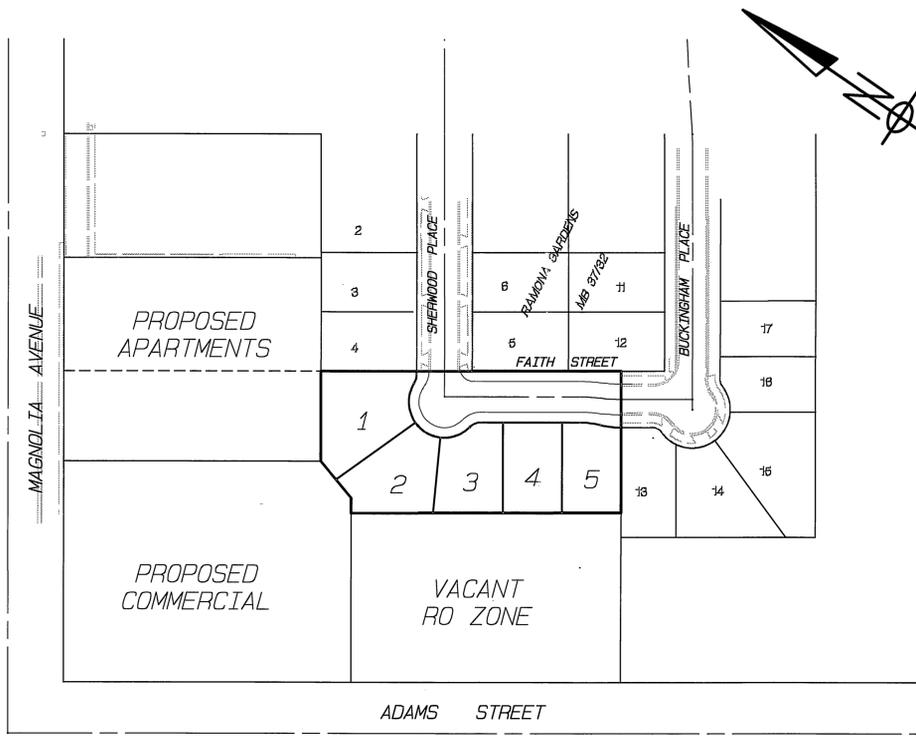


**GENERAL NOTES
STREET CONSTRUCTION**

- 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 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 DRAWING FOR EXACT 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 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 STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- 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.
- 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 STRIPPINGS 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 FOR 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.
- PRIVATE STREETS SHALL BE POSTED WITH "NO PARKING" SIGNS ON TRASH COLLECTION DAYS.

STREET IMPROVEMENT PLANS FOR TRACT NO. 30951

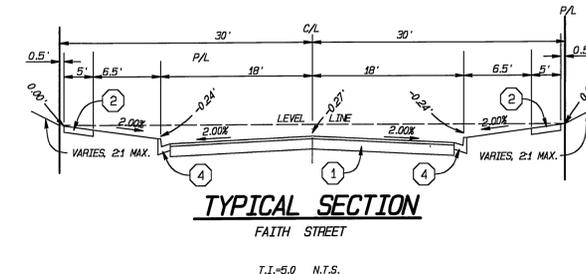


INDEX MAP

SCALE: 1" = 100'

CONSTRUCTION NOTES/QUANTITY ESTIMATE

No.	DESCRIPTION	QUANTITY	UNIT
1	CONSTRUCT 2.5" A.C. OVER 6" C.A.B. (PRELIM R-VALUE=20, FINAL SECTION DETERMINED AT COMPLETION OF ROUGH GRADE)	8,800	SF
2	CONSTRUCT PROPERTY LINE S/M, 5' WIDE (C/R STD. 325)	2,125	SF
3	CONSTRUCT AC OVERLAY, 0.10" MIN	416	SF
4	CONSTRUCT 6" CURB & GUTTER (TYPE 1) (C/R STD. 200)	510	SF
5	CONSTRUCT DRIVEWAY APPROACH, A=16', B=23' (C/R STD. 302, TYPE PL-1)	5	EA
6	REMOVE EXISTING BARRICADE	72	LF
7	INSTALL STREET TREES PER C/R PARKS DEPT. STDS.	5	EA
8	REMOVE EXISTING CURB & GUTTER	6	LF
9	PROTECT EXISTING ITEM IN PLACE		
10	REMOVE EXISTING ITEM AS NOTED		
11			
12			
13			
14			



SIGN SCHEDULE

(A)	FAITH ST. 3700	[INSTALL PER C/R STD. 662, TYP.]
	SHERWOOD PL. 8200	

BENCHMARK

ID - 65-12 ELEV. 797.890
FD, BRASS DISK STAMPED "65-A" IN MONUMENT WELL @ INTERSECTION OF ADAMS ST. & MAGNOLIA AVE.

RELATED PLANS

- S-1812SEWER IMPROVEMENT PLANS
- PW 03-0185PRECISE GRADING PLANS
- 05-704179WATER IMPROVEMENT PLANS

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

CITY OF RIVERSIDE WATER SYSTEM
APPROVED BY: [Signature] DATE: 8/13/04
CITY OF RIVERSIDE PUBLIC UTILITIES DEPT. - ELECTRICAL OVERHEAD & UNDERGROUND
APPROVED BY: [Signature] DATE: 8/13/04

REGISTERED PROFESSIONAL ENGINEER
FREDDY IRIANTO
No. 60874
Exp. 12/31/04
CIVIL
STATE OF CALIFORNIA

IW Consulting Engineers, Inc.
3544 University Avenue
Riverside, CA 92501
Tel: 951.687.2929
Fax: 951.687.2999
CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/1/2005
APP'D BY: FREDDY IRIANTO, P.C.E. 60874, EXP. 12/31/04 DATE: 7/30/04

MARK	REVISIONS	APPROVED DATE	APPROVED DATE
DESIGNED BY:	DRAWN BY:	CHECKED BY:	DESIGN ENGR. / CITY ENGR.

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature] DATE: 8/30/04
PRINCIPAL ENGINEER
TRAFFIC DIVISION: [Signature] DATE: 8/30/04
STREET SERVICES: [Signature]

STREET IMPROVEMENT PLAN
TRACT NO. 30951
FAITH ST. TO BUCKINGHAM PL.
HORIZONTAL SCALE: 1" = N/A VERTICAL SCALE: 1" = N/A

PW 03-0188
R-3736
SHEET 1 OF 2
S.E.I. N.O. C02-010

INDEXED 09-09-04 4th

805 LT

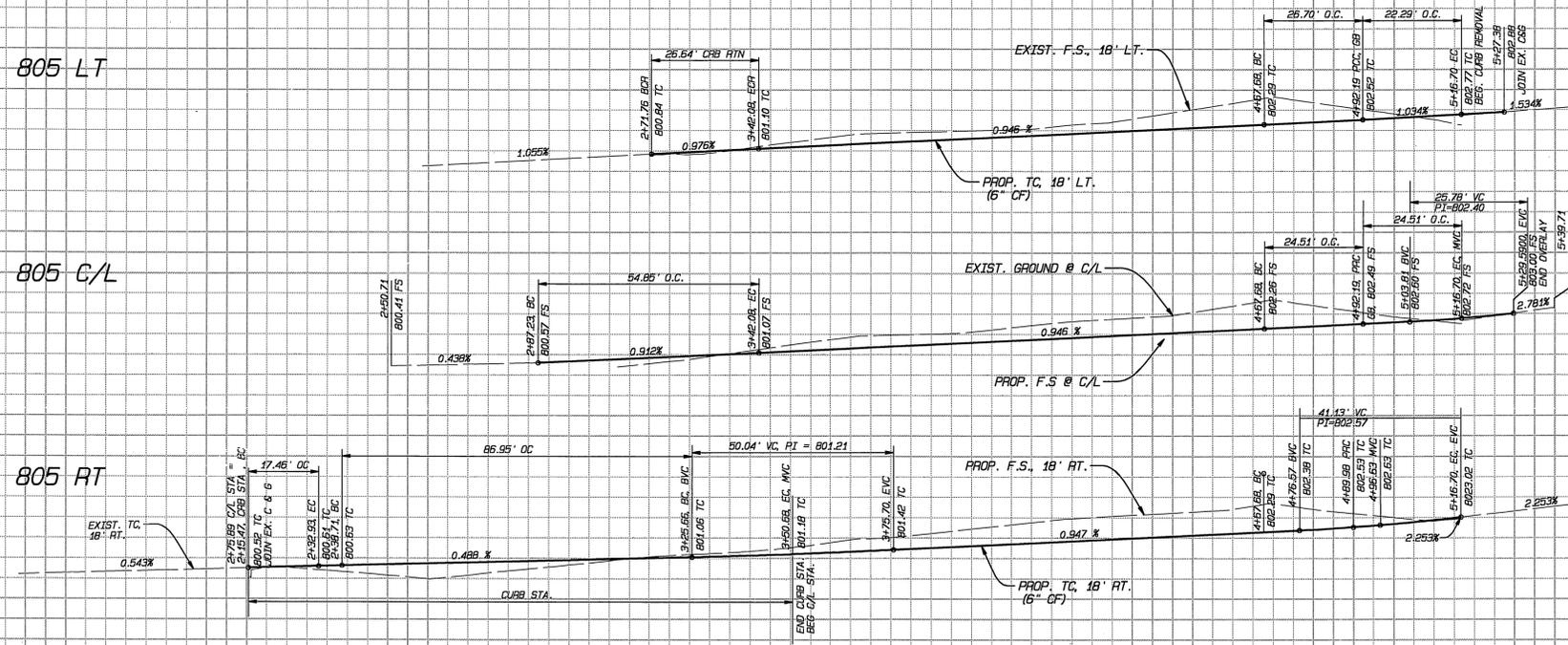
805 LT

805 C/L

805 C/L

805 RT

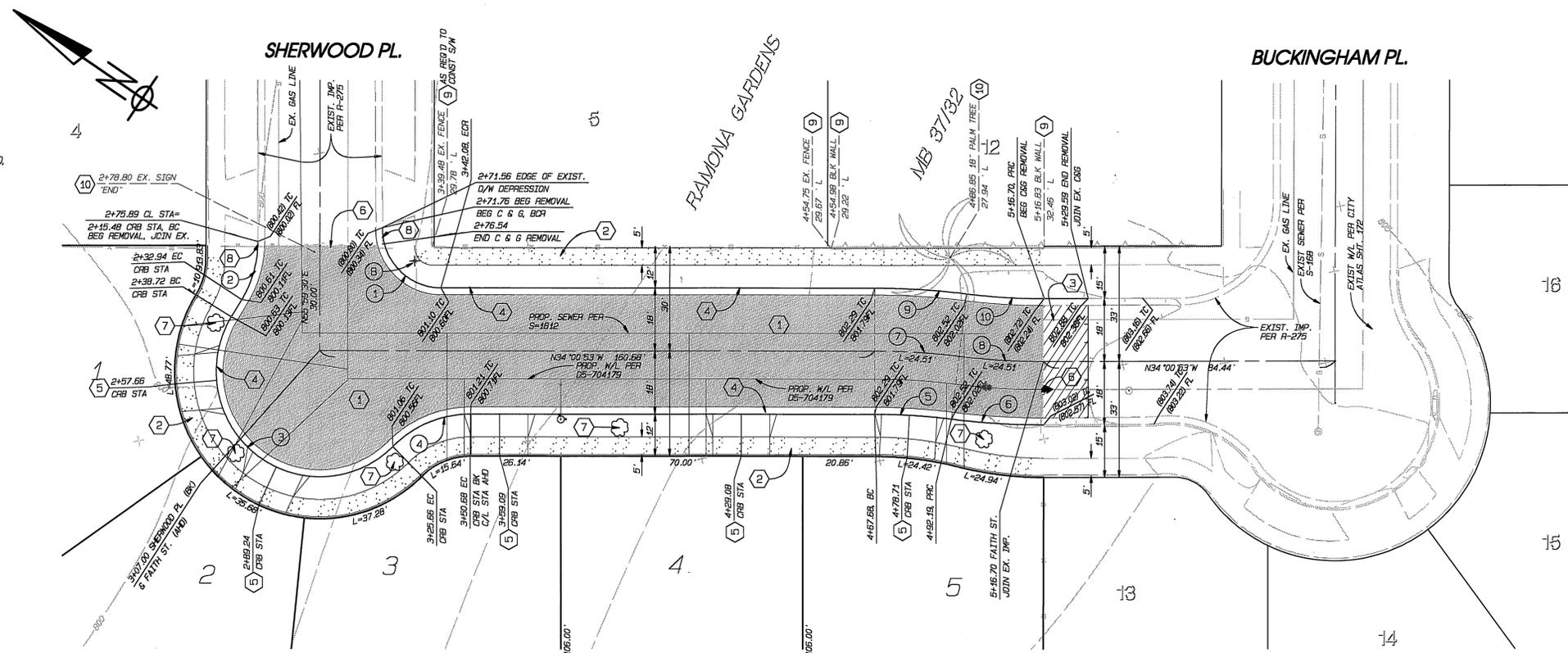
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2 3 4 5 6

CONSTRUCTION NOTES

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- 7 INSTALL STREET TREES PER C/R PARKS DEPT. STDS.
- 8 REMOVE EXISTING CURB & GUTTER
- 9 PROTECT EXISTING ITEM IN PLACE
- 10 REMOVE EXISTING ITEM AS NOTED



CURVE DATA

LINE	RADIUS	DELTA	TANGENT	LENGTH
1	17.00	69°47'29"	36.94'	25.64'
2	32.00	31°15'28"	8.86'	17.46'
3	30.00	166°03'23"	245.33'	86.95'
4	32.00	44°47'29"	13.19'	25.02'
5	182.00	7°01'18"	11.17'	22.30'
6	218.00	7°01'18"	13.37'	26.72'
7	200.00	7°01'18"	12.27'	24.51'
8	200.00	7°01'18"	12.27'	24.51'
9	218.00	7°01'18"	13.37'	26.72'
10	182.00	7°01'18"	11.17'	22.30'

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

CITY OF RIVERSIDE
 WATER SYSTEM
 APPROVED BY: [Signature] DATE: 8/11/04
 CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPT. - ELECTRICITY OVERHEAD & UNDERGROUND
 APPROVED BY: [Signature] DATE: 8/13/04

REGISTERED PROFESSIONAL ENGINEER
 FREDDY IRIANTO
 No. 60874
 Exp. 12/31/04
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REVISIONS
 DESIGNED BY: DRAWN BY: CHECKED BY: DESIGN ENGR. CITY ENGR.
 APPROVED DATE APPROVED DATE

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 8/20/04
 TRAFFIC DIVISION: [Signature] DATE: 8/31/04
 STREET SERVICES: [Signature] DATE: 8/31/04

STREET IMPROVEMENT PLAN
 TRACT NO. 30951
 FAITH ST.
 SHERWOOD PL. TO BUCKINGHAM PL.
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 4'

PW 03-0188
 R-3736
 SHEET 2 OF 2
 S.E.I. N.O. C02-010
 INDEXED 09-09-04 L-4