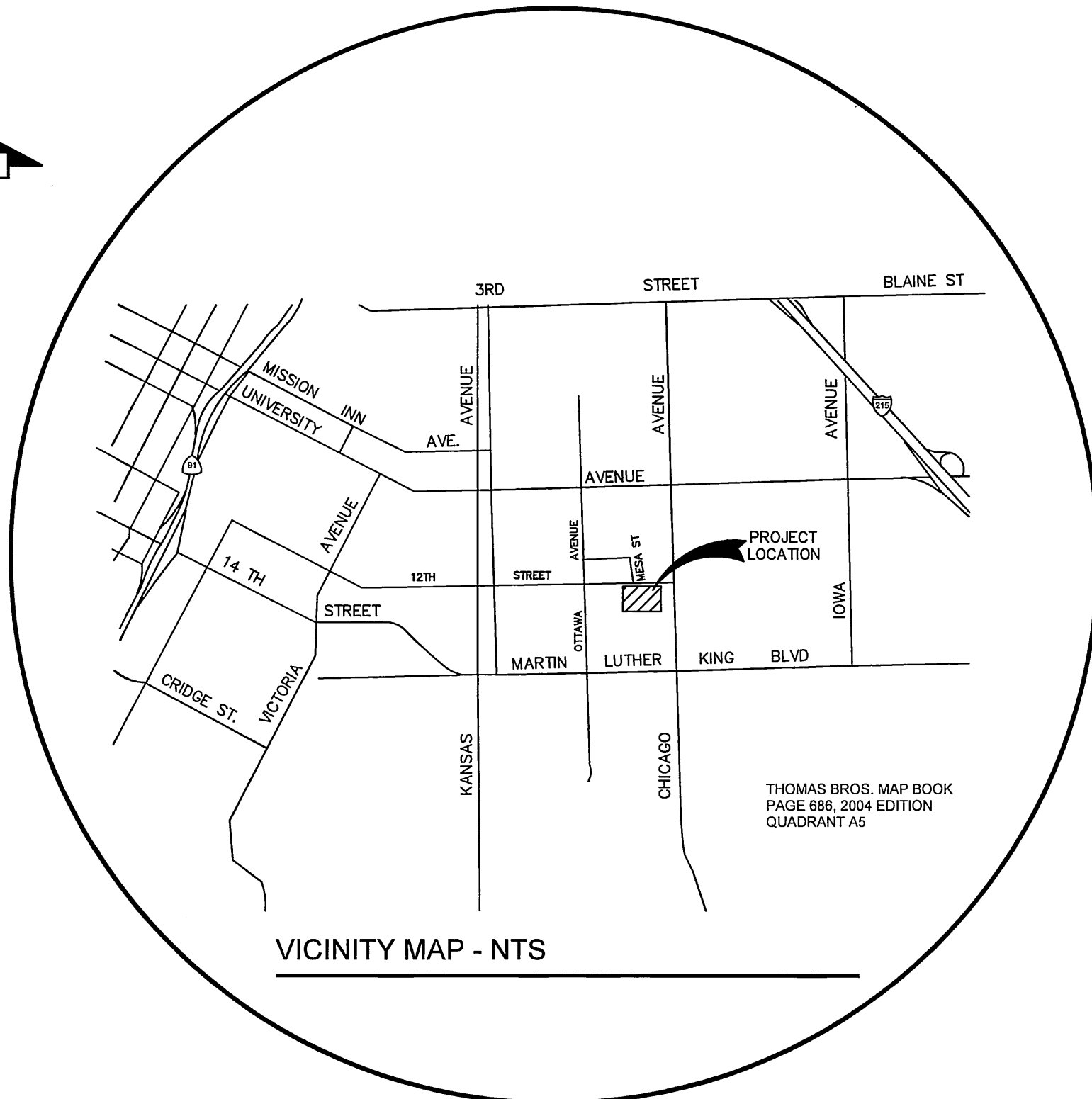


GENERAL NOTES:

- 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 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 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 joint 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.
- 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 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 striping obliterated and/or badly worn during construction shall be restored by the contractor within five days after notification for 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.
- 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.

CONSTRUCTION NOTES

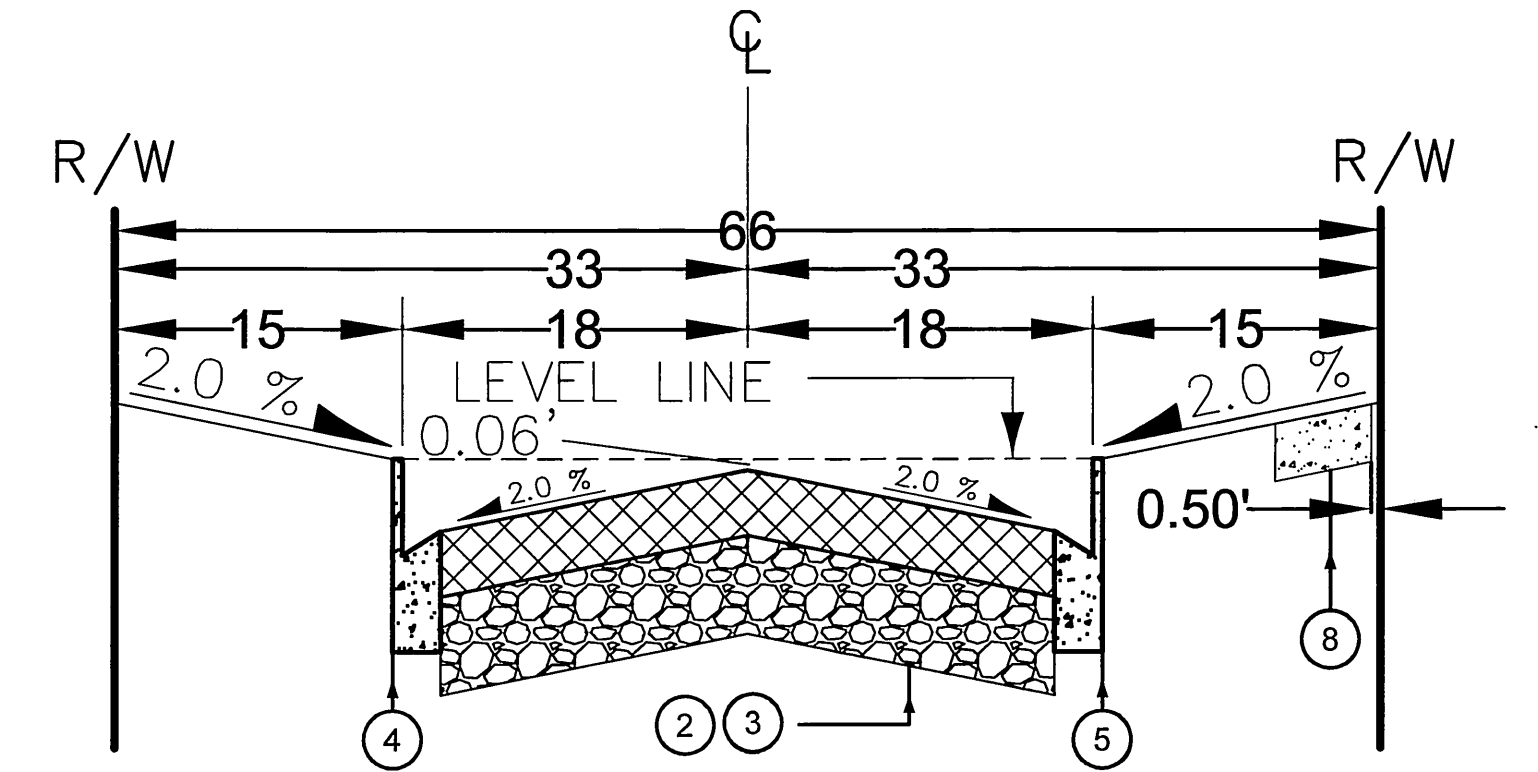
- | CONSTRUCTION NOTES | QUANTITIES |
|---|-----------------|
| 1 GRIND EXST AC PAVEMENT (0.17' MIN.) AND CONSTRUCT AC PAVEMENT OVERLAY (0.17' MIN.) | 570 S.F. |
| 2 REMOVE AND REPLACE EXISTING ASPHALT CONCRETE (AC) PAVEMENT AND BASE MATERIAL | 8,100 S.F. S.F. |
| 3 CONSTRUCT 3.5 INCHES OF ASPHALT CONCRETE (AC) PAVEMENT ON 4 INCHES OF CRUSHED AGGREGATE BASE (CAB) PER SOIL REPORT SR-1658; R-VALUE= 51 | 16,370 S.F. |
| 4 PROTECT EXISTING CURB AND GUTTER IN PLACE | 500 L.F. |
| 5 CONSTRUCT 6 INCH CURB AND GUTTER PER CITY OF RIVERSIDE STD. DRAWING NO. 200 TYPE I. | 370 S.F. |
| 6 CONSTRUCT 6 IN ASPHALT CONCRETE BERM PER CITY OF RIVERSIDE STD DRAWING NO. 250 TYPE I | 92 LF |
| 7 CONSTRUCT DRIVEWAY APPROACH TYPE PL-I, A= 18,B=25', PER CITY OF RIVERSIDE STD DRAWING NO. 302 | 6 EA |
| 8 CONSTRUCT 5 FT. WIDE SIDEWALK PER CITY OF RIVERSIDE STD DRAWING NO. 325 | 1,850 S.F. |
| 9 REMOVE EXISTING CONCRETE SIDEWALK | 250 S.F. |
| 10 CONSTRUCT F-1 FLEXIBLE DELINEATORS AS NOTED | 5 EA |



VICINITY MAP - NTS

PRIVATE ENGINEERS NOTICE TO CONTRACTOR

- ALL AVAILABLE RECORDS FROM THE CITY AND UTILITY COMPANIES INVOLVED HAVE BEEN INVESTIGATED AND ALL KNOWN UTILITY CONDUITS AND SUBSTRUCTURES ARE SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITY CONDUITS AND SUBSTRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS BY "POT HOLING" PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE OF REPAIR AND/OR REPLACEMENT OF SAID UTILITY CONDUITS AND SUBSTRUCTURES DAMAGED BY HIS OPERATION IN CONNECTION WITH THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS TO NOTIFY THE ENGINEER OF OR RECORD IMMEDIATELY WITH ANY DISCREPANCIES. COMMENCEMENT OF WORK INDICATES ACCEPTANCE OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN BY THE CONTRACTOR.
- EXISTING UTILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR, UNLESS OTHERWISE NOTED. RELOCATION OR REMOVAL OF ANY EXISTING UTILITIES NOT COVERED BY THESE PLANS SHALL BE PERFORMED BY OR UNDER THE DIRECTION OF THE RESPECTIVE UTILITY OWNERS AT THE EXPENSE OF THE DEVELOPER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL, IF ANY, EXISTING SURVEY MONUMENTS.
- THE CONTRACTOR SHALL POSSESS A VALID STATE CONTRACTOR'S LICENSE AND SHALL BE REQUIRED TO POSSESS A VALID CITY BUSINESS LICENSE WHILE PERFORMING WORK ON THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK COVERED BY THESE PLANS.
- THE CONTRACTOR(S) AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS.
- THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER OF RECORD HARMLESS FROM ANY AND ALL LIABILITY, RELATED TO OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER AND/OR THE ENGINEER OF RECORD.
- LOCKMAN & ASSOCIATES WILL PROVIDE ONE SET OF CONSTRUCTION STAKES FOR THIS IMPROVEMENT PROJECT. ANY ADDITIONAL STAKES REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ARRANGEMENTS SHOULD BE MADE WITH THE ENGINEER OF RECORD FOR ADDITIONAL STAKES. THE CONTRACTOR SHALL NOTIFY LOCKMAN & ASSOCIATES AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY STAKING.
- CADASTRAL INFORMATION SHOWN HEREON IS FOR GENERAL INFORMATION PURPOSES ONLY. SHOULD ANY DISCREPANCIES ARISE IN THE HORIZONTAL LOCATION OF THESE IMPROVEMENTS AS SHOWN HEREON AS COMPARED TO THE FINAL MAP, THE FINAL MAP SHALL GOVERN. ALL CONSTRUCTION STAKING FOR THE HORIZONTAL LOCATION OF THESE IMPROVEMENTS SHALL BE BASED UPON THE RECORDED FINAL MAP.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS



TYPICAL SECTION - TWELFTH STREET
N.T.S. T.I. = 5.0

INDEX TO DRAWINGS

- SHEET 1 OF 2 - TITLE SHEET
- SHEET 2 OF 2 - STREET PLAN & PROFILE

LEGAL DESCRIPTION

LOTS 5 THROUGH 10 INCLUSIVE IN BLOCK A OF GRAND VIEW PLACE AS SHOWN BY MAP ON FILE IN MAP BOOK 5 PAGE 50 THEREOF, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA EXCEPTING THEREFROM THE SOUTHERLY 25 FEET OF LOT 9

ASSESSOR PARCEL NUMBERS

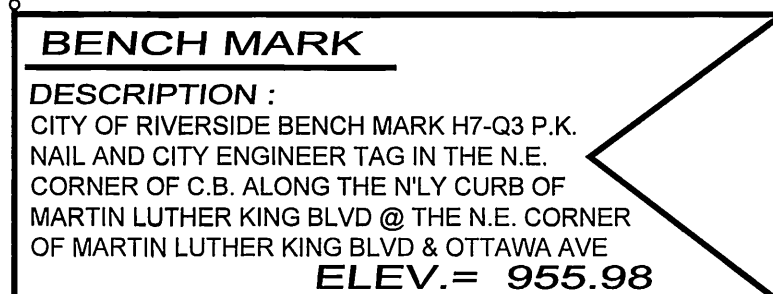
LOT 5 - APN 221-161-002 1744 TWELFTH STREET
LOT 6 - APN 221-161-003 1754 TWELFTH STREET
LOT 7 - APN 221-161-004 1764 TWELFTH STREET
LOT 8 - APN 221-161-025 1774 TWELFTH STREET
LOT 9 - APN 221-161-005 1784 TWELFTH STREET
LOT 10 - APN 221-161-026 1794 TWELFTH STREET

APPLICANT / BUILDER

JOHN LAING HOMES - INLAND EMPIRE DIVISION
255 EAST RINCON STREET
SUITE 100
CORONA CA 92879-1330
CONTACT: MARY MOHOFF
PROJECT COORDINATOR
TEL: (951) 272-5146

SURVEYOR NOTE

THE INFORMATION AS SHOWN HEREON IS BASED UPON A FIELD SURVEY AS PERFORMED UNDER THE DIRECTION OF WILLIAM E. EADSON P.L.S. 6154 EXP. 03-31-06 EADSON & ASSOCIATES, INC. ON OCTOBER 4 2004.



BENCH MARK

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

PREPARED IN THE OFFICE OF
LOCKMAN & ASSOCIATES
Consulting Engineers and Planners
14125 TELEPHONE AVENUE, SUITE 1
CHINO, CA. 91710
TEL: (909) 548-6418 FAX (909) 548-6841

SEAL: REGISTERED PROFESSIONAL ENGINEER
WILLIAM E. EADSON
No. 42485 Exp. 3/31/06
CIVIL
STATE OF CALIFORNIA

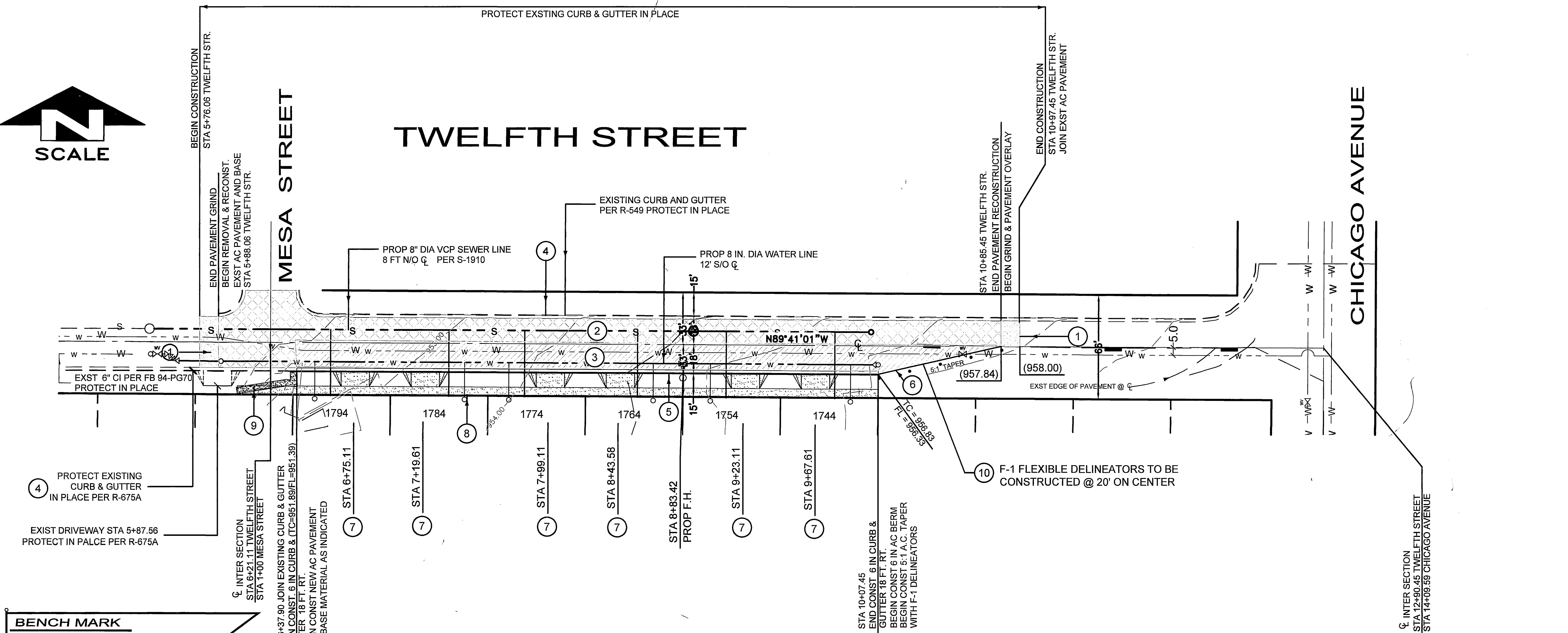
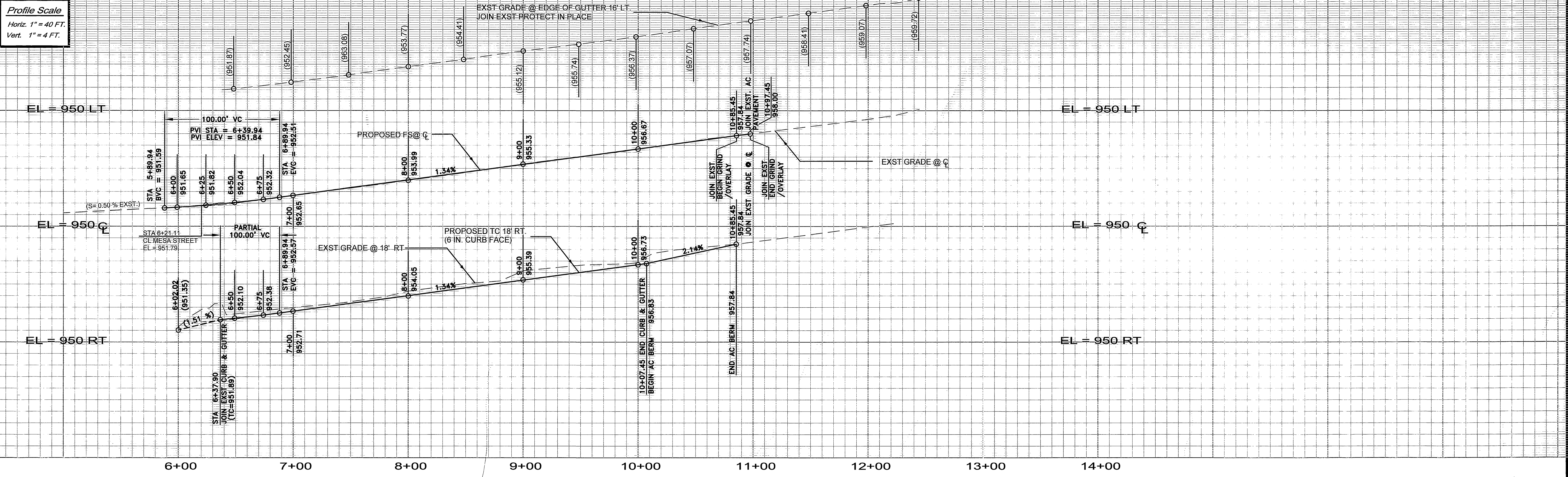
PREPARED UNDER THE SUPERVISION OF:
DATE 09/27/05
CHARLES W. LOCKMAN
R.C.E. 42485 EXP. 03/31/06

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT - WATER BY: <i>Karl D. Masley</i> DATE: 11/3/05	CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT - ELECTRIC OVERHEAD & UNDERGROUND BY: <i>E. G. Gole</i> DATE: 10-30-05	PW 05-0317
CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT		STREET IMPROVEMENT PLAN 1744-1794 TWELFTH STREET
APPROVED BY: <i>[Signature]</i> DATE: 10/19/05 PRINCIPAL ENGINEER: <i>[Signature]</i> TRAFFIC DIVISION: <i>[Signature]</i> PARKS DEPARTMENT: <i>[Signature]</i>		TITLE SHEET
DESIGNED BY: <i>C.W.L.</i> DRAWN BY: <i>C.W.L.</i> CHECKED BY: <i>C.W.L.</i>		R-3859 SHEET 1 OF 2 JOB NO. 04-3649

Drawing File Name: 3649 STR 01
Drawing File Path: Z:\L&A DRAWINGS\04-3639 JOHN LAING HOMES CITY OF RIVERSIDE\STREET PLANS

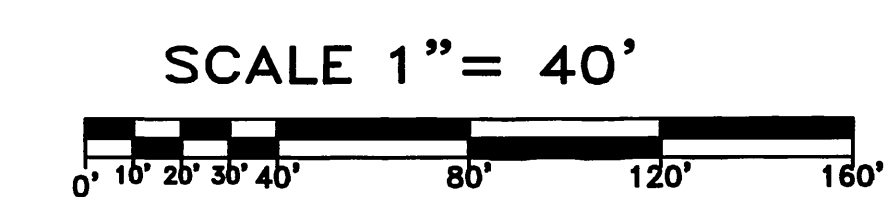
APPROVED INDEXED 10-24-05 Plot Date: 9/27/05

Profile Scale
 Horiz. 1" = 40 FT.
 Vert. 1" = 4 FT.



- CONSTRUCTION NOTES**
- ① GRIND EXST AC PAVEMENT (0.17' MIN.) AND CONSTRUCT AC PAVEMENT OVERLAY (0.17' MIN.)
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 - ⑥ CONSTRUCT 6 IN ASPHALT CONCRETE BERM PER CITY OF RIVERSIDE STD DRAWING NO. 250 TYPE I
 - ⑦ CONSTRUCT DRIVEWAY APPROACH TYPE PL-I, A= 18, B=25', PER CITY OF RIVERSIDE STD DRAWING NO. 302
 - ⑧ CONSTRUCT 5 FT. WIDE SIDEWALK PER CITY OF RIVERSIDE STD DRAWING NO. 325
 - ⑨ REMOVE EXISTING CONCRETE SIDEWALK
 - ⑩ CONSTRUCT F-1 FLEXIBLE DELINEATORS AS NOTED

- LEGEND**
- REMOVE AND REPLACE EXISTING ASPHALT CONCRETE (AC) AND BASE MATERIAL.
 - GRIND EXST AC PAVEMENT (0.17' MIN.) & CONSTRUCT AC PAVEMENT OVERLAY (0.17' MIN.).
 - CONSTRUCT AC PAVEMENT ON CRUSHED AGGREGATE BASE AS INDICATED



BENCH MARK
 DESCRIPTION :
 CITY OF RIVERSIDE BENCH MARK H7-Q3 P.K. NAIL AND CITY ENGINEER TAG IN THE N.E. CORNER OF C.B. ALONG THE NLY CURB OF MARTIN LUTHER KING BLVD @ THE N.E. CORNER OF MARTIN LUTHER KING BLVD & OTTAWA AVE
 ELEV. = 955.98

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

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 TWO WORKING DAYS BEFORE YOU DIG

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 14125 TELEPHONE AVENUE, SUITE 1
 CHINO, CA. 91710
 TEL: (909) 548-6418 FAX (909) 548-6841

PREPARED UNDER THE SUPERVISION OF:

CHARLES W. LOCKMAN
 R.C.E. 42485 EXP. 03/31/08

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY:
 DATE: 09/27/05

DESIGNED BY: C.W.L. DRAWN BY: C.W.L. CHECKED BY: C.W.L.

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY:
 DATE: 10/19/05

STREET IMPROVEMENT PLAN
 1744-1794 TWELFTH STREET
 STA 5+76.06 TO STA 10+32.07

R-3859

SHEET 2 OF 2
 JOB NO. 04-3639

HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

APPROVED INDEXED 10-24-05 Plot Date: 9/27/05

Drawing File Name: 3649 STR 02
 Drawing File Path: Z:\L&A DRAWINGS\04-3639 JOHN LANG HOMES CTRY OF RIVERSIDE\STREET PLANS\