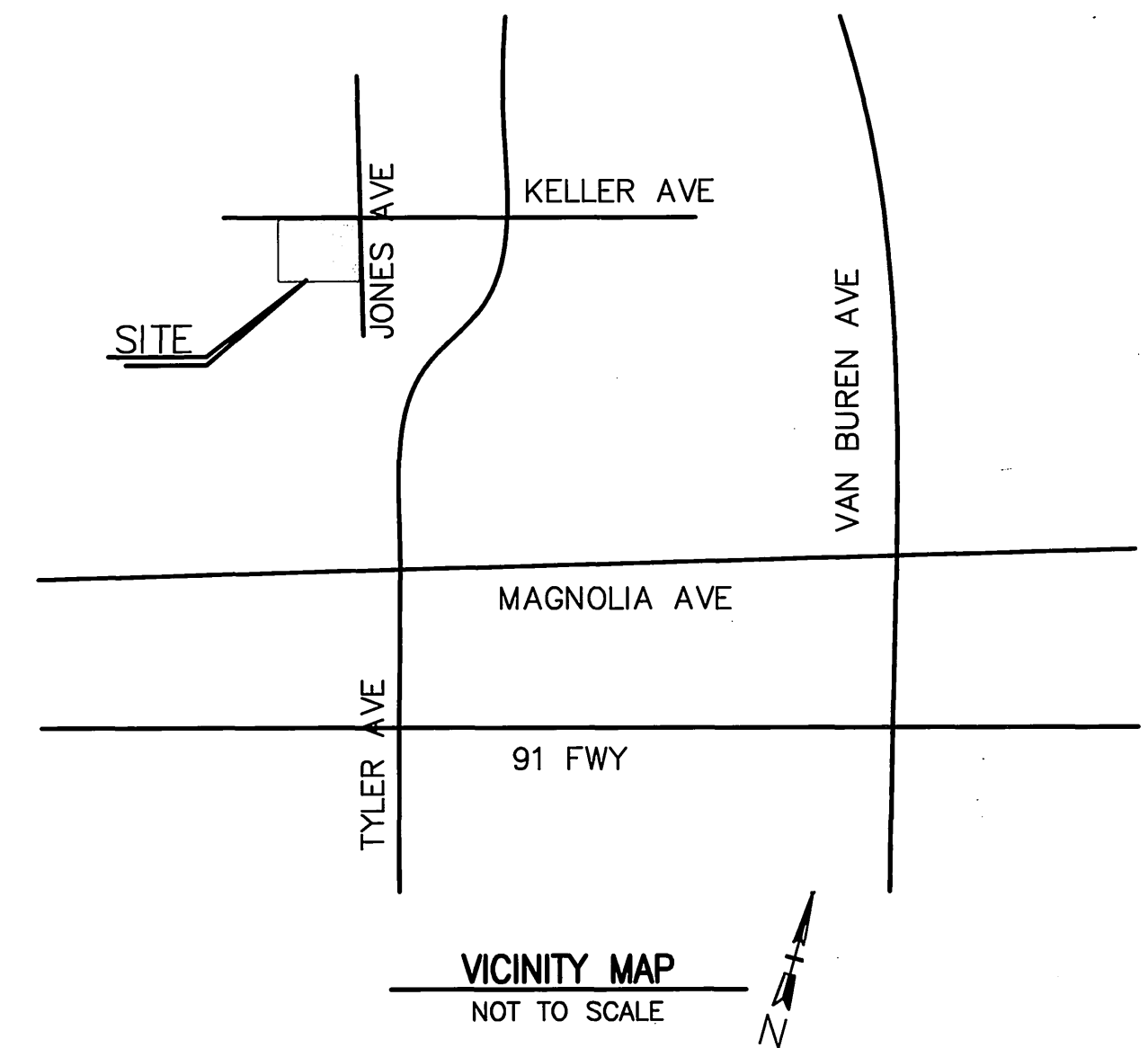


GENERAL NOTES:

- 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 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 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 EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH 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 AS SHOWN PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- ON ALL AREAS WITHIN THE 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.
- 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 USA.
- CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID A CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- NO FINISHED FLOOR ELEVATIONS SHALL BE LESS THAN 6" ABOVE THE UPPER MANHOLE RIM OF THE SEWER LINE SEGMENT BEING CONNECTED TO, WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAY WITH A.C. PAVING.



LEGEND

- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- POWER POLE
- SIGN
- STREET LIGHT
- FENCE
- MAILBOX
- TREE
- AC OVERLAY
- REMOVE AND REPLACE
- P.L. Property Line
- G.B. Grade Break
- T.C. Top of Curb
- F.L. Flowline
- H.P. High Point
- INV. Inverse
- EL. Elevation
- F.S. Finish Surface
- F.G. Finish Grade
- T.W. Top of Wall
- T.F. Top of Footing
- (0.00) Existing Grade/Contour Elev.
- 0.00 Finished Grade Elevation
- TBM Temporary Bench Mark

CONSTRUCTION NOTES & QUANTITY ESTIMATES:

1	CONST. 6" CURB AND GUTTER TYPE I PER STD. 200	247 L.F.
2	CONST. AC PAVEMENT AND SOILS REPORT CITY OF RIVERSIDE SOIL REPORT NO. 1095 R=25, T.I.=6 1" A.C. OVER 8" BASE COMPACTED TO 95% RELATIVE COMPACTION	3,500 SQ. FT. 4,000 SQ. FT.
3	CONST. P.C.C. DRIVEWAY APPROACH PER CITY OF RIVERSIDE STANDARD #302, TYPE CURB-1, A=12.0' B=20.0'	120 SQ. FT.
4	CONST. 6' P.C.C. CURB SIDEWALK PER STD. 325	1,482 SQ. FT.
5	CONST. TYPE 1 WHEELCHAIR RAMP PER STD. 304	1 EA.
6	PROTECT IN PLACE	L.S.
7	4" PVC SCHEDULE 80 THRU CURB DRAINS	1 EA.
8	REMOVE AND RELOCATE	L.S.
9	EXISTING FIRE HYDRANT TO BE RELOCATED BY CITY FORCES.	1 EA.
10	REPAINT SIMILAR STRIPING TO MATCH EXISTING	67 L.F.

NOTE:

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE STD. DWG.'S & STD. SPEC.'S FOR PUBLIC WORKS CONSTRUCTION
- ALL ELEVATIONS SHOWN ON PLAN SHALL BE STAKED IN THE FIELD.

OWNER / DEVELOPER:

MR. BURVEL BAIRD
21430 MARSTON COURT
MORENO VALLEY, CALIFORNIA 92557
VOICE: (909) 684-3994

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BASED UPON A FIELD SURVEY, BY ME, MIKE SANCHEZ L.S. NO. 5508, AT THE REQUEST OF MR. BURVEL BAIRD ON JULY 23, 2001.

EXISTING UNDERGROUND STRUCTURES:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND PIPES 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 OTHER THAN 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. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS, OR STRUCTURE, SHOWN OR NOT SHOWN ON THESE PLANS.

WATER DEPARTMENT NOTE:

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

NOTE:

PAYMENT OF FEES ARE REQUIRED BEFORE APPROVAL.

THE GAS COMPANY
(APPROVAL FOR SHTS. 1 & 2)
APPROVED BY:
R.A. Venturigan 3/27/02
SIGNATURE DATE

CITY OF RIVERSIDE ELECTRIC COMPANY
(APPROVAL FOR SHTS. 1 & 2)
APPROVED BY:
Butman 3.27.02
SIGNATURE DATE

CITY OF RIVERSIDE WATER COMPANY
(APPROVAL FOR SHTS. 1 & 2)
APPROVED BY:
J.S. [Signature] 3/27/02
SIGNATURE DATE

CITY BUSINESS TAX CERTIFICATE NO. 106198, EXP. 1/1/2003

IW Consulting Engineers, Inc.
• Civil Engineering
• Surveying
• Land Planning
3741 Merced Drive, Ste E2 Riverside, CA 92503
Tel: 951.687.2929 Fax: 951.687.2999
PREPARED BY: *[Signature]* R.C.E. NO. 60874 DATE: MARCH 11, 2002

REVISE CONST. NOTE # 2	REVZ	11/19/02
MARK	REVISIONS	APPR. DATE
DESIGN BY:	DRAWN BY:	CHECKED BY:

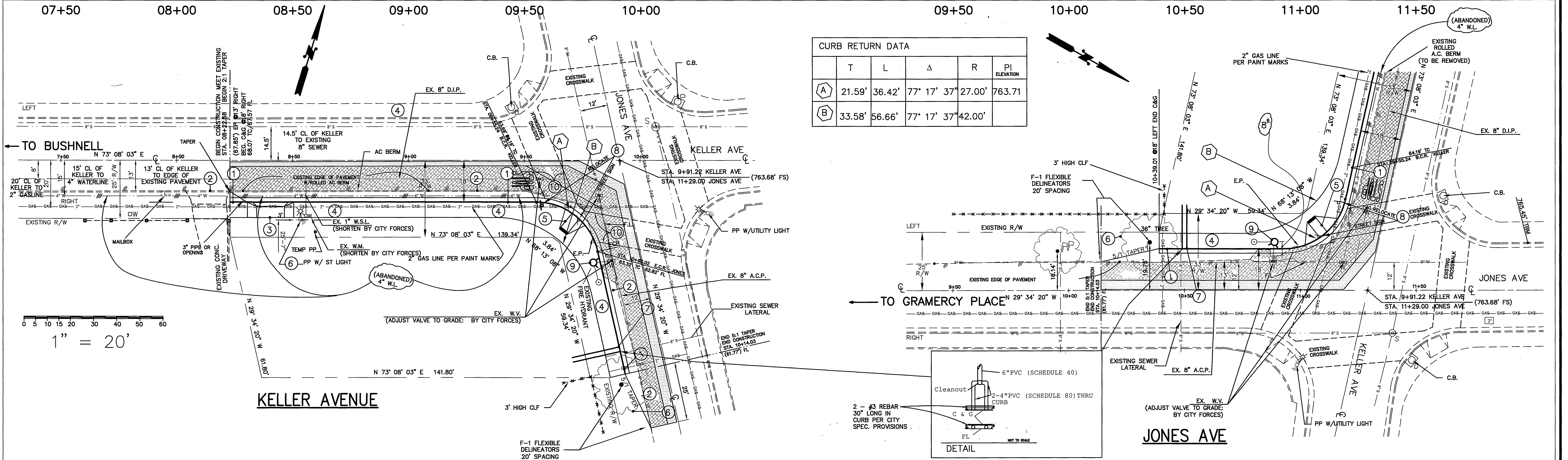
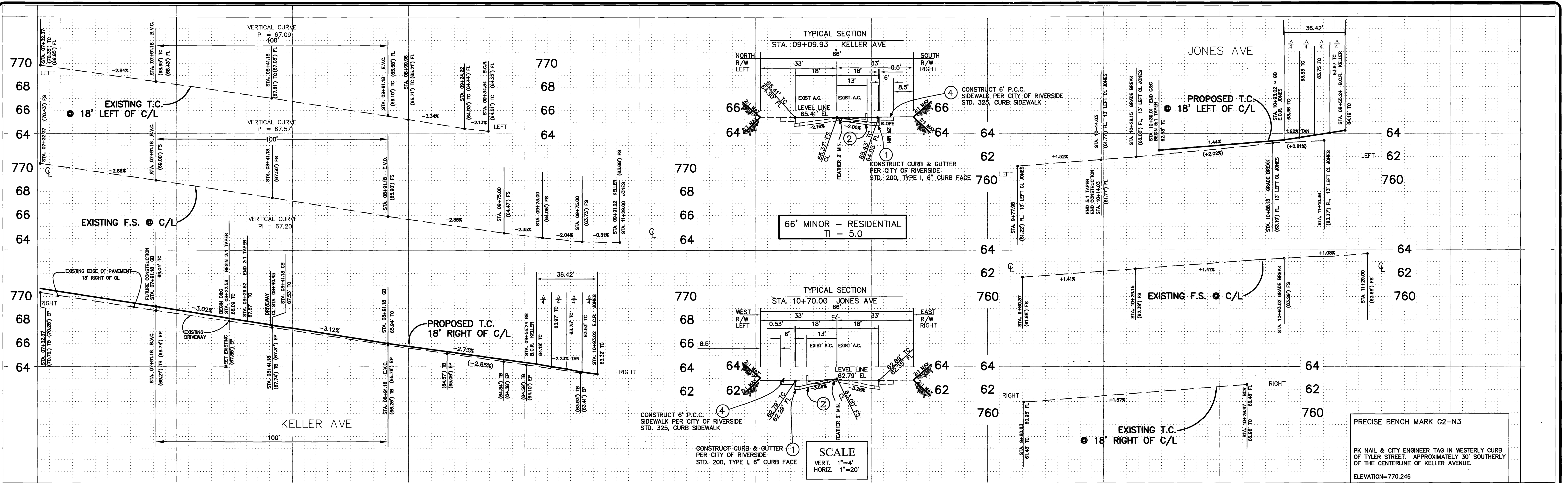
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* DATE: 5/20/02
PRINCIPAL ENGINEER: *[Signature]* DATE: 4/15/02
TRAFFIC DIVISION: *[Signature]* DATE: 5/20/02
CHIEF P.W. ENGINEER: *[Signature]* DATE: 5/20/02
ST. SERVICES

10412 KELLER AVE
CORNER LOT @ INTERSECTION OF KELLER & JONES
STREET IMPROVEMENTS
KELLER - BETWEEN BUSHNELL & JONES AVE
JONES - BETWEEN KELLER & GRAMERCY PLACE
HORIZ. SCALE: NONE VERT. SCALE: NONE
ACCOUNT NO. R-3648
SHEET 1 OF 2



PRECISE BENCH MARK G2-N3
PK NAIL & CITY ENGINEER TAG IN WESTERLY CURB OF TYLER STREET, APPROXIMATELY 30' SOUTHERLY OF THE CENTERLINE OF KELLER AVENUE.
ELEVATION=770.246





Underground Service Alert
Call: TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG



IW Consulting Engineers, Inc.
Civil Engineering
Surveying
Land Planning
3341 Marston Drive, Ste E2
Riverside, CA 92503
Tel: 951.882.2929 Fax: 951.882.2999

PREPARED BY: *[Signature]* R.C.E. NO. 60874 DATE: MARCH 11, 2002

MARK	REVISIONS	APPR.	DATE

DESIGN BY: _____ DRAWN BY: _____ CHECKED BY: _____

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: *[Date]*
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
CHIEF P.W. ENGINEER
S.T. SERVICES

10412 KELLER AVE
CORNER LOT @ INTERSECTION OF KELLER & JONES
STREET IMPROVEMENTS

ACCOUNT NO. **R-3648**

KELLER - BETWEEN BUSHNELL & JONES AVE
JONES - BETWEEN KELLER & GRAMERCY PLACE

SHEET 2 OF 2

HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 4'

INDEXED 11-27-02 LH