOOTH TRANSITION. | 1,000 S.F. |
| 8 | PROTECT IN PLACE. | |
| 9 | CONSTRUCT WHEELCHAIR RAMP PER CITY STD. DWG. NO. 304 | 2 EA. |
| 10 | CONSTRUCT CROSS GUTTER PER CITY STD. DWG. NO. 220, W=6". | 707 S.F. |
| 11 | CONSTRUCT 6" SIDEWALK PER CITY STD. DWG. 325 AND STD. DWG. 120 (TYPE II, MODIFIED). | 1,344 S.F. |
| 12 | ADJUST TO GRADE. | 2 EA. |
| 13 | INSTALL STREET TREES PER GENERAL NOTES ON SHEET NO. 1 AND CITY OF RIVERSIDE, PARKS AND RECREATION DEPARTMENT DETAIL NO. 1001 AND 1002. | 5 EA. |
| 14 | INSTALL 6" PVC SEWER LATERAL WITH CLEANOUT @ PROPERTY LINE PER CITY STD. DWG. NO. 562A. | 60 L.F. |

LEGEND



BENCHMARK:

CITY OF RIVERSIDE
 POINT ID : JB - D3
 ELEV : 918.908
 DESC : LEAD AND TACK IN TOP OF CURB, 3.5 FEET NORTH OF THE BCR OF THE NORTHWEST CURB RETURN OF PALMYRITA AVE. AND IOWA AVE.

BASIS OF BEARING:

BASIS OF BEARING IS THE CENTERLINE OF PALMYRITA AVENUE AS SHOWN BY MAP OF RECORD OF SURVEY ON FILE IN BOOK 87 OF RECORD OF SURVEYS, PAGE 23, THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING N 89°50'47" W.

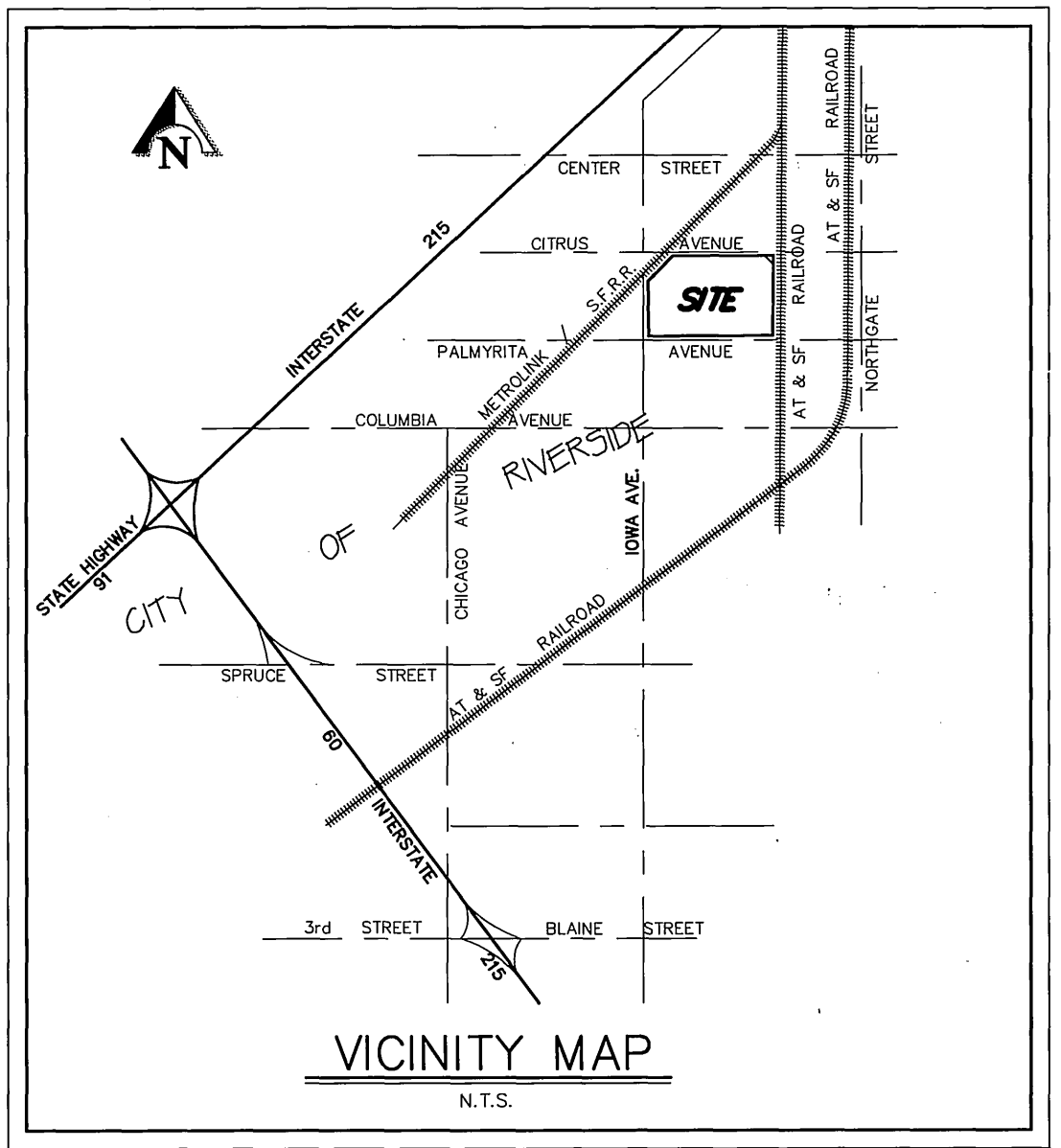
GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION.

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
 - WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 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:
 - AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERAL 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.
 - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES:
 - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE;
 - AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (714) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPER'S 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;
 - ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
 - THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
 - STREET TREES PLANTING SHALL BE AS FOLLOWS:

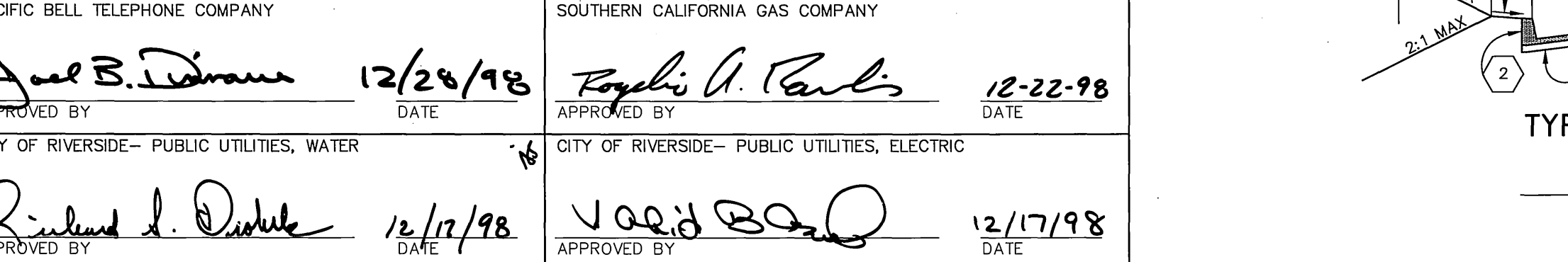
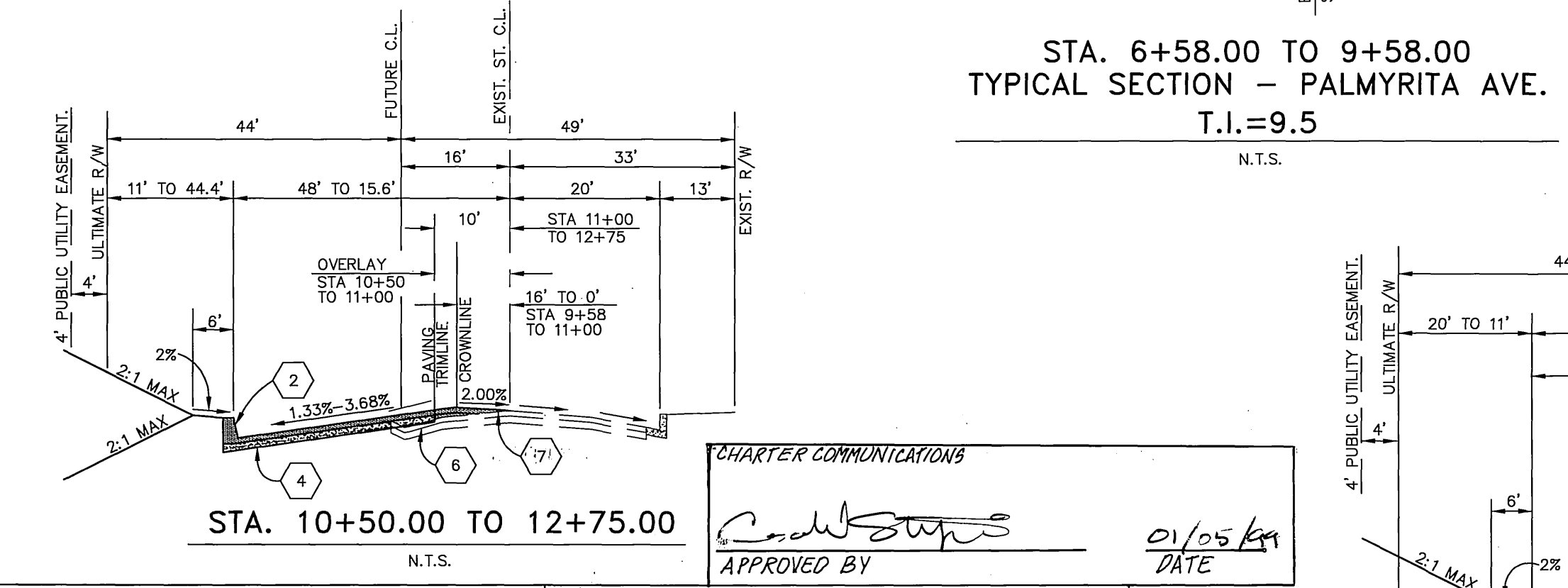
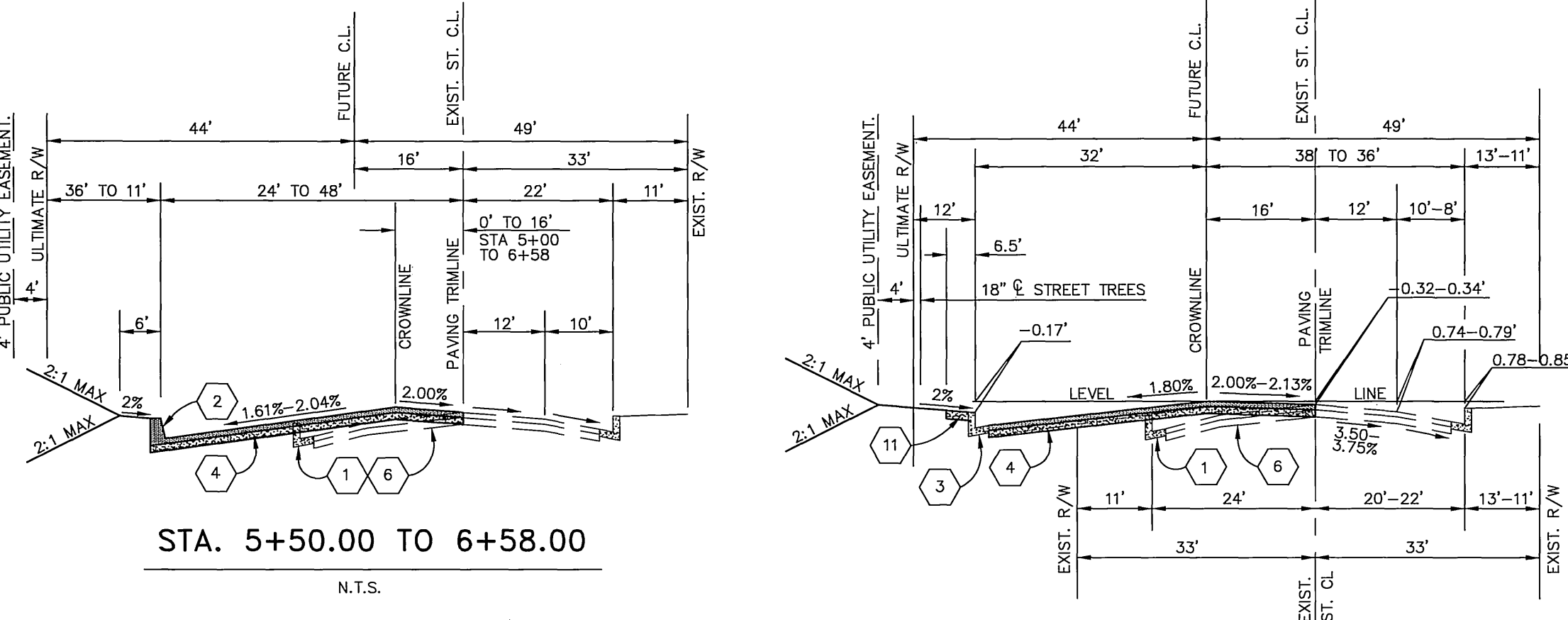
STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO REQUIRED
PALMYRITA AVE.	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM	4" BROWN TRUNK	45' O.C.	5 EACH
 - A STREET OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPARTMENT REQUIRED PRIOR TO COMMENCEMENT OF TREE WORK.
 - ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED.
- *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.

NOTE:
 CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF STREET LIGHTS AND UNDERGROUND ELECTRIC UTILITY FACILITIES.
 CONTACT RIVERSIDE PUBLIC UTILITIES 45 DAYS IN ADVANCE OF CONSTRUCTION TO OBTAIN APPROVED STREET LIGHT AND ELECTRIC PLANS.

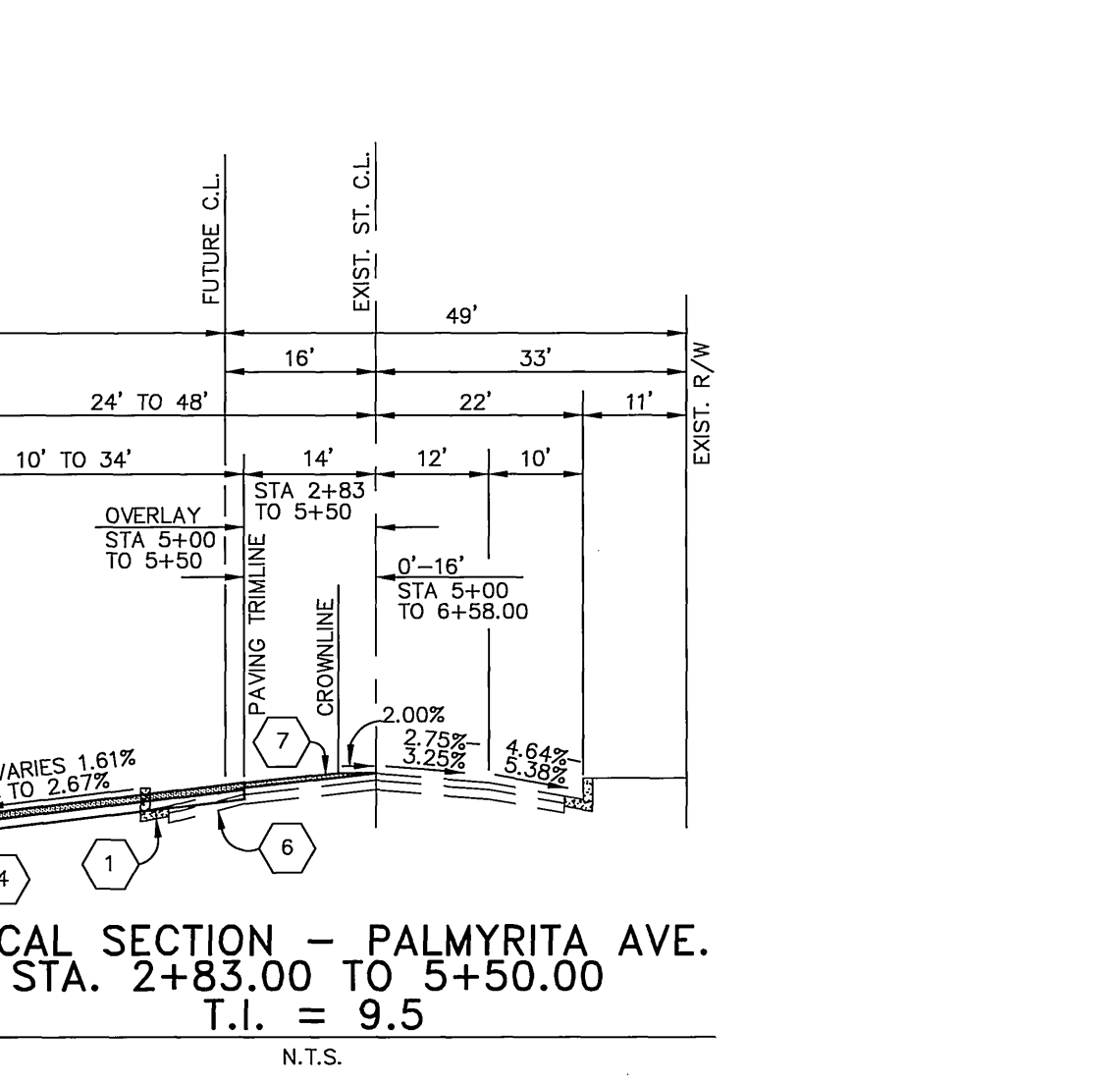
CONTACT: VAHID BAZEL
 PH. NO. (909) 782-5830
 3900 MAIN ST. 4TH FLOOR
 RIVERSIDE, CA. 92522



REFERENCE: THE THOMAS GUIDE 1998 EDITION
 RIVERSIDE COUNTY
 PAGE 686, GRID G-1



PACIFIC BELL TELEPHONE COMPANY APPROVED BY: <i>Joel B. Deanna</i> 12/29/98	SOUTHERN CALIFORNIA GAS COMPANY APPROVED BY: <i>Ernie A. Parks</i> 12-22-98
CITY OF RIVERSIDE - PUBLIC UTILITIES, WATER APPROVED BY: <i>Ronald L. Doherty</i> 12/17/98	CITY OF RIVERSIDE - PUBLIC UTILITIES, ELECTRIC APPROVED BY: <i>Joseph B. ...</i> 12/17/98
Underground Service Alert Call: TOLL FREE 1 - 800 226 - 2700 TWO WORKING DAYS BEFORE YOU DIG	PRIVATE ENGINEERING NOTE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO 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 BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



CHARTER COMMUNICATIONS
 APPROVED BY: *...* 01/05/99 DATE

TERESITO N. TABIOLLO
 REGISTERED CIVIL ENGINEER NO. 38826
 EXPIRATION DATE: 3-31-01 DATE: 12-16-98

KCT CONSULTANTS, INC.
 Civil Engineers - Surveyors - Planners
 P.O. Box 5705 Riverside, CA 92517-0705
 4344 Latham St., Suite 200, Riverside, CA 92501
 Phone: 909/341-8940 Fax: 909/341-8645
 e-mail: kctcno@saloncomp.com

CITY BUSINESS TAX CERTIFICATE NO.: 069540 EXP. DATE: 04-07-99

BENCHMARK: SEE ABOVE

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *R. Mc Grath*
 ENGINEERING MGR. 1/27/99
 PRINCIPAL ENGINEER 1/27/99
 TRAFFIC DIVISION 1/18/99
 PARK DEPARTMENT 1/28/99
 PLANNING DEPT. 1/28/99

DATE: 1-28-99

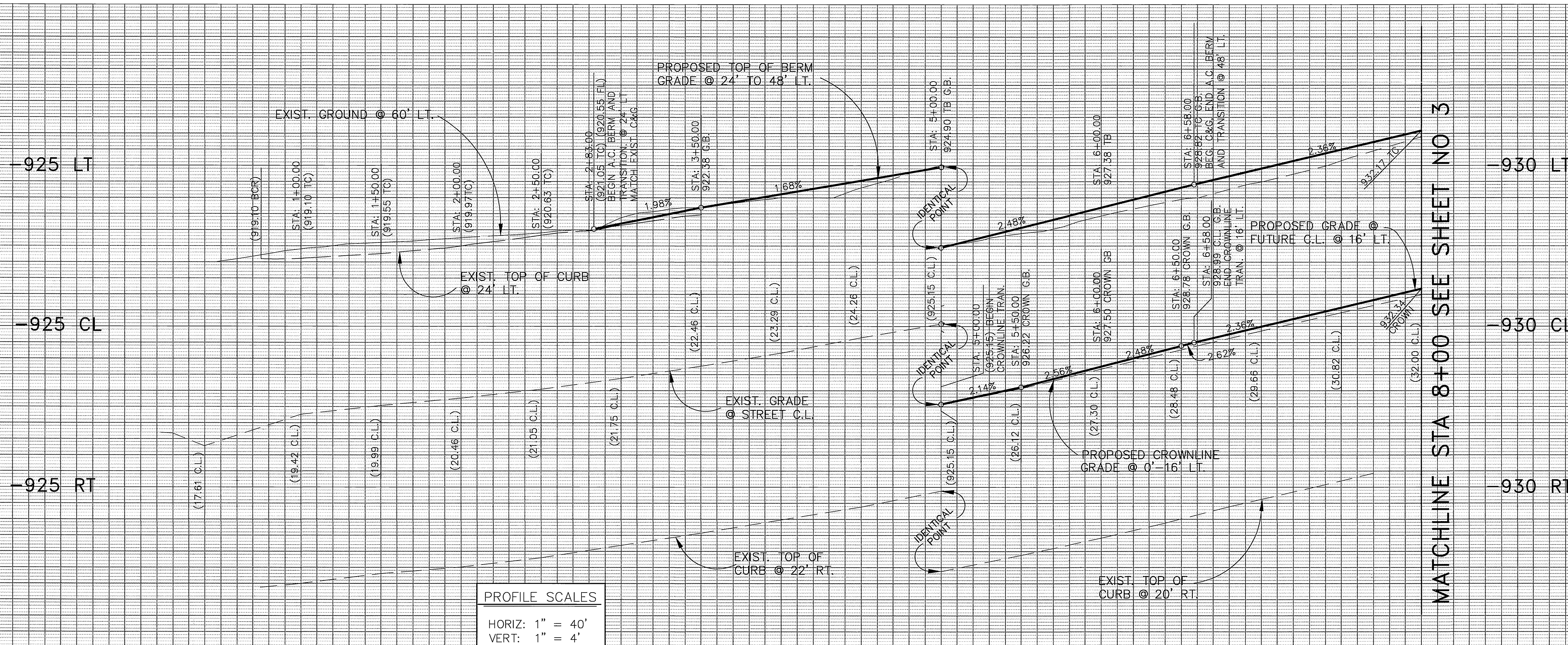
STREET IMPROVEMENT PLAN
 800 IOWA AVENUE
 1151 PALMYRITA AVENUE
TITLE SHEET
 MP - 001 - 989

ACCOUNT NO. R-3512
 SHEET 1 OF 3
 FILE NO.: 1080-01

HORIZ. SCALE: AS SHOWN VERT. SCALE: AS SHOWN

H:\DRAWING\SMITH\ART\CPA\STREET\DRG-STD.DWG
 PLOT DATE: December 16, 1998 5:16:04 am

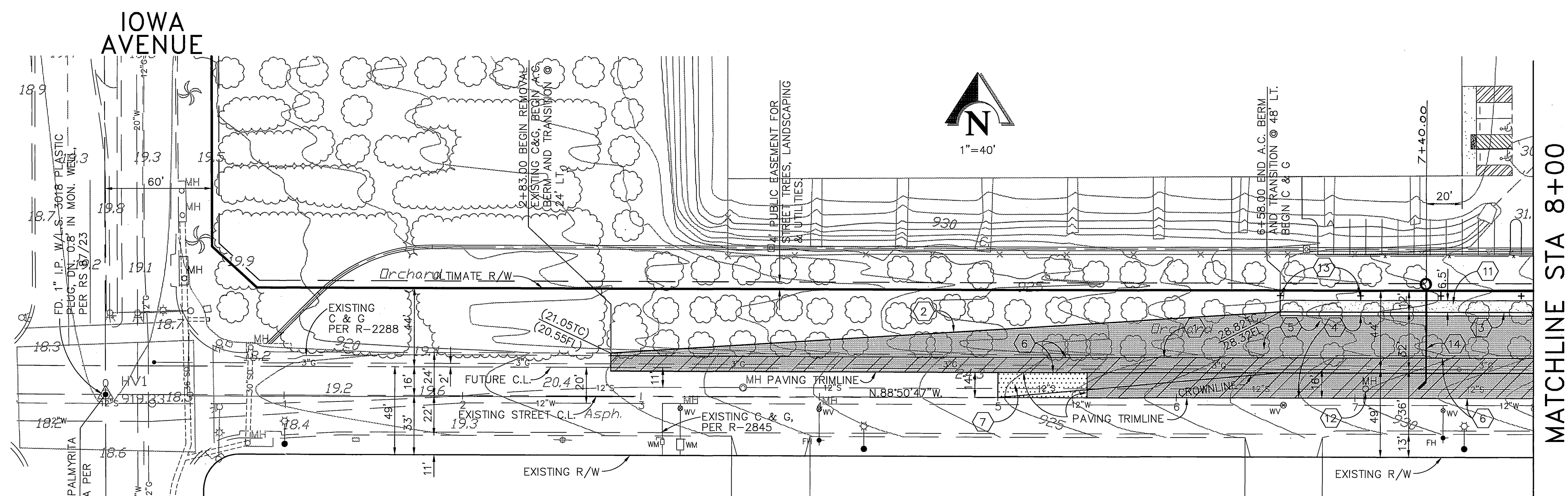
PC-4083-S



PROFILE SCALES:
 HORIZ: 1" = 40'
 VERT: 1" = 4'

MATCHLINE STA 8+00 SEE SHEET NO 3

0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00



MATCHLINE STA 8+00 SEE SHEET NO 3

CONSTRUCTION NOTES

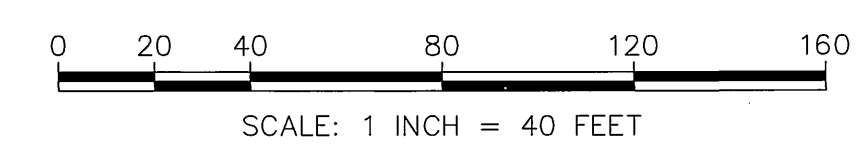
- ① SAWCUT AND REMOVE EXISTING CURB AND GUTTER.
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- ③ CONSTRUCT TYPE I, 6" CURB AND GUTTER PER CITY STD. DWG. NO. 200.
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- ⑩ INSTALL 6" PVC SEWER LATERAL WITH CLEANOUT @ PROPERTY LINE PER CITY STD. DWG. NO. 562A.

PAVING LEGEND

- EXISTING A.C. PAVING TO BE REMOVED.
- A.C. PAVING AND BASE
- A.C. PAVING OVERLAY

PALMYRITA AVENUE
 STATION 0+00 TO STATION 8+00

NOTE: ALL OFFSET DISTANCES ARE FROM EXISTING STREET CENTERLINE.



PACIFIC BELL PHONE COMPANY	SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY: <i>James B. ...</i> DATE: 12-29-98	APPROVED BY: <i>Royce A. ...</i> DATE: 12-22-98
CITY OF RIVERSIDE - PUBLIC UTILITIES, WATER	CITY OF RIVERSIDE - PUBLIC UTILITIES, ELECTRIC
APPROVED BY: <i>Richard L. ...</i> DATE: 12/17/98	APPROVED BY: <i>V. ...</i> DATE: 12/17/98

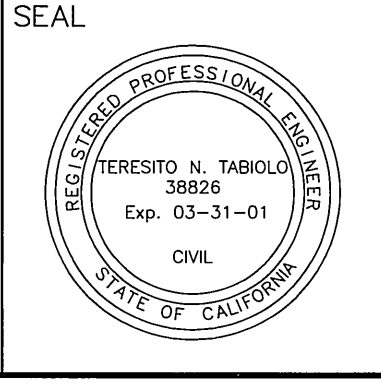
Underground Service Alert

Call: TOLL FREE
 1 - 800
 227 - 2600

TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO 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 BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:

Great Seal

TERESITO N. TABOILLO
 REGISTERED CIVIL ENGINEER NO. 38826
 EXPIRATION DATE: 3-31-01 DATE: 12-16-98

KCT CONSULTANTS, INC.
 Civil Engineers - Surveyors - Planners
 P.O. Box 6705 Riverside, CA 92517-9705
 4344 Latham St., Suite 200, Riverside, CA 92501
 Phone: 951/941-8940 Fax: 951/941-8845
 e-mail: kctinc@stonamp.com

CITY BUSINESS TAX CERTIFICATE NO. 069540 EXP. 4-7-99

DESIGNED BY: I.N.L. DRAWN BY: L.J. CHECKED BY: I.N.L.
 DATE: 1/17/99

MARK	REVISIONS	APPR. DATE

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *R. Mc Grath* DATE: 1-28-99
 PUBLIC WORKS DIRECTOR

APPROVED BY: *...* DATE: 1/17/99
 ENGINEERING MGR.
 PRINCIPAL ENGINEER
 TRAFFIC DIVISION
 PARK DEPARTMENT
 PLANNING DEPT.

STREET IMPROVEMENT PLAN		ACCOUNT NO.
STREET PLAN AND PROFILE		R-3512
PALMYRITA AVENUE		SHEET 2 OF 3
MP - 001 - 989		FILE NO.: 1080-01
HORIZ. SCALE: 1"=40'	VERT. SCALE: 1"=4'	DATE: 1-28-99

INDEXED 5-25-99 LFH

H:\WORK\01_SWEETHEART_CUPA\STREET\01SC-0102.DWG PLOT DATE: December 16, 1998 5:15:46 pm

PC-4083-S

