

CITY OF RIVERSIDE STREET IMPROVEMENT PLAN TRACT NO. 30334

GENERAL NOTES:

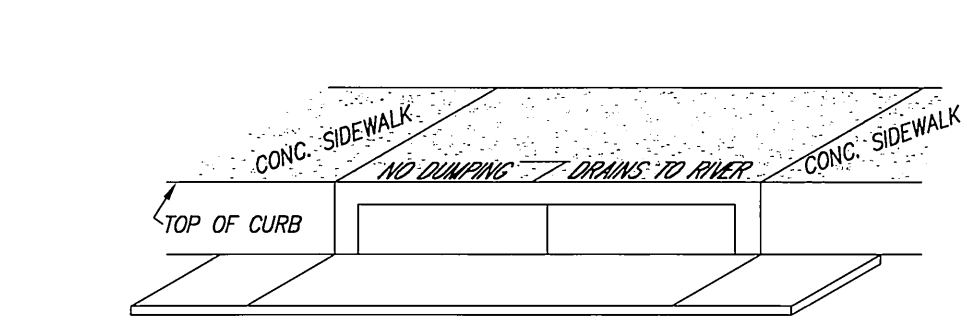
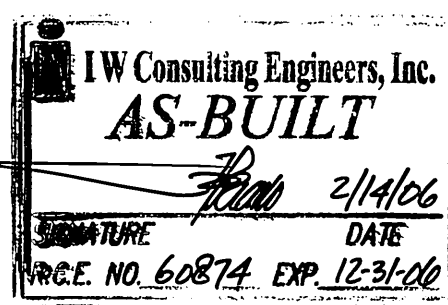
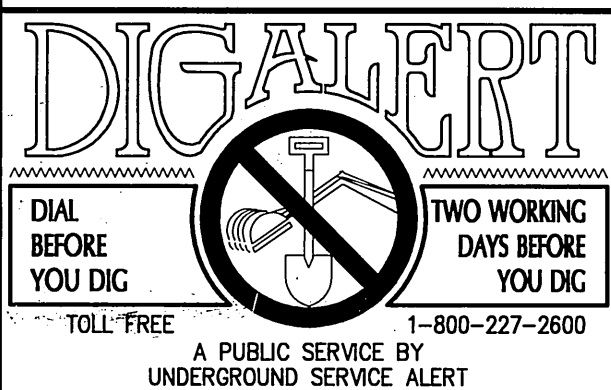
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR A STREET OPENING PERMIT, OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY 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 CITY OF RIVERSIDE APPROVED UTILITY DWG. U115-644036 FOR LOCATION AND QUANTITY 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.
- 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 STREETS TO TRAFFIC.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- 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.

CONTRACTORS RESPONSIBILITY:

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 THE ENGINEER.

STREET TREE DESIGNATION

GLENHAVEN AVE.: CALIF. FAN PALM/WASHINGTON FILIFERA
MIN. 10' OF BROWN TRUNK
CONTACT THE TREE INSPECTOR AT (951)-351-6126 FOR LOCATION SPOTTING & INSPECTION UPON COMPLETION OF CONSTRUCTION AND PRIOR TO PLANTING



CATCH BASIN STENCILING DETAIL "A"
NOT TO SCALE

- (A) STENCIL TO HAVE 2" LETTERS AS FOLLOWS:
-NO DUMPING
-DRAINS TO RIVER
- (B) PLACE BOTH STENCILS CENTERED WITHIN THE CATCHBASIN OPENING AND WITHIN THE TOP OF CURB.
- (C) SPRAY BOTH STENCILS WITH WHITE PAINT.
- (D) REMOVE STENCILS WHEN PAINT IS DRY.

SITE DATA:

APN: 222-250-011
ZONING: R-1-125
AREA: 4.46 ACRES

OWNER/DEVELOPMENT

A.C. NEEDEDY - 3N REALTY & DEVELOPMENT
6141 RIVERSIDE AVENUE
RIVERSIDE, CALIFORNIA 92506
PHONE: (909) 3686-7151

SOILS ENGINEER & GEOLOGIST

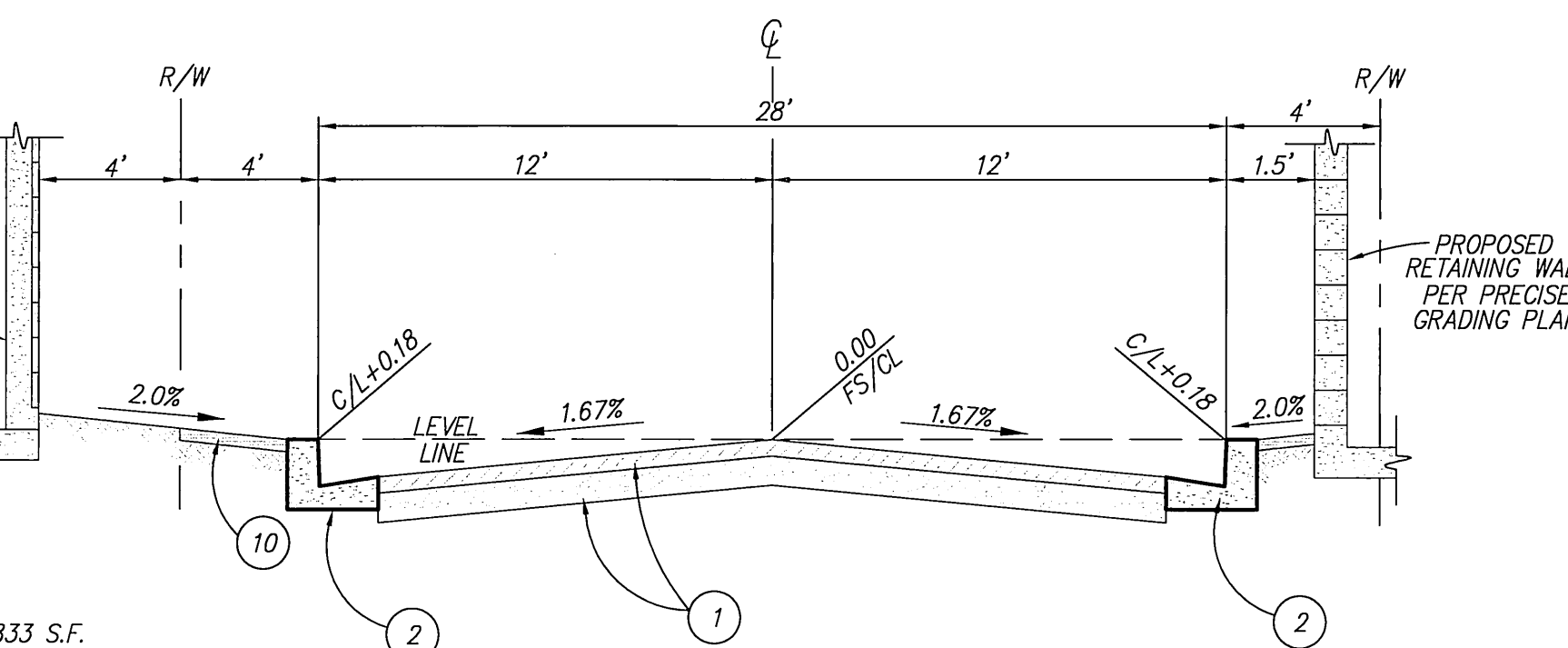
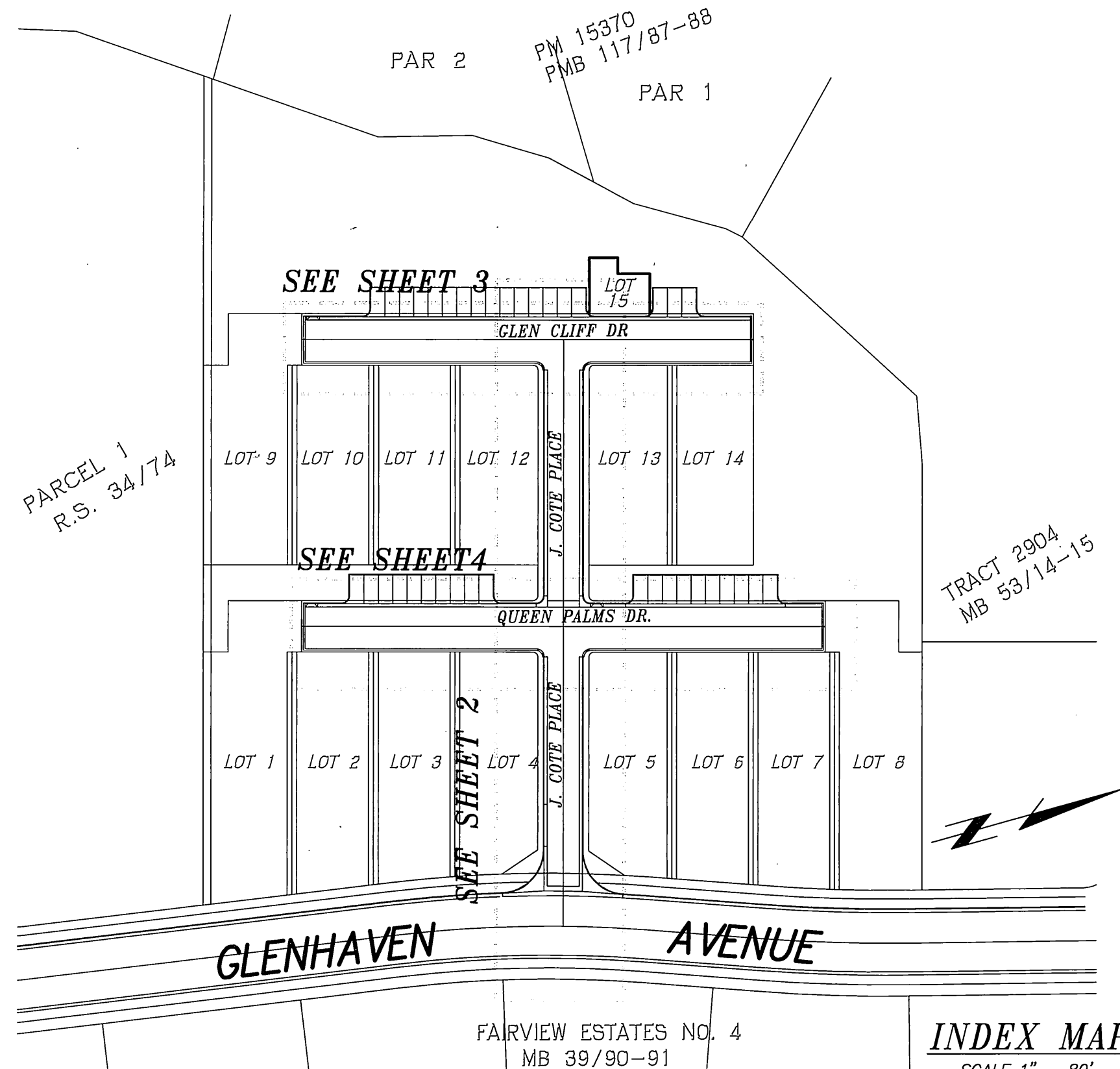
C.H.J. INCORPORATED
P.O. BOX 231
COLTON, CALIFORNIA 92324-0231
PHONE: (909) 824-7210
FAX: (909) 824-7209

SOURCE OF TOPOGRAPHIC MAP

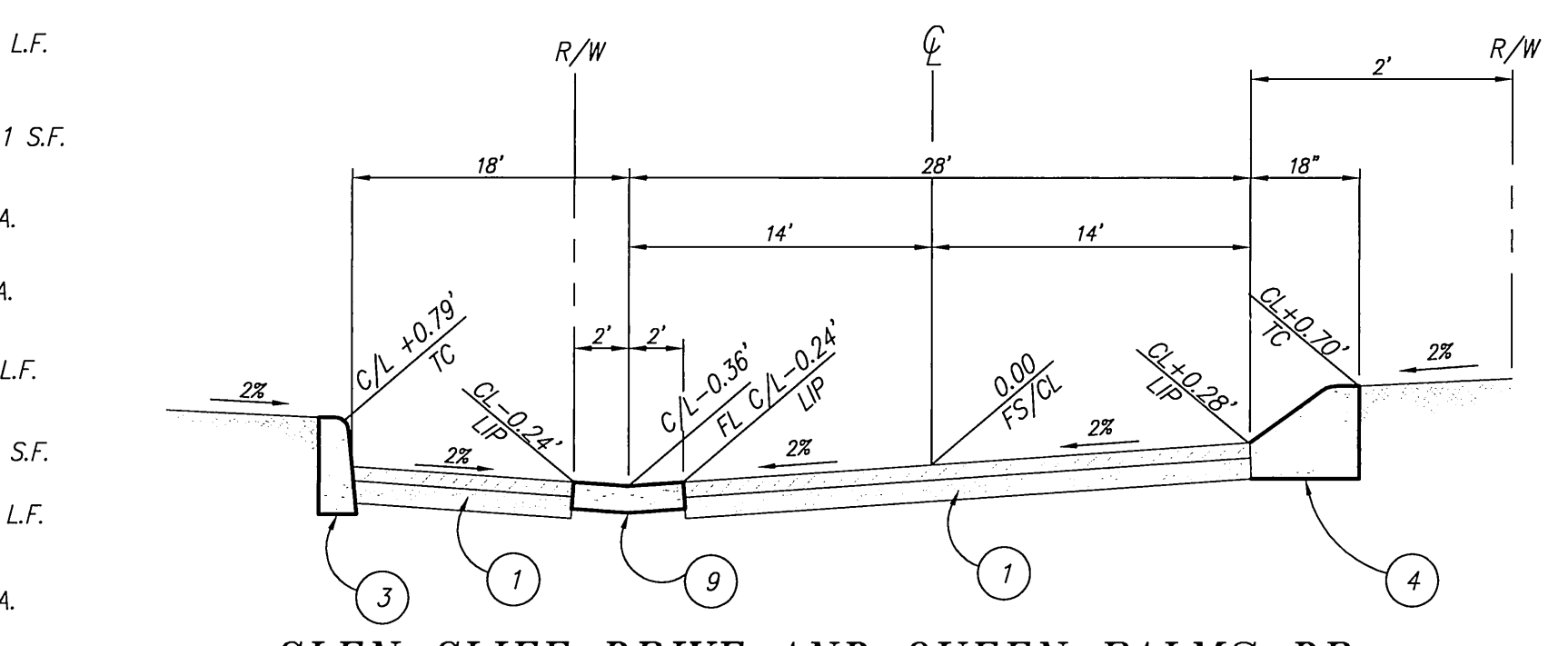
GABEL, COOK & BECKLUND, INC. CIVIL ENGINEERS
125 W. LA CADENA DR., SUITE A
RIVERSIDE, CALIFORNIA 92501
(909) 788-8092

CONSTRUCTION NOTES:

- CONSTRUCT 2 1/2" A.C. OVER 4" C.A.B. PER S.R.# 1636 30,833 S.F.
- CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200 433 L.F.
- CONSTRUCT 8" P.C.C. CURB TYPE II PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200 509 L.F.
- CONSTRUCT 5" P.C.C. ROLLED CURB TYPE C1 PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200, MODIFIED PER DETAIL, SHEET 3. 725 L.F.
- CONSTRUCT CROSS GUTTER (W=6", D=1") PER CITY OF RIVERSIDE STANDARD DRAWING NO. 220 681.1 S.F.
- INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STANDARD DRAWING NO. 662 4 EA.
- CONSTRUCT WHEELCHAIR RAMP TYPE III PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304 1 EA.
- CONSTRUCT DRIVEWAY APPROACH FOR CURB TYPE I PER CITY OF RIVERSIDE STANDARD DRAWING NO. 302 28 L.F.
- CONSTRUCT RIBBON GUTTER PER DETAIL HEREON 989 S.F.
- CONSTRUCT 4" WIDE MODIFIED P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325 261 L.F.
- CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD DRAWING NO.405 WITH STENCILING PER DETAIL "A" HEREON 3 EA.
- CONSTRUCT WHEELCHAIR RAMP TYPE I PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304 1 EA.
- CONSTRUCT 8" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200 137 L.F.



J. COTE PLACE
TYPICAL STREET SECTION
NOT TO SCALE



GLEN CLIFF DRIVE AND QUEEN PALMS DR.
TYPICAL STREET SECTION THRU THE RIBBON GUTTER
NOT TO SCALE

STREET SIGN SCHEDULE

(A)	J. COTE PLACE (PVT)	2100
(B)	GLENHAVEN AVENUE	5600
(C)	GLEN CLIFF DR. (PVT)	5600
(D)	J. COTE PLACE (PVT)	2100
(E)	QUEEN PALMS DRIVE (PVT)	5600
(F)	J. COTE PLACE (PVT)	2100

LEGEND

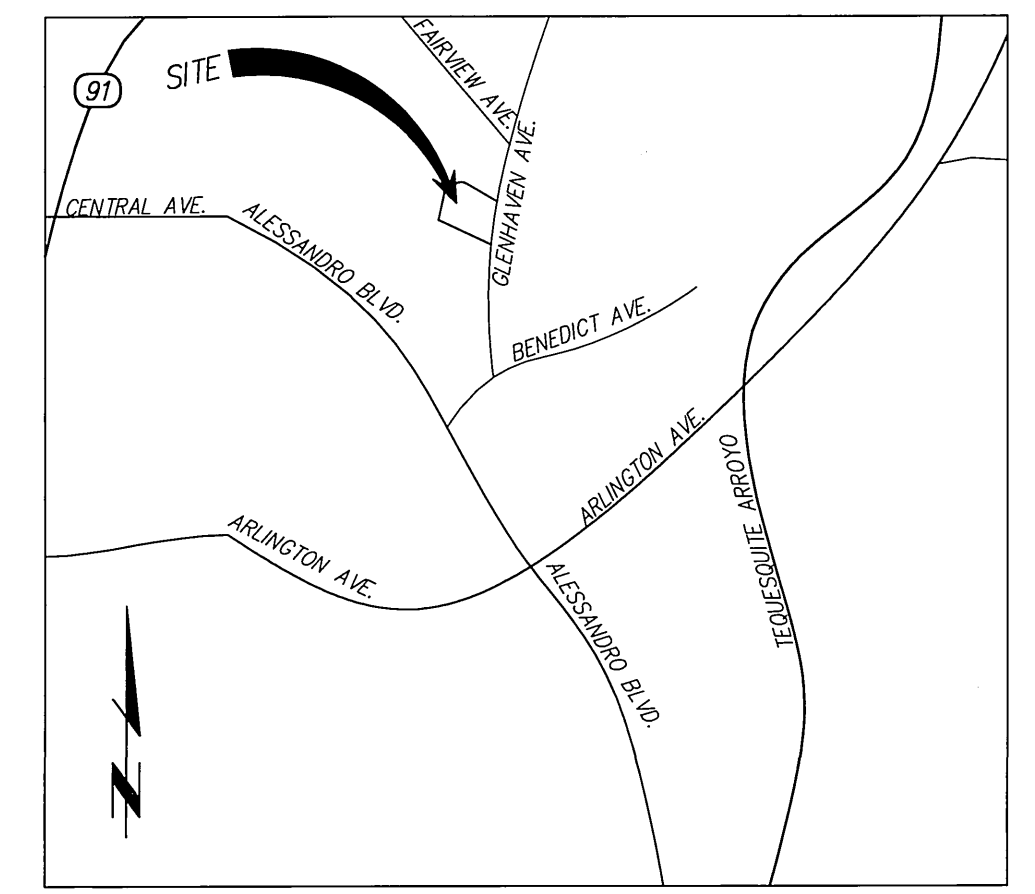
F.L.	FLOW LINE
F.G.	FINISHED GRADE
F.S.	FINISH SURFACE ELEVATION
P.E.	PAD ELEVATION
F.F.	FINISH FLOOR ELEVATION
G.F.F.	GARAGE FINISH FLOOR ELEVATION
T.W.	TOP OF WALL ELEVATION
T.F.	TOP OF FOOTING ELEVATION
T.G.	TOP OF GRADE ELEVATION
INV.	INVERT OF PIPE ELEVATION
T.C.	TOP OF CURB ELEVATION
LIP	LIP ELEVATION OF CURB OR GUTTER

GENERAL NOTES:

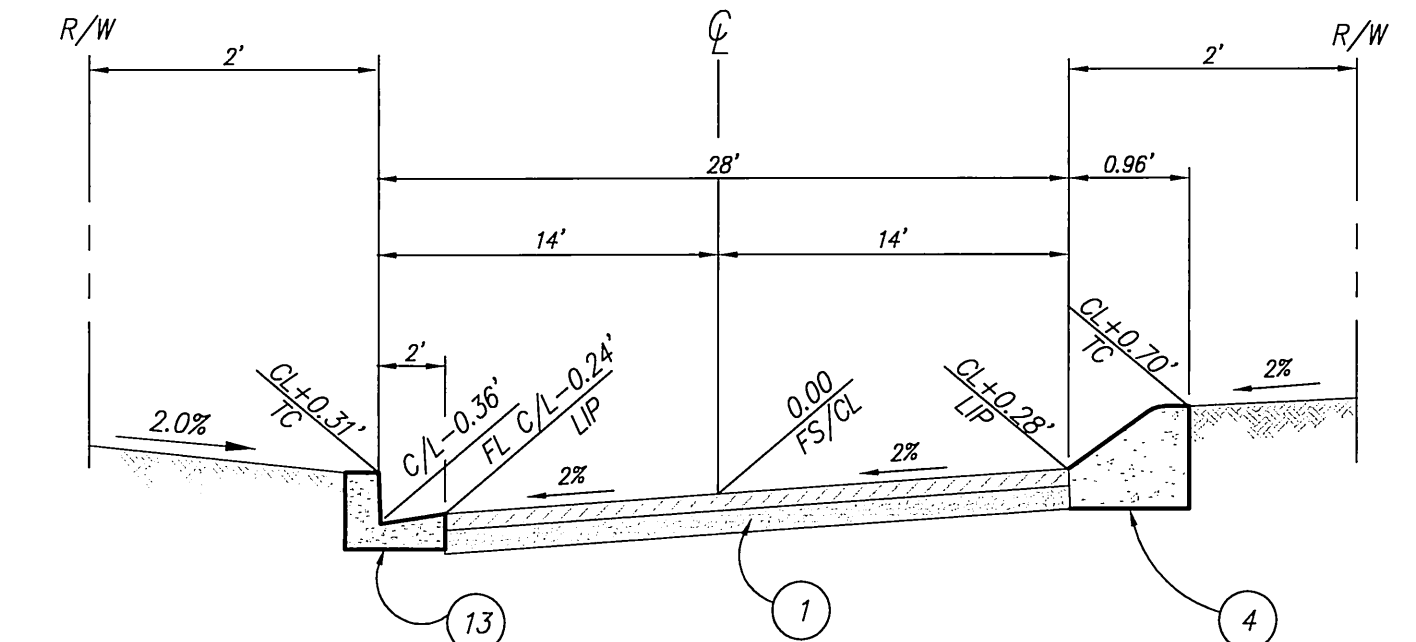
- NO WORK WHATSOEVER SHALL BE STARTED WITHOUT NOTIFYING THE CITY OF RIVERSIDE 48 HOURS PRIOR TO BEGINNING WORK.
- THE DESIGN ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING AND CONSTRUCTION TO ENSURE COMPLIANCE WITH THE APPROVED PLANS WITHIN HIS AREA OF TECHNICAL SPECIALTY.
- ALL DIRT, SAND, MUD, OR DEBRIS DEPOSITED OR SPILLED UPON PUBLIC STREETS DURING ANY GRADING, HAULING, OR EXPORT OPERATIONS SHALL IMMEDIATELY BE CLEANED UP BY DEVELOPER, HIS CONTRACTOR OR SUBCONTRACTOR.
- GRADING OPERATIONS SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 A.M. AND 7:00 P.M. ON WEEKDAYS AND BETWEEN 8:00 AM AND 5:00 PM ON SATURDAYS.
- CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANS PRIOR TO START OF GRADING OPERATIONS. ANY DISCREPANCIES BETWEEN THE QUANTITIES SHOWN ON PLANS AND THE CONTRACTOR'S QUANTITIES SHALL BE REPORTED TO THE ENGINEER.
- PLANTED SLOPES SHALL BE WATERED AND MAINTAINED.
- APPROVED EROSION PROTECTION DEVICES SHALL BE PROVIDED AND MAINTAINED DURING THE RAINY SEASON AND SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK AND BEFORE FORECASTED RAINY WEATHER.
- THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITEE.

TELEPHONE NUMBERS

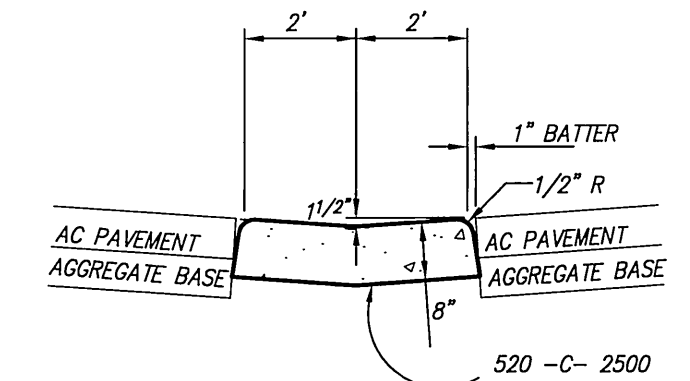
EMERGENCY	
RIVERSIDE POLICE DEPARTMENT	(909) 787-7911
RIVERSIDE FIRE DEPARTMENT	(909) 826-5321
GODDHEW AMBULANCE	(909) 684-5520
RIVERSIDE COMMUNITY HOSPITAL	(909) 788-3000
RIVERSIDE GENERAL HOSPITAL	(909) 351-0925
UTILITIES	
UNDERGROUND SERVICE ALERT	(800) 227-2600
CITY OF RIV. ELEC. OPERATIONS CONTROL CTR.	(909) 687-0791
SOUTHERN CALIFORNIA GAS (DISTRIBUTION)	(800) 422-4133
CITY OF RIV. PUBLIC UTIL. CUSTOMER SERVICES	(800) 782-0330
PACIFIC BELL	(800) 422-4133
AMERICAN TELEPHONE & TELEGRAPH	(909) 381-7380
CHARTER COMMUNICATION CABLE	(909) 688-9012
CITY OF RIV. WATER OPERATIONS EMERGENCIES	(909) 688-9012
OTHERS	
RIVERSIDE PUBLIC WORKS DEPARTMENT	(909) 826-5341
R.F. DICKSON STREET SWEEPING	(800) 841-7994
WESTERN WASTE	(909) 737-0343
RIVERSIDE DIAL-A-RIDE (SUPERVISOR)	(909) 275-9620
US POSTAL SERVICE	(909) 737-0451
RIVERSIDE UNIFIED SCHOOL DISTRICT	(909) 788-7134
RIVERSIDE TRANSIT AGENCY	(909) 684-0850



VICINITY MAP
NOT TO SCALE



GLEN CLIFF DRIVE AND QUEEN PALMS DR.
TYPICAL STREET SECTION
NOT TO SCALE



RIBBON GUTTER DETAIL
NOT TO SCALE

ATTENTION CONTRACTORS:

GRADES ARE GIVEN FROM TOP OF STAKES AND NAILS UNLESS OTHERWISE NOTED HEREIN. IN THE CASE OF A PIPE OR FLUME, GRADES GIVEN REFER TO THE HEIGHT OF THE BOTTOM OF THE INVERT OR INSIDE BOTTOM. CONTRACTORS ARE CAUTIONED TO OBSERVE THE FOLLOWING RULE IN USING THE GRADE STAKES GIVEN BY THIS OFFICE FOR PUTTING IN CURBS, WALKS, SEWER, FLUMES, AND ALL OTHER WORK. THREE CONSECUTIVE POINTS THAT ARE SHOWN TO BE ON THE SAME RATE OF SLOPE MUST BE USED IN COMMON IN ORDER THAT ANY VARIATION OUT OF A PERFECT STRAIGHT GRADE MAY BE DETECTED, AND IN CASE ANY SUCH DISCREPANCY IS FOUND, THE SAME MUST BE REPORTED. OTHERWISE THIS OFFICE WILL NOT BE RESPONSIBLE FOR ANY ERROR IN THE GRADE OF THE FINISHED WORK. IN ANY CASE, ALL STAKES, NAILS, ETC., VOID IN THREE (3) DAYS.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OF STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENTS CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE DOE PRECAUTIONARY MEASURES TO PREVENT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

ACTUAL THICKNESS OF BASE MATERIAL TO BE DETERMINED BY THE SOILS TEST AND RECOMMENDED BY THE SOILS ENGINEER. R-VALUES, SAND EQUIVALENTS AND STRUCTURAL SECTION OF STREETS SHALL BE SUBMITTED TO THE CITY OF RIVERSIDE FOR APPROVAL UPON COMPLETION OF ROUGH GRADING.

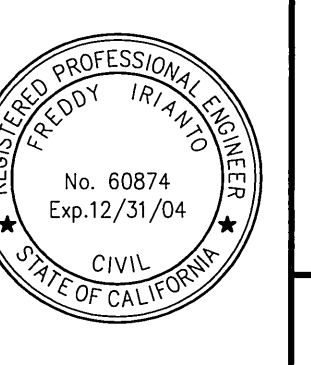
CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITE, THE CITY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES, ENTERING OR LEAVING IMPROVEMENTS.

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.

PRIVATE ENGINEERING NOTE
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BENCHMARK:
CITY OF RIVERSIDE
G7-F3
TOP EDGE OF THE MOST SOUTHERLY CORNER OF A LARGE CONCRETE VAULT (APPROX. 10 FEET X 14 FEET) AT THE NORTHWESTERLY CORNER OF ARLINGTON AVE. AND ALESSANDRO BLVD.
ELEV. - 1135.110

ELECTRIC
CITY OF RIVERSIDE
PUBLIC UTILITIES DEPT.-ELECT.
OVERHEAD & UNDERGROUND
WATER
WATER ENGINEERING
MM
APPROVED BY: [Signature] DATE: 8/27/04

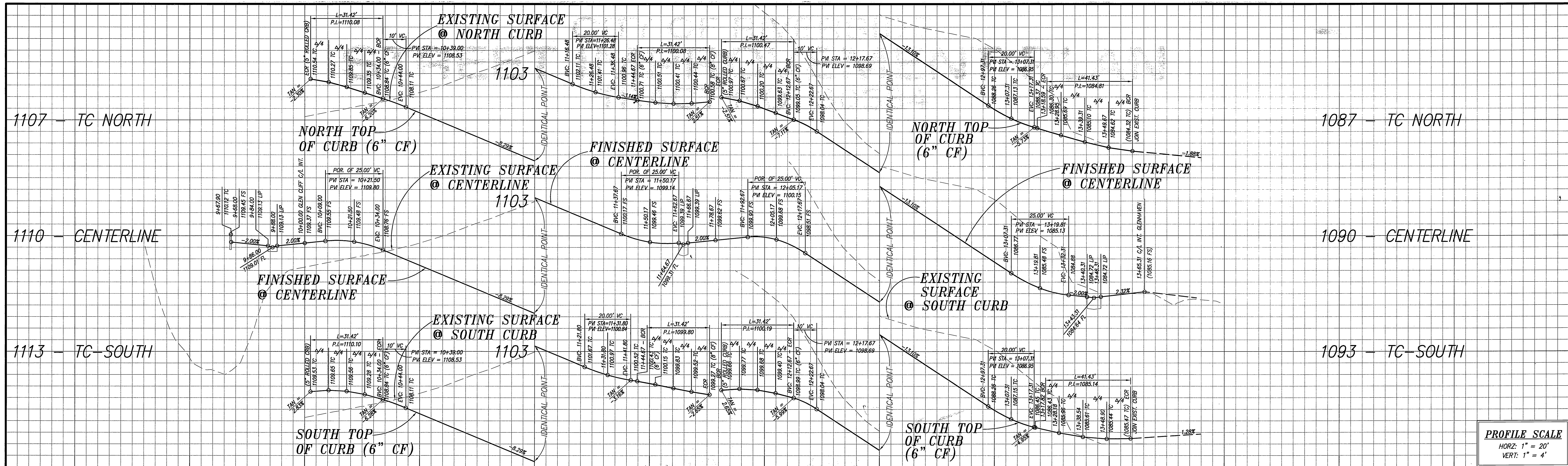


I.W. Consulting Engineers, Inc.
Civil Engineering
Surveying
Land Planning
3544 University Avenue
Riverside, CA 92501
Tel: 909.687.2929
Fax: 909.687.2999
PREPARED BY: [Signature] R.C.E. NO. 60874
DATE: 6/30/04

MARK	REVISIONS	APPR. DATE
DESIGNED BY: FI	DRAWN BY: NH	CHECKED BY: FI

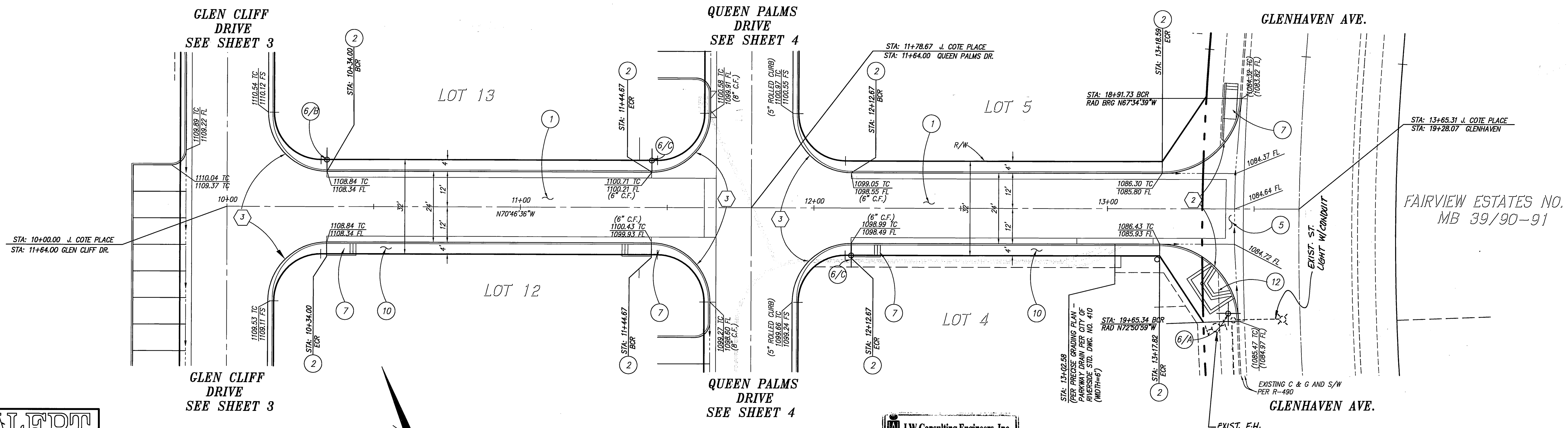
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature] DATE: 10/5/04
PRINCIPAL ENGINEER: [Signature] DATE: 8/25/04
TRAFFIC DIVISION: [Signature] DATE: 8/25/04
PARIS DEPARTMENT: [Signature] DATE: 8/25/04

CITY OF RIVERSIDE
STREET IMPROVEMENTS PLANS
TRACT NO. 30334
PW 03-0142
R-3730
SHEET 1 OF 4
HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=4'
INDEXED 10-12-04 lft



PROFILE SCALE
 HORZ: 1" = 20'
 VERT: 1" = 4'

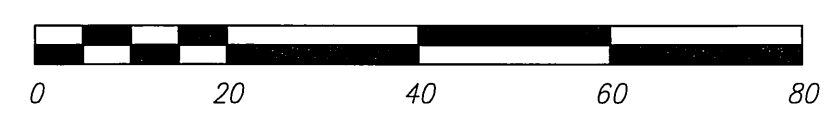
9+00 10+00 11+00 12+00 13+00 14+00



CONSTRUCTION NOTES:

1. CONSTRUCT 2" A.C. OVER 4" C.A.B. PER S.R.# 11636 R-VALUE=6A
2. CONSTRUCT 6" CURB AND GUTTER TYPE 1 PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200
3. CONSTRUCT 8" P.C.C. CURB TYPE II PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200
4. CONSTRUCT 5" P.C.C. ROLLED CURB TYPE C1 PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200, MODIFIED PER DETAIL, SHEET 3.
5. CONSTRUCT CROSS GUTTER (W=6", D=1") PER CITY OF RIVERSIDE STANDARD DRAWING NO. 220
6. INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STANDARD DRAWING NO. 662
7. CONSTRUCT WHEELCHAIR RAMP TYPE III PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304
8. CONSTRUCT DRIVEWAY APPROACH FOR CURB TYPE 1 PER CITY OF RIVERSIDE STANDARD DRAWING NO. 302
9. CONSTRUCT RIBBON GUTTER PER DETAIL ON SHEET 1
10. CONSTRUCT 4" WIDE MODIFIED P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325
11. CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD DRAWING NO. 405 WITH STENCILING PER DETAIL "A" ON SHEET 1
12. CONSTRUCT WHEELCHAIR RAMP TYPE I PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304
13. CONSTRUCT 8" CURB AND GUTTER TYPE 1 PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
①	90°00'00"	5.00'	7.85'	5.00'
②	87°55'37"	27.00'	41.43'	26.04'
③	90°00'00"	20.00'	31.42'	20.00'



J. COTE PLACE

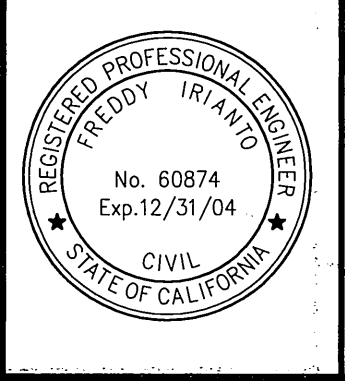
IW Consulting Engineers, Inc.
AS-BUILT
 SIGNATURE: [Signature] DATE: 2/14/04
 R.C.E. NO. 60874 EXP. 12-31-06

PRIVATE ENGINEERING NOTE
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 ELEV. - 1135.110

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 CITY OF RIVERSIDE PUBLIC UTILITIES DEPT. - ELECTRIC OVERHEAD & UNDERGROUND
 APPROVED BY: [Signature] DATE: 8/27/04

WATER
 APPROVED BY: [Signature] DATE: 8/27/04

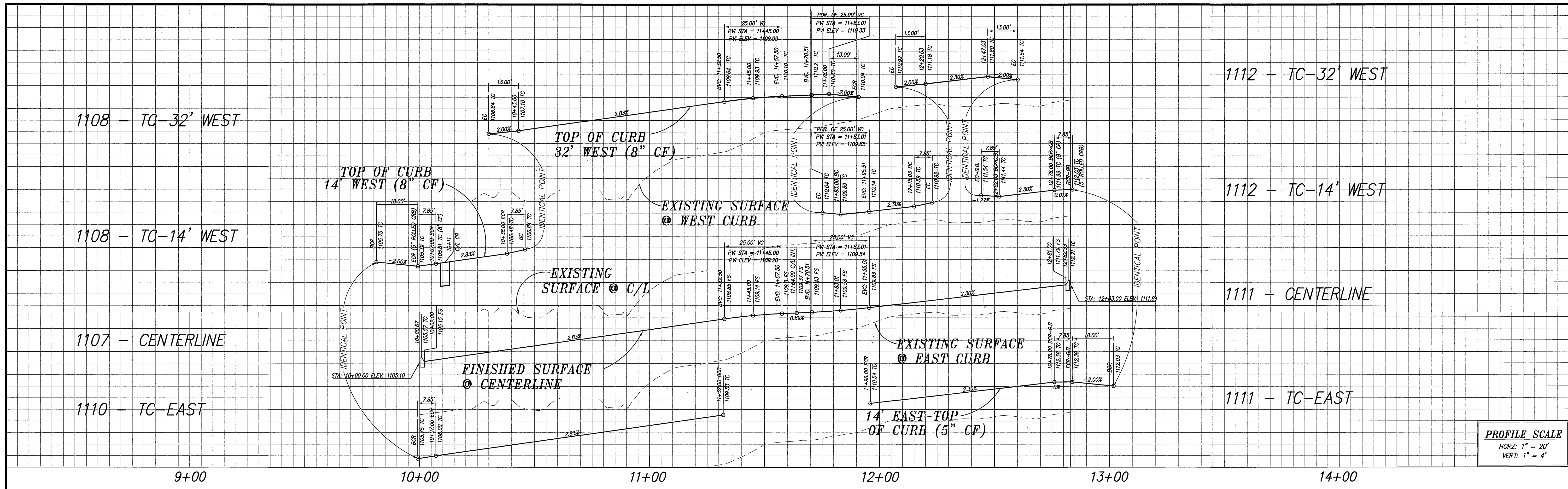


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 Riverside, CA 92501 Fax: 909.687.2999
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 DATE: 6/20/04

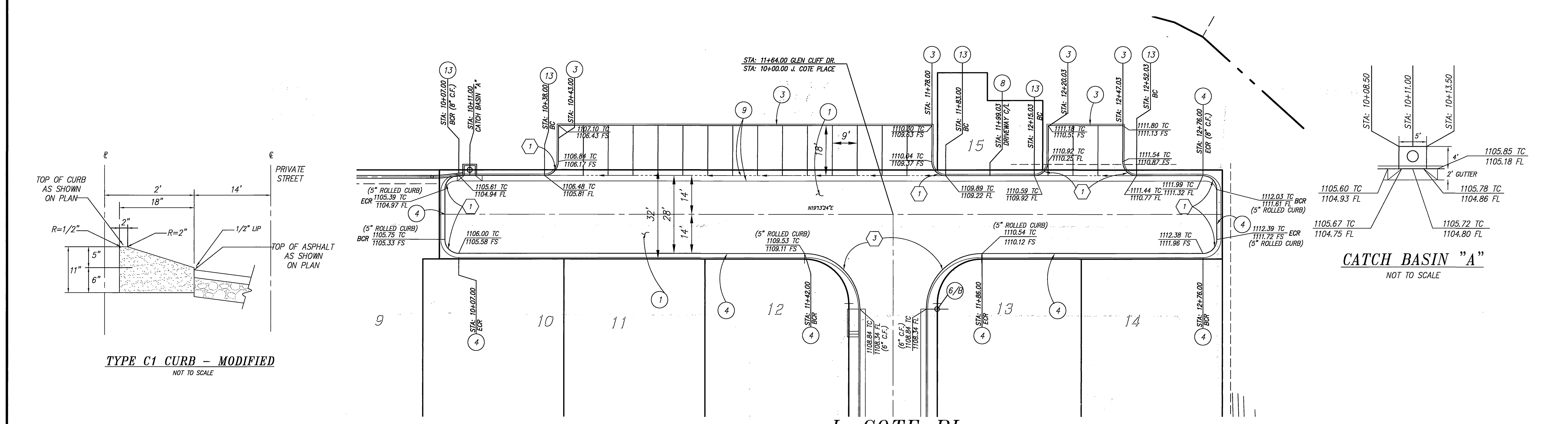
MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 1/4/04
 PRINCIPAL ENGINEER: [Signature] DATE: 1/4/04
 STREET SERVICES: [Signature] DATE: 1/4/04
 TRAFFIC DIVISION: [Signature] DATE: 1/4/04
 PARKS DEPARTMENT: [Signature] DATE: 1/4/04

CITY OF RIVERSIDE
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 TRACT NO. 30334
J. COTE PLACE
 PW 03-0142
 R-3730
 SHEET 2 OF 4
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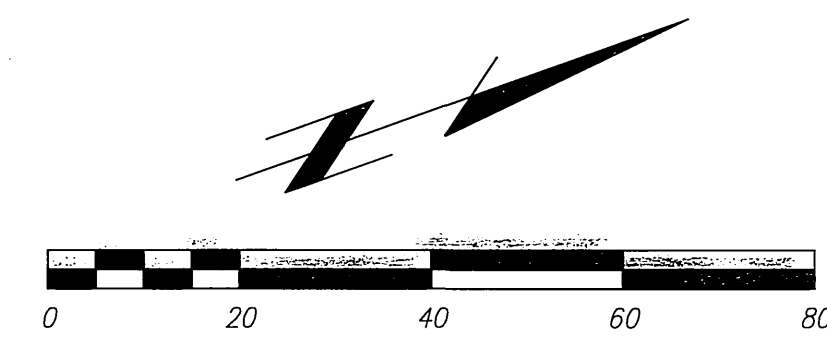
PROFILE SCALE
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- CONSTRUCTION NOTES:**
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 4. CONSTRUCT 5" P.C.C. ROLLED CURB TYPE C1 PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200, MODIFIED PER DETAIL, SHEET 3.
 5. CONSTRUCT CROSS GUTTER (W=6", D=1") PER CITY OF RIVERSIDE STANDARD DRAWING NO. 220
 6. INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STANDARD DRAWING NO. 662
 7. CONSTRUCT WHEELCHAIR RAMP TYPE III PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304
 8. CONSTRUCT DRIVEWAY APPROACH FOR CURB TYPE I PER CITY OF RIVERSIDE STANDARD DRAWING NO. 302
 9. CONSTRUCT RIBBON GUTTER PER DETAIL ON SHEET 1
 10. CONSTRUCT 4" WIDE MODIFIED P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325
 11. CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD DRAWING NO.405 WITH STENCILING PER DETAIL "A" ON SHEET 1
 12. CONSTRUCT WHEELCHAIR RAMP TYPE I PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304
 13. CONSTRUCT 8" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
(1)	90°00'00"	5.00'	7.85'	5.00'
(3)	90°00'00"	20.00'	31.42'	20.00'



J. COTE PL.
SEE SHEET 2
GLEN CLIFF DRIVE

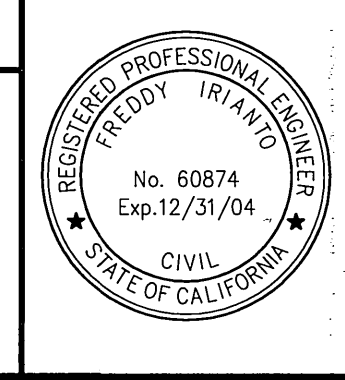
IW Consulting Engineers, Inc.
AS-BUILT
 SIGNATURE: [Signature] DATE: 12/16/04
 R.C.E. NO. 60874 EXP. 12-31-04

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 THE 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.

BENCHMARK:
 CITY OF RIVERSIDE
 G7-F3
 TOP EDGE OF THE MOST SOUTHERLY CORNER OF A LARGE CONCRETE VAULT (APPROX. 10 FEET X 14 FEET) AT THE NORTHWESTERLY CORNER OF ARLINGTON AVE. AND ALESSANDRO BLVD.
 ELEV. - 1135.110

ELECTRIC
 CITY OF RIVERSIDE PUBLIC UTILITIES DEPT. - ELECTRIC OVERHEAD & UNDERGROUND
 APPROVED BY: [Signature] DATE: 8/27/04

WATER
 APPROVED BY: [Signature] DATE: 12/16/04



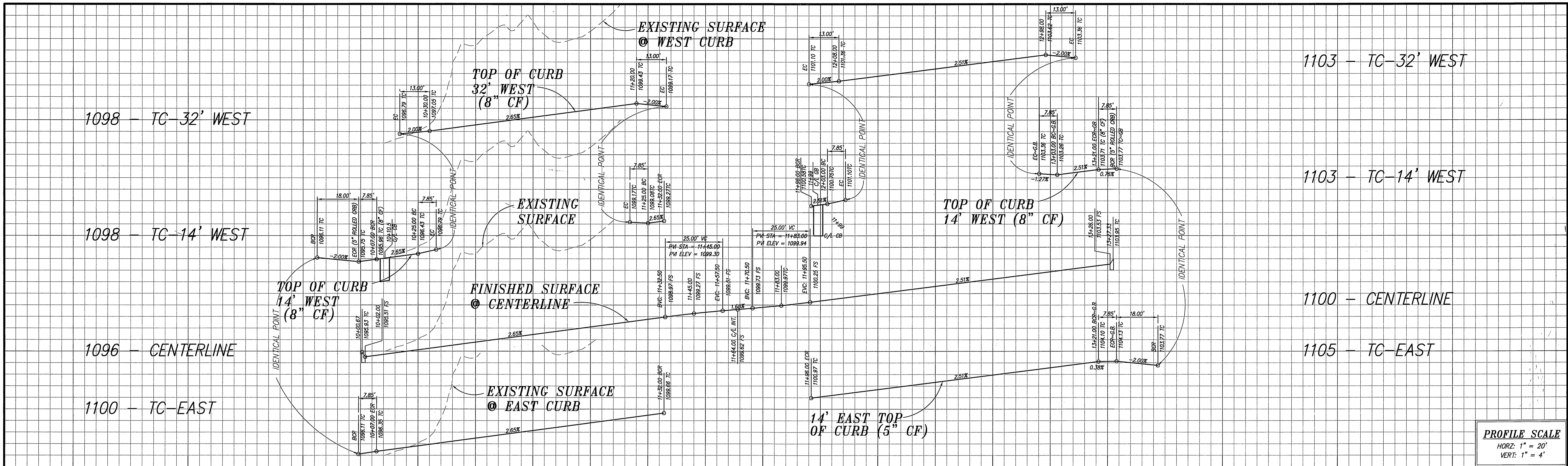
IW Consulting Engineers, Inc.
 Civil Engineering
 Surveying
 Land Planning
 3544 University Avenue
 Riverside, CA 92501
 Tel: 909.687.2929 Fax: 909.687.2999
 PREPARED BY: [Signature] R.C.E. NO. 60874 DATE: 6/30/04

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 10/5/04
 PRINCIPAL ENGINEER: [Signature]
 STREET SERVICES: [Signature]
 TRAFFIC DIVISION: [Signature]
 PARIS DEPARTMENT: [Signature]

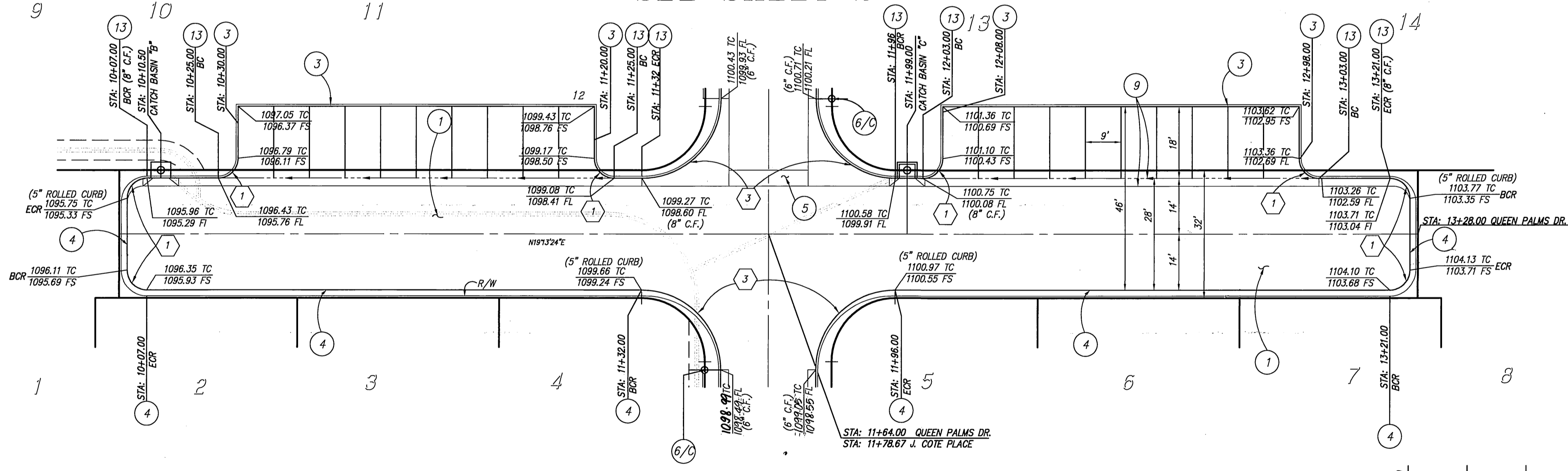
CITY OF RIVERSIDE
STREET IMPROVEMENTS PLANS
 TRACT NO. 30334
GLEN CLIFF DRIVE
 PW 03-0142
 R-3730
 SHEET 3 OF 4
 HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=4'

INDEXED 10-12-04 411



9+00 10+00 11+00 12+00 13+00 14+00

J. COTE PLACE
SEE SHEET 2

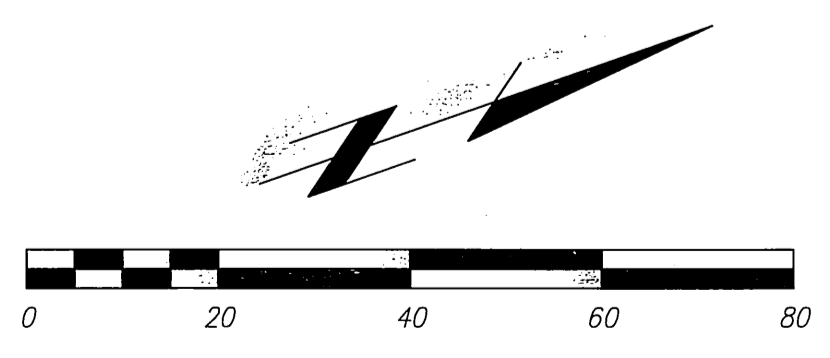
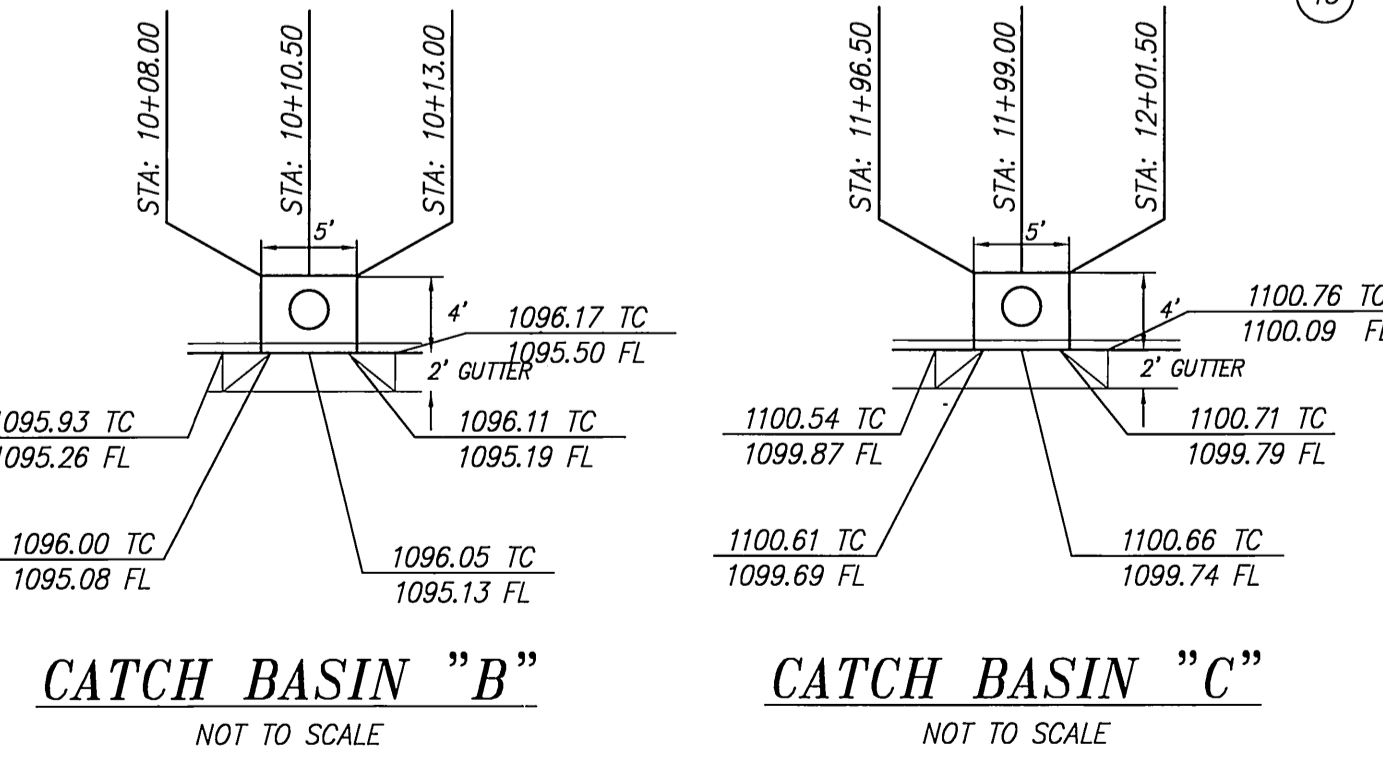


J. COTE PLACE
SEE SHEET 2
QUEEN PALMS DR.

CONSTRUCTION NOTES:

- 1) CONSTRUCT 2 1/2" A.C. OVER 4" C.A.B. PER S.R.# 1036 R-VALUE=64
- 2) CONSTRUCT 6" CURB AND GUTTER TYPE 1 PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200
- 3) CONSTRUCT 8" P.C.C. CURB TYPE II PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200
- 4) CONSTRUCT 5" P.C.C. ROLLED CURB TYPE C1 PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200, MODIFIED PER DETAIL, SHEET 3.
- 5) CONSTRUCT CROSS GUTTER (W=6", D=1") PER CITY OF RIVERSIDE STANDARD DRAWING NO. 220
- 6) INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STANDARD DRAWING NO. 662
- 7) CONSTRUCT WHEELCHAIR RAMP TYPE III PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304
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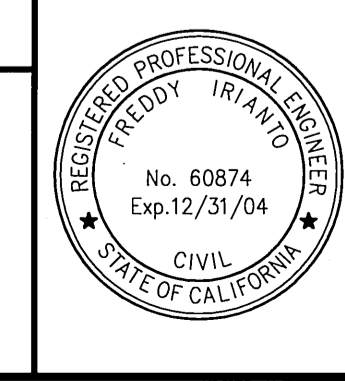
IW Consulting Engineers, Inc.
AS-BUILT
SIGNATURE: [Signature] DATE: 12/31/04
R.C.E. NO. 60874 EXP. 12-31-06

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 THE 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.

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ELEV. - 1135.110

ELECTRIC
CITY OF RIVERSIDE PUBLIC UTILITIES DEPT. - ELECTRIC OVERHEAD & UNDERGROUND
APPROVED BY: [Signature] DATE: 12/31/04

WATER
APPROVED BY: [Signature] DATE: 12/31/04



IW Consulting Engineers, Inc.
Civil Engineering
Surveying
Land Planning
3544 University Avenue
Riverside, CA 92501
Tel: 909.487.2929 Fax: 909.487.2999
PREPARED BY: [Signature] R.C.E. NO. 60874 DATE: 6/30/04

MARK REVISIONS APPR. DATE
DESIGNED BY: [Signature] DRAWN BY: [Signature] CHECKED BY: [Signature]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature] DATE: 12/15/04
PRINCIPAL ENGINEER: [Signature] DATE: 12/15/04
TRAFFIC DIVISION: [Signature] DATE: 12/15/04

CITY OF RIVERSIDE
STREET IMPROVEMENTS PLANS
TRACT NO. 30334
QUEEN PALMS DRIVE
SHEET 4 OF 4
PW 03-0142
R-3730
HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=4'