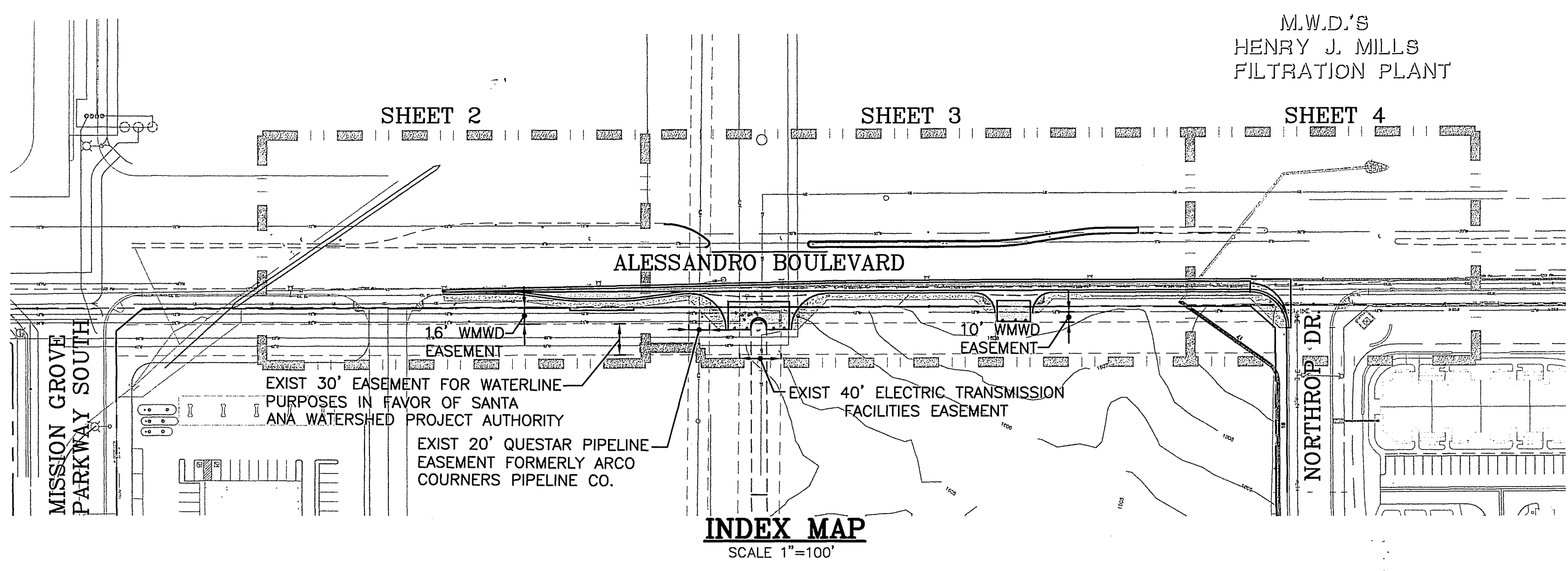
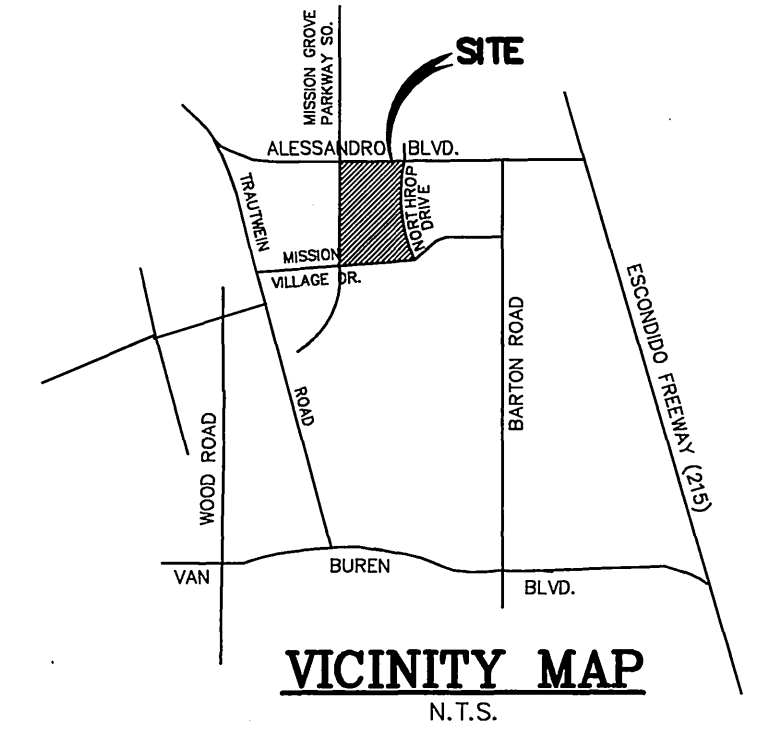


CITY OF RIVERSIDE, CA MISSION VILLAGE PLAZA



GENERAL NOTES

1. 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.
2. Construction shall be in accordance with the City of Riverside Dept. of Public Works, Standard Drawings, Its Supplemental Notes, and the Standard Specifications for Public Works Construction, Current Edition.
3. All flagged elevations shall be staked in the field by the private engineer.
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. 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.
6. 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.
7. All traffic signs shall be installed prior to opening the streets to traffic.
8. See city of Riverside Public utilities approved dwg. for quantity and location of required relocated street lights.
9. Notice to contractor. The existence and location of any underground utility pipes or structures shown on these plans were 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. The contractor is required to take precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.
10. Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this 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 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 engineer.
11. 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.
12. The contractor shall call in a location request to Underground Service Alert (USA), Phone No. 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.
13. Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
14. The developer shall give WMWD five (5) working days written notice prior to the start of construction and to allow WMWD ten (10) working days for completion of work. Phone: (909) 780-4170.
15. In pavement overlay areas, 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. Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
18. 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.
19. See Traffic Signal Plans (X-503A) for modification of Traffic Signal at Northrop Drive and Alessandro Boulevard.
20. Construction work that will cause damage to the detector loop (s) shall not be performed until Traffic Signal Maintenance personnel have been notified (909) 351-6096 and the necessary timing adjustments made to maintain signal operation.
21. Street opening permit for construction and/or modification of traffic signal facilities is required.
22. 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.
23. See Traffic Signal Plans X-510 for construction of traffic signal facilities and striping at Alessandro & project entrance.

GENERAL NOTES FOR STREET TREE PLANTING

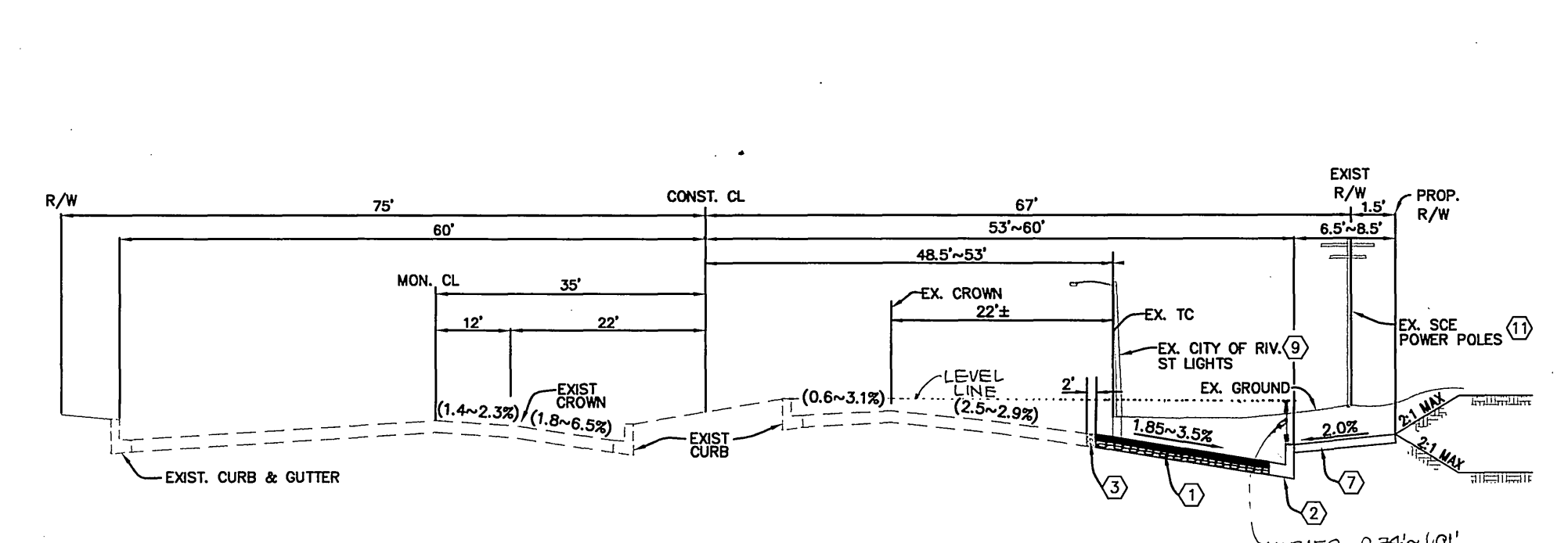
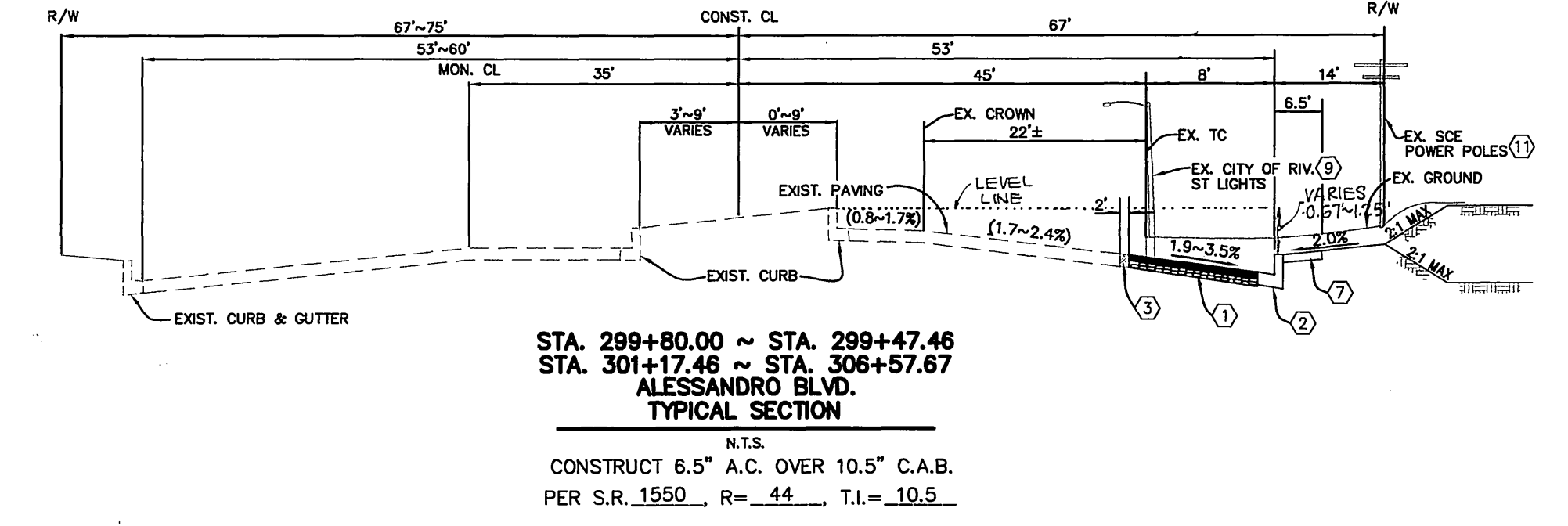
1. All related work shall conform to the City of Riverside Park and Recreation Department Standards and City of Riverside Street Tree policies.
2. When calling for inspections contact the Street Tree Inspector a minimum of 48 hours in advance at (909) 351-6126 to schedule an inspection. A Field Notice 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 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;
 - 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 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	Minimum Size	Approximate Spacing	# Required
Alessandro	Tristania /Water laurina Gum	15 gal	45' oc	21
Alessandro	See Street Plan R 3580-L prepared by Public Works for median Landscape (PC-4248-142)			

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.

CONSTRUCTION NOTES

- 1 CONSTRUCT 6" A.C. OVER AGG. BASE PER TYP. SECTION
- 2 CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. 200
- 3 SAWCUT & REMOVE EXIST. PAVEMENT.
- 4 REMOVE EXIST. CURB & GUTTER
- 5 CONSTRUCT P.C.C WHEELCHAIR RAMPS PER CITY STD. 304, TYPE 1
- 6 CONSTRUCT PCC CROSS-GUTTER PER CITY STD. 220, W = 10"
- 7 CONSTRUCT CURB SIDEWALK PER CITY STD. 325
- 8 PROTECT-IN-PLACE EXISTING.
- 9 REMOVE AND RELOCATE EXISTING ORNAMENTAL STREET LIGHTS. PER CITY OF RIVERSIDE PUBLIC UTILITIES APPROVED DWG. CONTACT JULIAN CARDENAS @ (909)826-5937
- 10 REMOVE & SALVAGE EXISTING
- 11 REMOVE AND RELOCATE EXISTING OVERHEAD POWER POLE BY SOUTHERN CALIFORNIA EDISON PLANS
- 12 ADJUST EXISTING UTILITY TO GRADE.
- 13 REMOVE & REPLACE A.C. OVER AGG. BASE
- 14 REMOVE EXIST. A.C. BERM
- 15 CONSTRUCT 8" CURB (TYPE II) PER CITY STD. 200
- 16 REMOVE & RELOCATE EXIST TRAFFIC SIGNAL SEE TRAFFIC SIGNAL PLAN X-503A FOR WORK.
- 17 ADJUST ELECTRIC MANHOLE LID TO NEW GRADE. CONTACT CITY OF RIVERSIDE PUBLIC UTILITIES INSPECTOR RUSTY CLARKE @ (909)826-5636. RELOCATE EXIST ELECTRIC MANHOLE IF NECESSARY
- 18 CONSTRUCT 6" CURB ONLY (TYPE II) PER CITY STD. 304
- 19 PLACE 6" CONCRETE OVER 6" CLASS II AGGREGATE BASE REINFORCED WITH #4 BAR AT 18" O/C BOTH DIRECTION (TENTATIVE SECTION, R=40)
- 20 INSTALL BUS SHELTER PER RIVERSIDE TRANSIT AUTHORITY STD. (CHECK WITH PLANNING DEPT. FOR DETAILS PRIOR TO INSTALLATION)
- 21 INSTALL G-66 "BUS STOP" SIGN PER CALTRANS STD. AND RIVERSIDE TRANSIT AGENCY STD.
- 22 INSTALL R-28 "NO PARKING" - BUS STOP PER CALTRANS STD. & RIVERSIDE TRANSIT AGENCY STD.



LEGEND

- SAWCUT & REMOVE EXIST. PAVEMENT
- CONSTRUCT AC OVER AGG. BASE
- CONSTRUCT 6" CONCRETE OVER 6" CLASS II AB

TRAFFIC & STRIPING NOTES

- 1 INSTALL R-1 "STOP SIGN" 36"
- 2 INSTALL 12" SOLID WHITE (LIMIT LINE)
- 3 INSTALL "STOP" PAVEMENT MARKINGS
- 4 INSTALL R10 (RT) SIGN

RIVERSIDE TRANSIT AGENCY
 APPROVED BY: *[Signature]* DATE: *[Date]*

WESTERN MUNICIPAL WATER DISTRICT
 REVIEWED BY WMWD FOR NON-INTERFERENCE COMPLIANCE ONLY
 CIVIL ENGINEER: *[Signature]* DATE: 2-5-02
 RCE: 46212

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD AND UNDERGROUND
 APPROVED BY: *[Signature]* DATE: 2-6-02

PACIFIC BELL TELEPHONE
 APPROVED BY: *[Signature]* DATE: 2/7/02

QUESTAR PIPELINE
 APPROVED BY: *[Signature]* DATE: 2/7/02

SANTA ANA WATERSHED PROJECT AUTHORITY
 SANDRA TRANSFERRED OWNERSHIP OF PIPELINE AND EASEMENTS TO WMWD. THEREFORE SANDRA IS NO LONGER INVOLVED OR HAS ANY INTEREST IN FACILITIES SHOWN ON THESE PLANS. REFER TO WMWD NON-INTERFERENCE SIGNATURE.
 APPROVED BY: *[Signature]* DATE: 2-6-02

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.

TECK C. LOH
 REGISTERED CIVIL ENGINEER NO. 50293
 EXPIRATION DATE: 6-30-05
 DATE: *[Signature]*

CEG CANTY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING
 2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
 TEL (909) 683-5234 FAX (909) 683-5301
 CITY BUSINESS TAX CERT. No. 69372 EXP. 04-07-02
 SCALE: AS SHOWN
 DATE: JUNE 2001

DESIGNED BY: J.D.G. DRAWN BY: J.D.G. CHECKED BY: T.C.L.

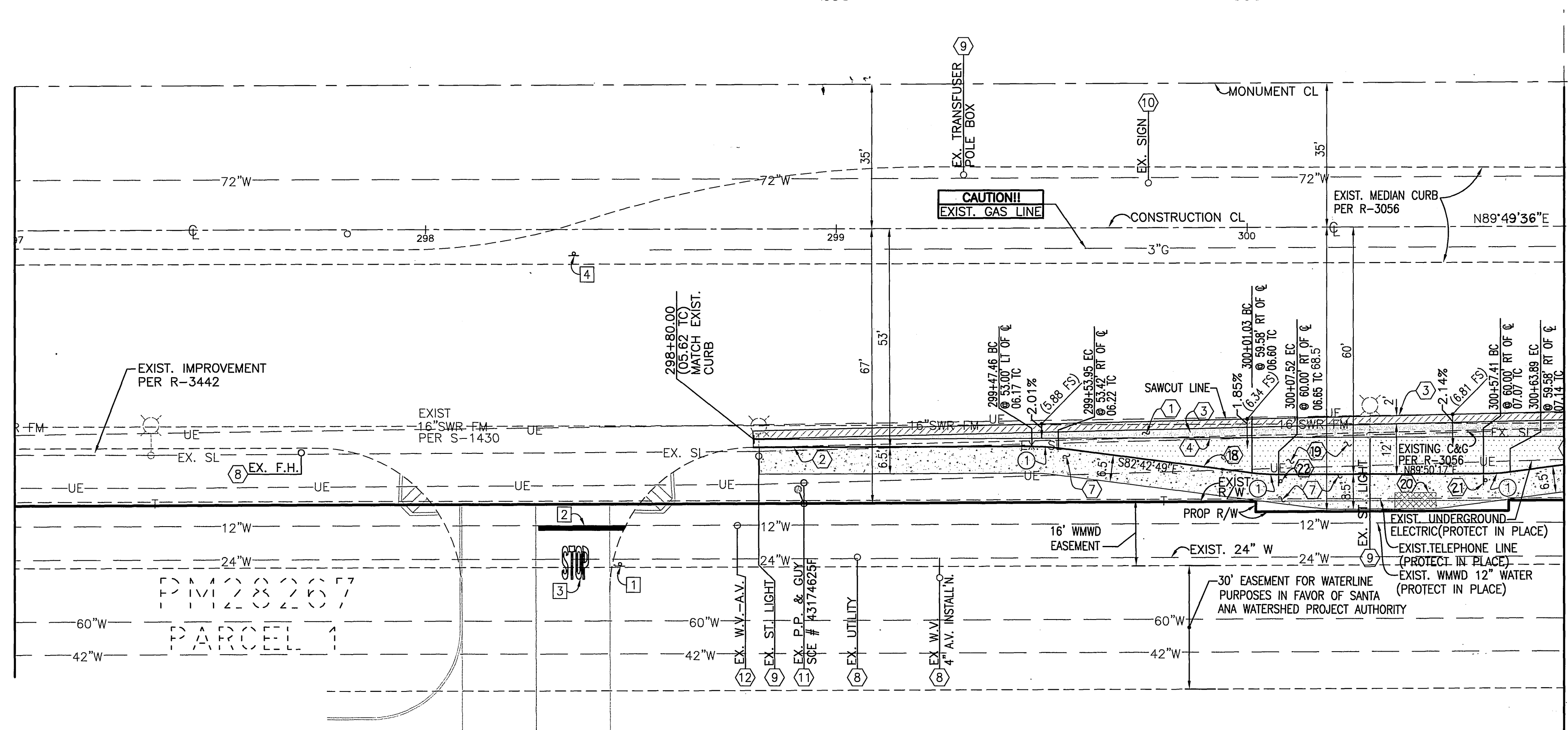
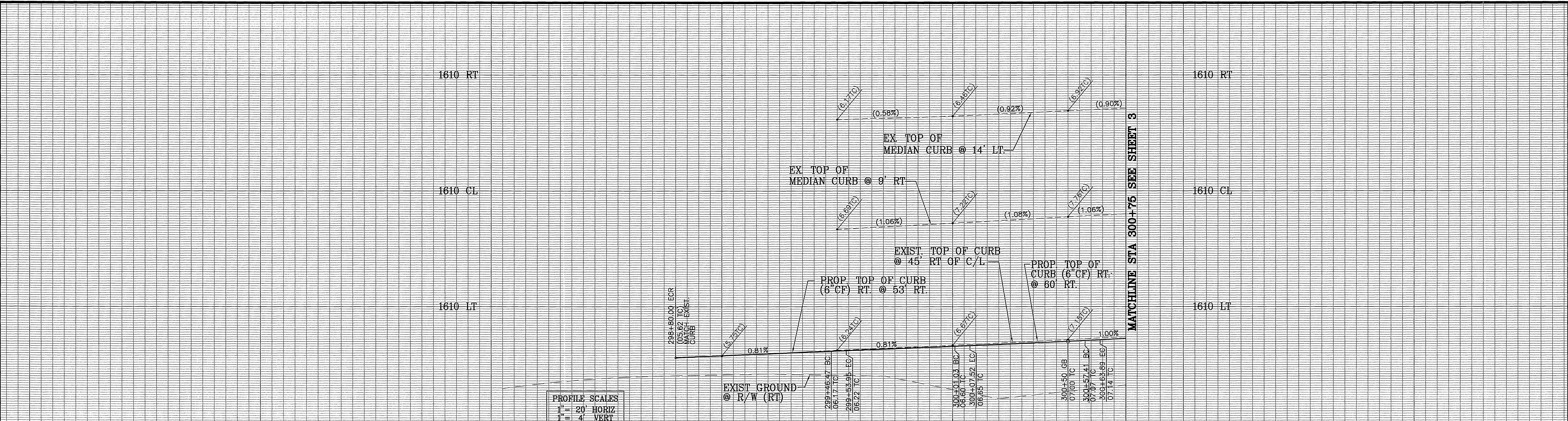
CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *[Signature]* DATE: 3/1/02
 DIRECTOR OF PUBLIC WORKS

PARCEL MAP 30214
 STREET IMPROVEMENT PLAN
ALESSANDRO BLVD.
 TITLE SHEET
 PROJECT NO. **R-3636**
 SHEET 1 OF 4
 FOR: REGIONAL PROPERTIES
 FILE NO.: 1004-016

* AS-BUILT PER PLANS 5-20-04 LFT

INDEXED 3-28-02 LFT

PC 4298-S/M



CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
07°26'54"	50.00'	6.50'	3.25'

LEGEND

	SAWCUT & REMOVE EXIST. PAVEMENT
	CONSTRUCT AC OVER AGG. BASE
	CONSTRUCT 6" CONCRETE OVER 6" CLASS II AB

WESTERN MUNICIPAL WATER DISTRICT
REVIEWED BY WMWD FOR NON-INTERFERENCE COMPLIANCE ONLY

[Signature]
CIVIL ENGINEER
RCE: 46212

2-5-02
DATE

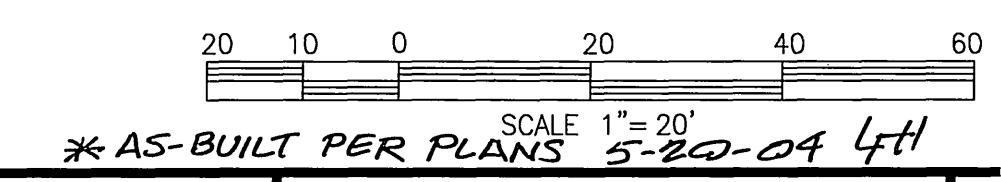
CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT—ELECTRIC OVERHEAD AND UNDERGROUND

[Signature]
APPROVED BY

2-6-02
DATE

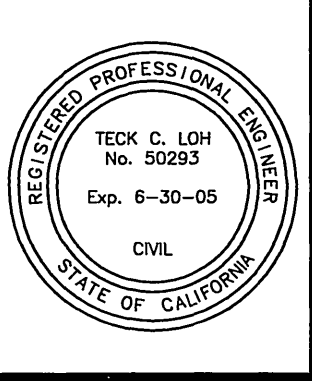
PRIVATE D/W

ALESSANDRO BOULEVARD
BASIS OF STATIONING PER R-3056



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:
[Signature]
TECK C. LOH
REGISTERED CIVIL ENGINEER NO. 50293
EXPIRATION DATE: 6-30-05
DATE: 2/11/02

CEG CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
TEL. (909) 683-5234 FAX (909) 683-5301
CITY BUSINESS TAX CERT. No. 69372 EXP. 04-07-02

SCALE: 1"=20'
BENCH MARK FB-83
P.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE WESTERLY WALL OF A CATCH BASIN, 1' FOOT NORTHERLY OF THE FACE OF CURB ALONG THE NORTHERLY CURB OF ALESSANDRO BLVD., EASTERLY OF MISSION GROVE PARKWAY

DESIGNED BY: J.D.G. DRAWN BY: J.D.G. CHECKED BY: T.C.L.

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]*
PRINCIPAL ENGR.
PARK DEPARTMENT
TRAFFIC DIVISION
DEPUTY P.W. DIRECTOR
ST. SERVICES

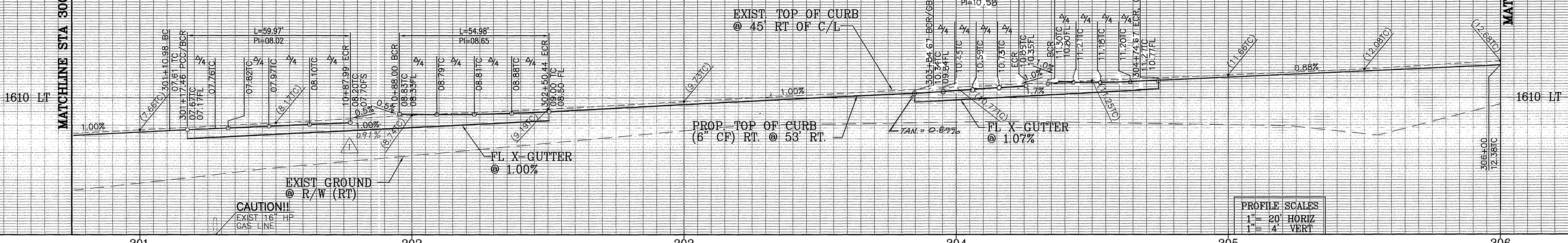
DATE: 3/1/02

PARCEL MAP 30214
STREET IMPROVEMENT PLAN
ALESSANDRO BLVD.
298+80.00 TO 300+75.00
FOR: REGIONAL PROPERTIES

PROJECT NO.
R-3636
SHEET 2 OF 4
FILE NO.: 1004-016

MATCHLINE STA 300+75 SEE SHEET 2

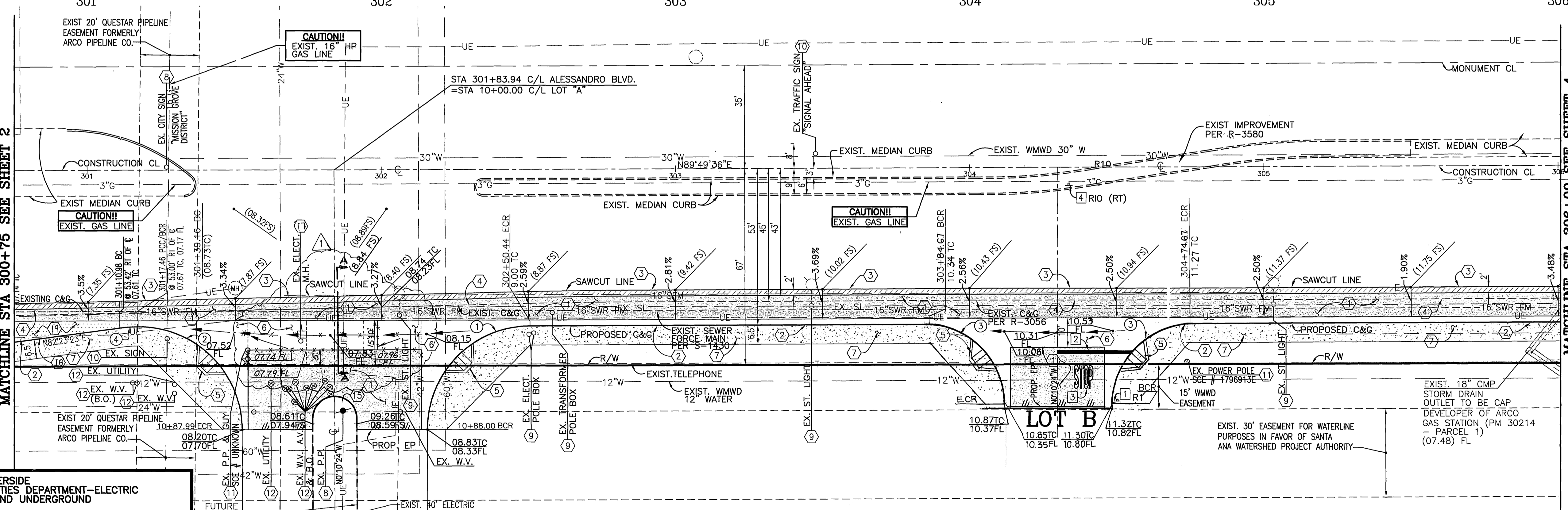
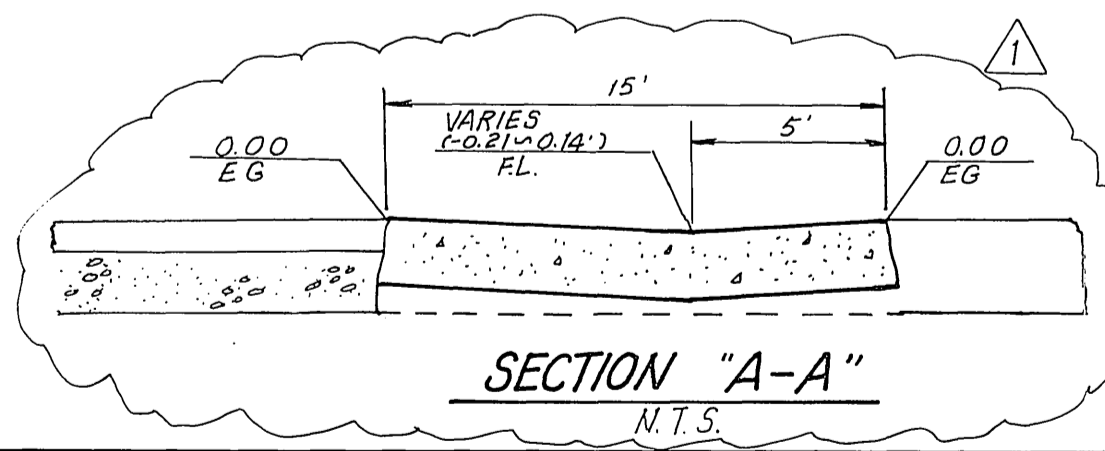
MATCHLINE STA 306+00 SEE SHEET 3



- LEGEND**
- SAWCUT & REMOVE EXIST. PAVEMENT
 - CONSTRUCT AC OVER AGG. BASE
 - CONSTRUCT 6" CONCRETE OVER 6" CLASS II AB

CURVE DATA

Δ	DELTA	RADIUS	LENGTH	TANGENT
1	90°00'00"	35.00'	54.98'	35.00'
2	89°59'19"	35.00'	54.97'	34.99'
3	90°00'00"	27.00'	42.41'	27.00'
4	07°26'54"	50.00'	6.50'	3.25'



WESTERN MUNICIPAL WATER DISTRICT
REVIEWED BY WMWD FOR NON-INTERFERENCE
COMPLIANCE ONLY

CIVIL ENGINEER
RCE: 46212

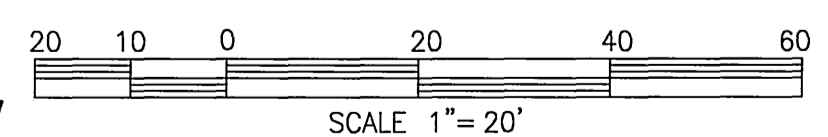
2-5-02
DATE

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT—ELECTRIC
OVERHEAD AND UNDERGROUND

APPROVED BY
DATE

ALESSANDRO BOULEVARD
BASIS OF STATIONING PER R-3056

*AS-BUILT PER PLANS 5-20-04 4/11



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 ASSURE SAFE AND COMPLETE 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:
TECK C. LOH
REGISTERED CIVIL ENGINEER NO. 50293
EXPIRATION DATE: 6-30-05
DATE: 2/1/02

CEG CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
TEL (909) 683-5234 FAX (909) 683-5301
CITY BUSINESS TAX CERT. NO. 69372 EXP. 04-07-02

SCALE: 1" = 20'
DATE: JUNE 2001

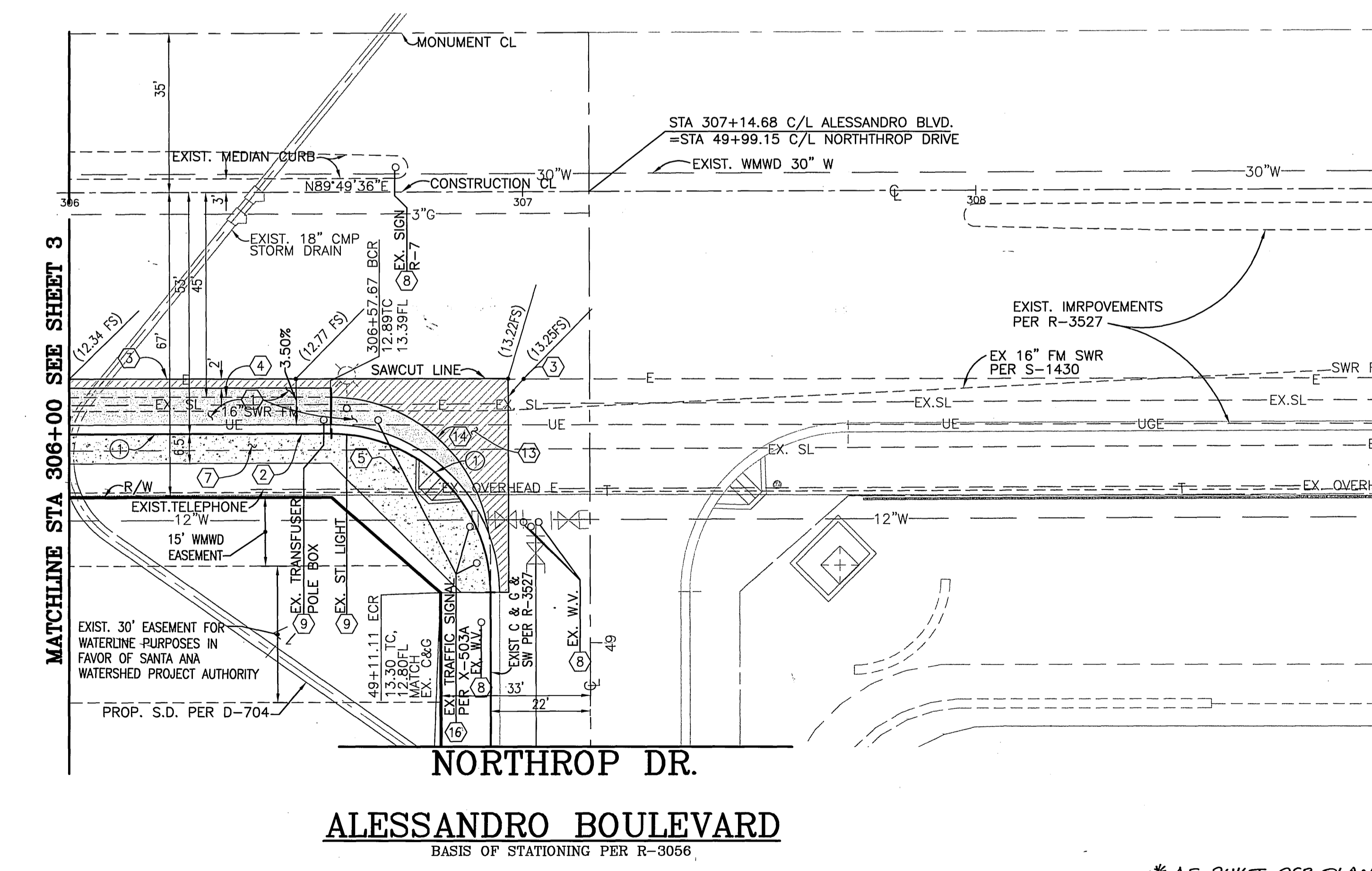
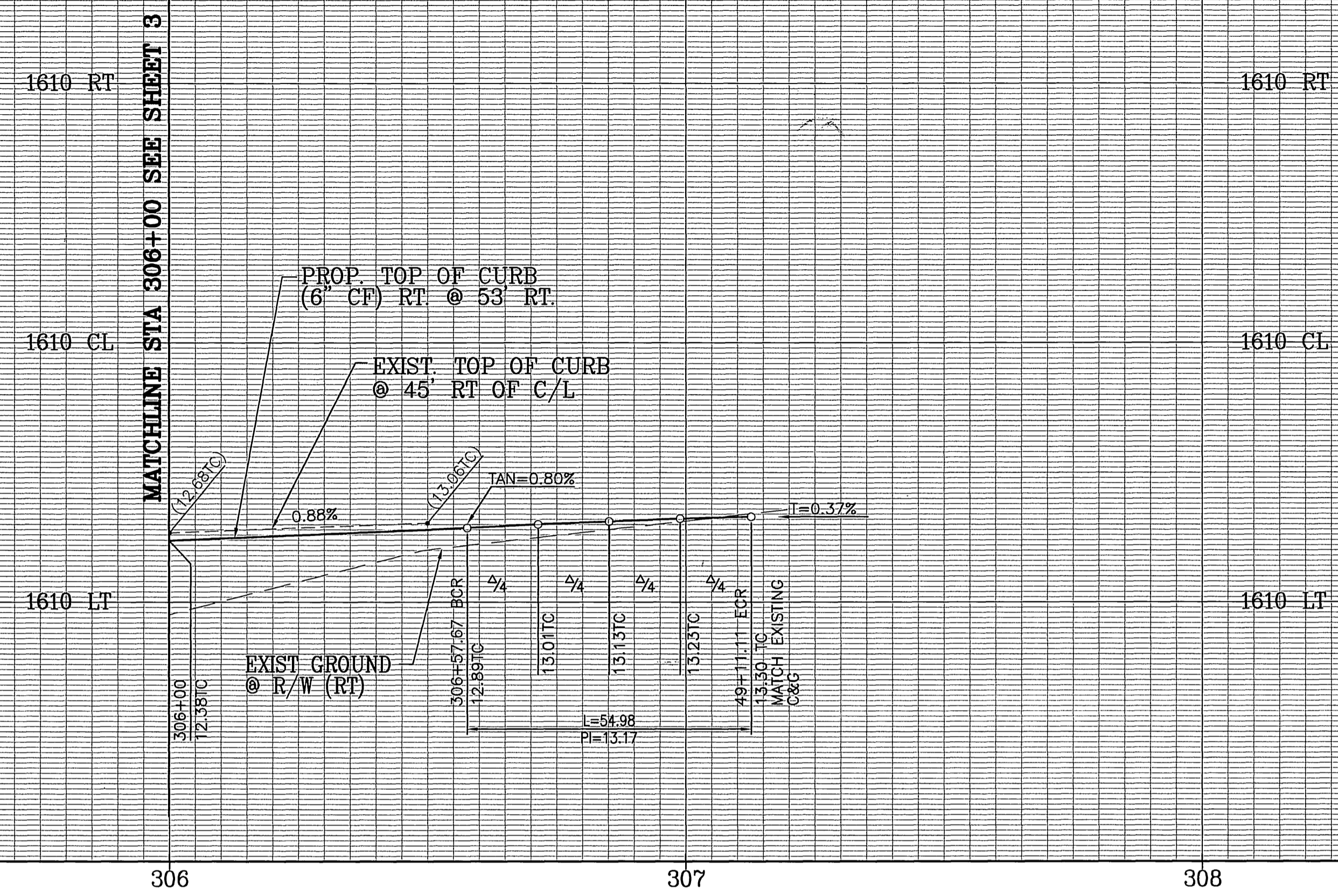
REVISIONS
DESIGNED BY: J.D.G. DRAWN BY: J.D.G. CHECKED BY: T.C.L.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature]
DATE: 3/1/02

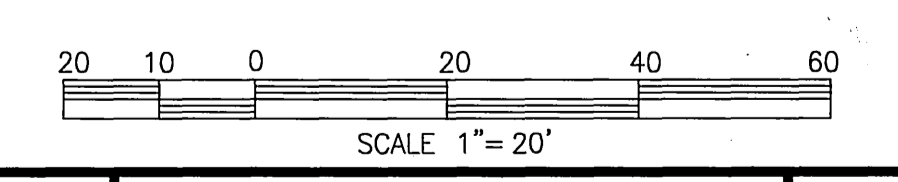
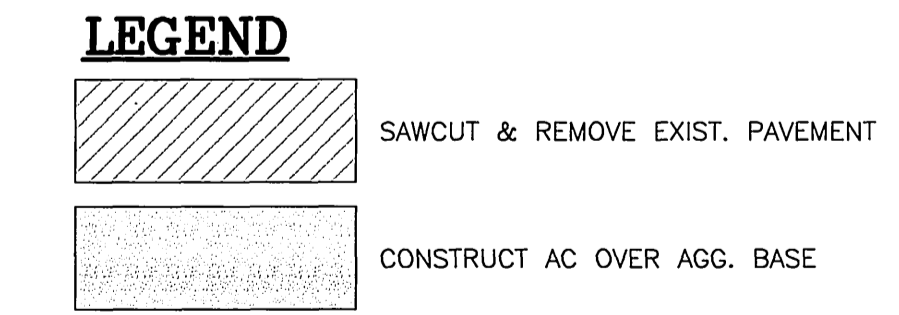
PARCEL MAP 30214
STREET IMPROVEMENT PLAN
ALESSANDRO BLVD.
300+75.00 TO 306+00.00
FOR: REGIONAL PROPERTIES

PROJECT NO.
R-3636
SHEET 3 OF 4
FILE NO.: 1004-016



CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
90°00'00"	35.00'	54.98'	35.00'



WESTERN MUNICIPAL WATER DISTRICT
 REVIEWED BY WMWD FOR NON-INTERFERENCE
 COMPLIANCE ONLY

CIVIL ENGINEER
 RCE: 48212

2-5-02
 DATE

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT—ELECTRIC
 OVERHEAD AND UNDERGROUND

APPROVED BY

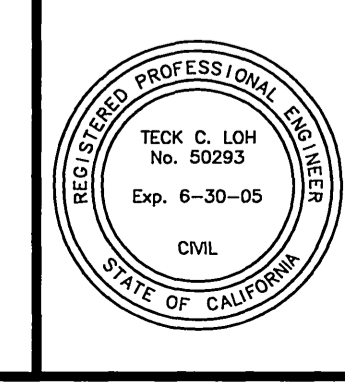
2-5-02
 DATE

Underground Service Alert
 Call: TOLL FREE
 1 - 800
 227-2600

TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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PREPARED UNDER THE DIRECTION OF:

TECK C. LOH
 REGISTERED CIVIL ENGINEER NO. 50293
 EXPIRATION DATE: 6-30-05

DATE: 2/1/02

CEG CANTY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING

2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
 TEL (909) 683 - 5234 FAX (909) 683 - 5301
 CITY BUSINESS TAX CERT. No. 69372 EXP. 04-07-02

SCALE: 1"=20'
 DATE: JUNE 2001

BENCH MARK FB-03
 P.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE WESTERLY WALL OF A CATCH BASIN, 1' FOOT NORTHERLY OF THE FACE OF CURB ALONG THE NORTHERLY CURB OF ALESSANDRO BLVD., EASTERLY OF MISSION GROVE PARKWAY

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: J.D.G. DRAWN BY: J.D.G. CHECKED BY: T.C.L.

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature]
 DATE: 3/1/02

PRINCIPAL ENGR. [Signature]
 PARK DEPARTMENT [Signature]
 TRAFFIC DIVISION [Signature]
 DEPUTY P.W. DIRECTOR [Signature]
 ST. SERVICES [Signature]

PARCEL MAP 30214
STREET IMPROVEMENT PLAN
ALESSANDRO BLVD.

306+00.00 TO 307+00.00

FOR: REGIONAL PROPERTIES

PROJECT NO.
R-3636

SHEET **4** OF **4**

FILE NO.: 1004-016