

WORK TO BE DONE

THESE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

ALL CONTRACTORS AND SUB-CONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUB-CONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

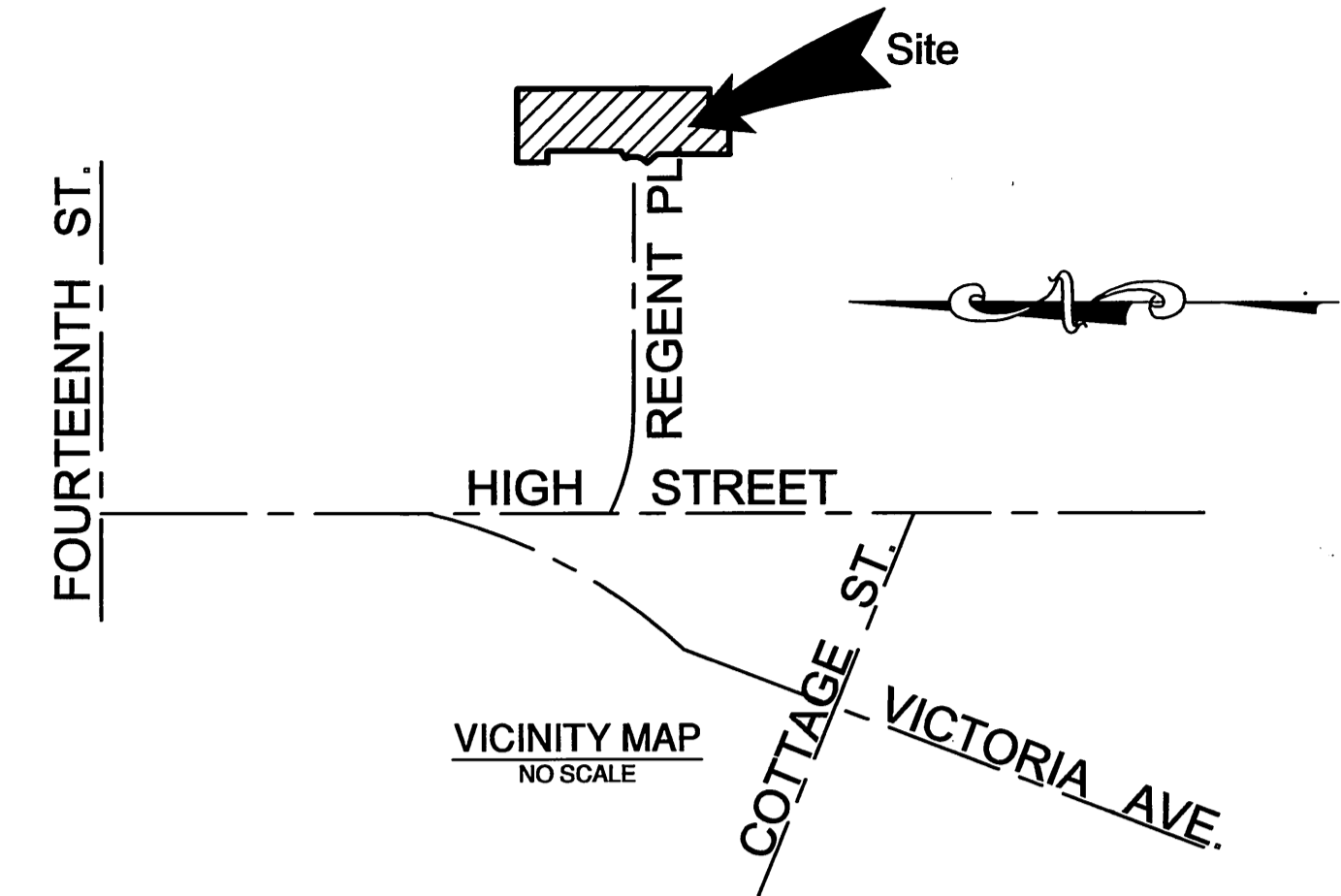
CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTION FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

THE EXISTING AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR EXCAVATION TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON, AND FOR ANY DAMAGE OR PROTECTION TO THESE LINES.

OWNER: Abel Hernandez 2-01-06
 ABEL HERNANDEZ
 ENGINEER: Pablo B. Sanchez 2-01-06
 PABLO B. SANCHEZ, R.C.E. 29664, EXP. 3-31-07

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 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.
- 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.
- 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.
- 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 Inspector.
- 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 contractor shall coordinate trenching for cable television with other trenching within the subdivision.
- Street lights to be installed by the electrical contractor as per City of Riverside Standards and Specs. Coordinate Street Light installation with Vahid Bazel @ (951) 826-5830.



GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDAR NOTES AND CITY OF RIVERSIDE STREET TREE POLICIES.
- WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 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:
 - 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;
 - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES;
 - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE;
 - AT END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (714) 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;
- ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY
- THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
 - STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQUIRED
- BOTH A TREE RELOCATION/REMOVAL PERMIT AS ISSUED BY THE PARK AND RECREATION DEPARTMENT AND A STREET OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPARTMENT ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL EXISTING TREES WITHIN WHAT WILL ULTIMATELY BE THE PUBLIC RIGHT-OF-WAY PAVEMENT AREA, BACKFILL OF ALL HOLES MUST BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR PROPER COMPACTION.
- ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENTIAL USES.

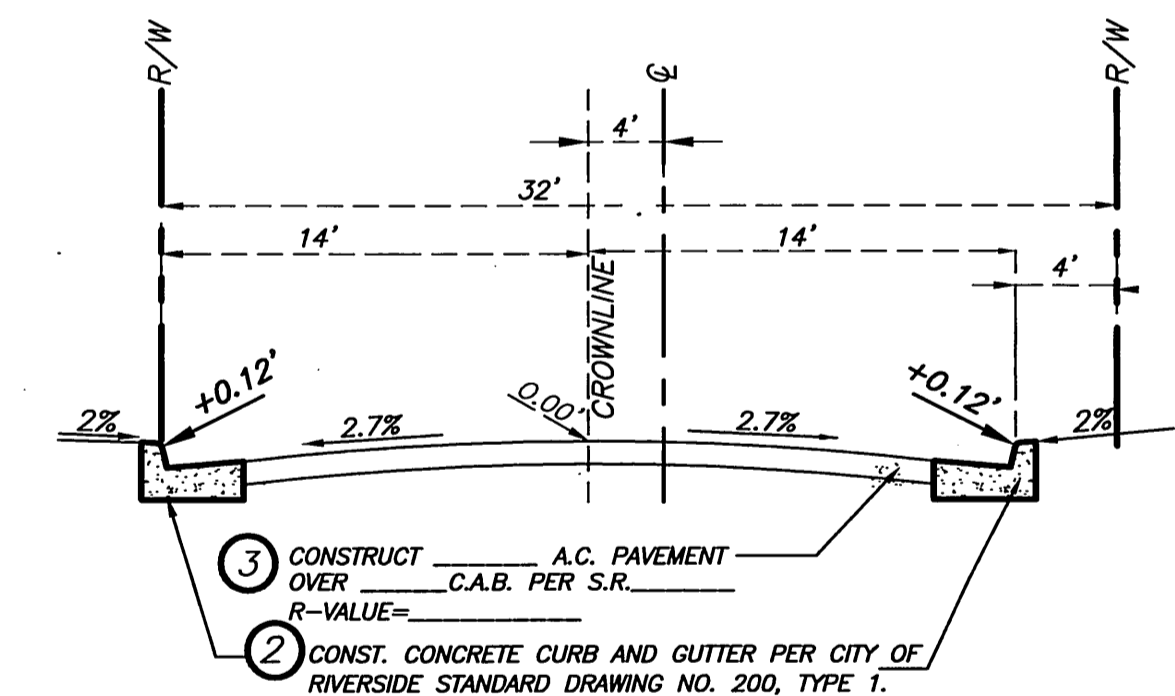
NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

CONSTRUCTION NOTES

- CONSTRUCT CONCRETE DRIVEWAY APPROACH PER CITY OF RIVERSIDE, STANDARD DRAWING NO. 302, A=12', B=20', TYPE CURB 1.
- CONSTRUCT CONCRETE CURB AND GUTTER PER CITY OF RIVERSIDE, STANDARD DRAWING NO. 200 TYPE 1.
- CONSTRUCT A.C. OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION
- CONSTRUCT 4 FEET WIDE V-GUTTER PER CITY OF RIVERSIDE, STANDARD DRAWING No. 220.
- CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE, STANDARD DRAWING NO. 405.
- CONSTRUCT PARKWAY DRAIN PER A.P.W.A. STD 151-1, TYPE 1.
- PLACE (3)6" ABS OR PVC PIPE
- CONSTRUCT STREET NAME SIGN PER CITY OF RIVERSIDE STANDARD DRAWING NO. 662
- CONSTRUCT TRAFFIC CONTROL SIGNS PER CITY OF RIVERSIDE STANDARD DRAWING NO. 666

QUANTITY ESTIMATE

8 E.A.
1,303 L.F.
16,945 S.F.
28 L.F.
1 E.A.
14 L.F.
40 L.F.
1 E.A.
1 E.A.



TYPICAL SECTION T.I.=5.0
 NOT TO SCALE
 FROM 0+64 TO 5+88.42
 GABRIELLA PLACE



CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC UTILITIES DEPARTMENT-ELECTRIC
 OVERHEAD AND UNDERGROUND
Pablo B. Sanchez 2-1-06
 APPROVED BY DATE

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF WATER SYSTEM
MW M. Reed 2/1/06
 APPROVED BY DATE

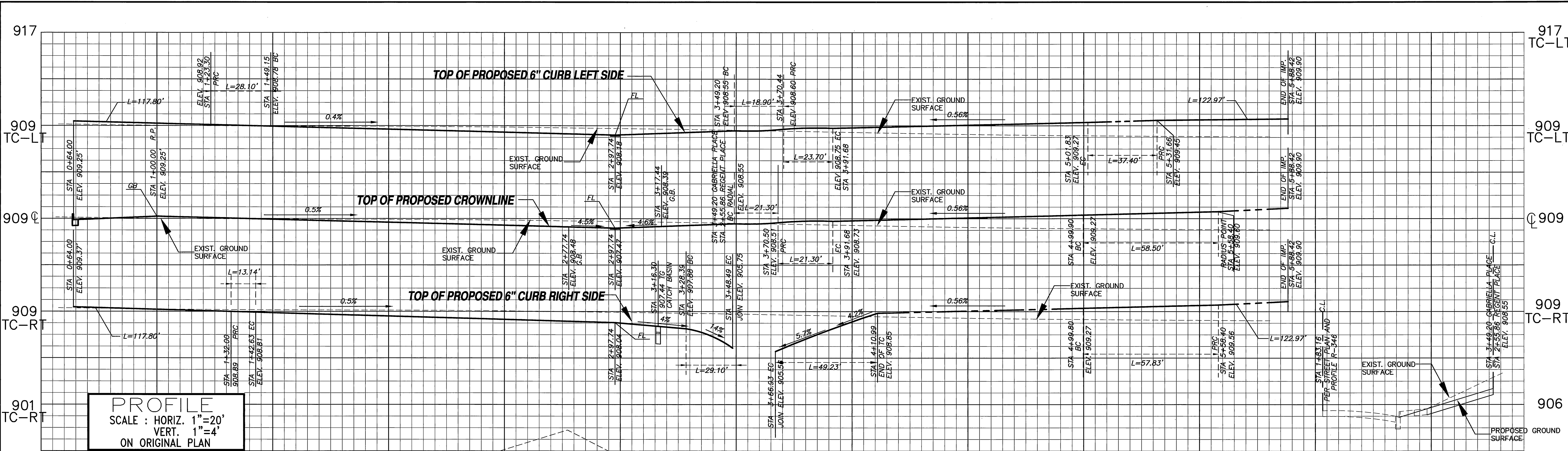
PREPARED BY: **VILLARRUEL ANS ASSOCIATES**
CIVIL ENGINEERING, INC.
 9519 TELEGRAPH ROAD, SUITE E. PROJECT ENGINEER:
 PICO RIVERA, CA 90660 EDUARDO VILLARRUEL
 (562) 949-5100 TEL
 (562) 949-5400 FAX
 ENGINEER: Pablo B. Sanchez 2-01-06
 Pablo B. Sanchez R.C.E. 29664 Date
 EXP. 3-31-07
 CITY BUSINESS TAX CERT. NO. 108483 EXP. DATE 02/12/2008

BENCHMARK: H7-F2
 BRASS DISK IN A 2 INCH IRON PIPE IN A MONUMENT WELL AT THE INTERSECTION OF HIGH STREET AND PENNSYLVANIA AVENUE.
 ELEVATION= 909.655 FEET

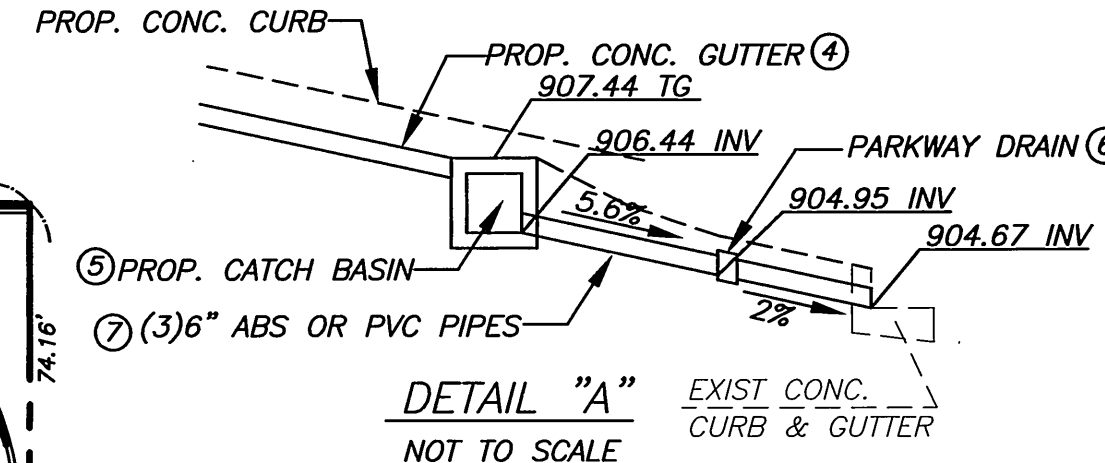
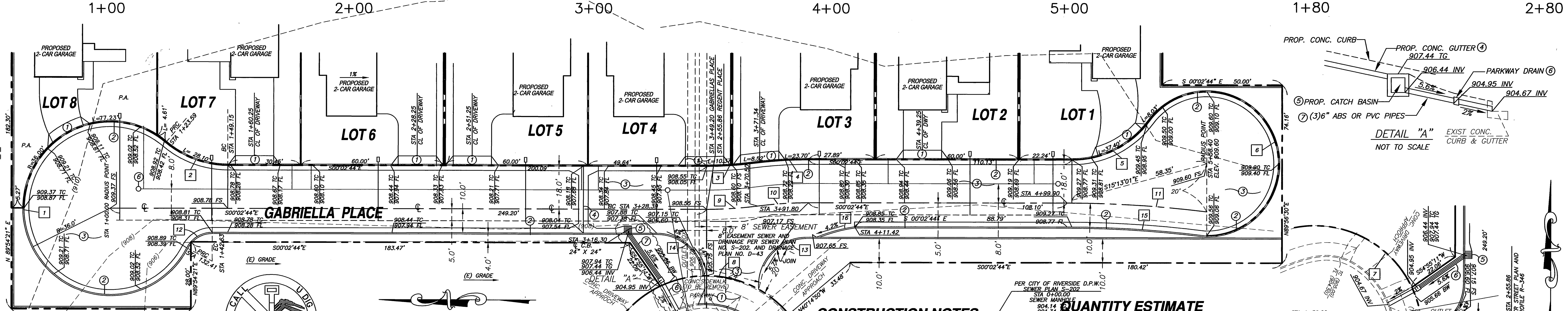
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: John Byrd
 BY: John Byrd DATE: 2/1/06
 PARK DEPARTMENT
 TRAFFIC DIVISION
 PRINCIPAL ENGINEER: John Byrd DATE: 2/1/06

PW 05-0479
STREET PLAN AND PROFILE
TRACT-31866
GABRIELLA PLACE
PRIVATE STREET
FROM 0+64 TO 6+81.37 T31866
R-3885
 SHEET 1 OF 2
 HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=4'
 CHECKED BY: PBS/EV

MARK	REVISIONS	APPV'D	DATE

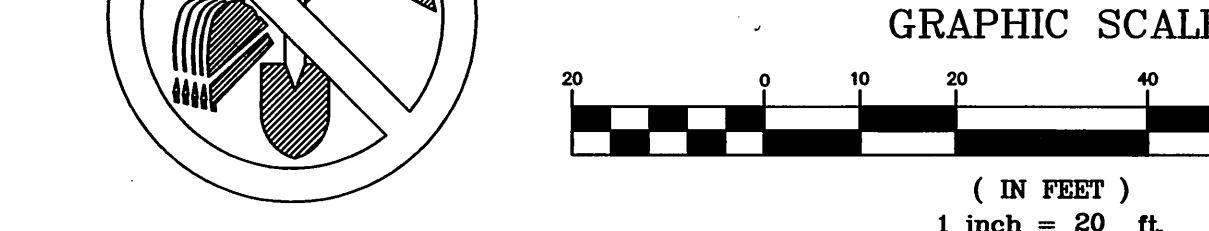


PROFILE
SCALE: HORIZ. 1"=20'
VERT. 1"=4'
ON ORIGINAL PLAN



CURVE SCHEDULE

NUMBER	RADIUS	ANGLE	LENGTH	TAN
1	36.00'	282° 58' 37"	177.80'	28.65'
2	40.00'	40° 15' 24"	28.10'	14.66'
3	141.48'	07° 39' 09"	18.90'	9.46'
4	177.48'	07° 39' 09"	23.70'	11.87'
5	40.00'	53° 34' 12"	37.40'	20.19'
6	30.00'	234° 51' 05"	122.97'	59.44'
7	45.00'	83° 08' 46"	65.30'	39.92'
8	45.00'	75° 15' 31"	59.11'	34.69'
9	159.48'	07° 39' 09"	21.30'	10.67'
10	159.48'	07° 39' 09"	21.30'	10.67'
11	478.88'	06° 59' 57"	58.50'	29.29'
12	12.00'	62° 43' 13"	13.14'	7.31'
13	20.00'	94° 59' 19"	33.16'	21.82'
14	20.00'	83° 22' 39"	29.10'	17.81'
15	468.88'	07° 03' 58"	57.83'	28.95'
16	65.79'	14° 27' 01"	16.59'	8.34'



CALL TOLL FREE
1(800) 227-2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC UTILITIES DEPARTMENT—ELECTRIC
OVERHEAD AND UNDERGROUND
APPROVED BY: *[Signature]* DATE: 2-1-06

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF WATER SYSTEM
APPROVED BY: *[Signature]* DATE: 2/1/06
VOID ONE YEAR FROM THIS DATE

PREPARED BY: **VILLARRUEL AND ASSOCIATES**
CIVIL ENGINEERING, INC.
9519 TELEGRAPH ROAD, SUITE E.
PICO RIVERA, CA 90660
(562) 949-5100 TEL
(562) 949-5400 FAX
ENGINEER: *[Signature]* Pablo B. Sanchez R.C.E. 29664 DATE: 2-01-06
CITY BUSINESS TAX CERT. NO. 106483 EXP. DATE 02/12/2006

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QUANTITY ESTIMATE

DESCRIPTION	QUANTITY
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A.C. OVER CRUSHED AGGREGATE BASE	16,945 S.F.
4 FEET WIDE V-GUTTER	28 L.F.
CATCH BASIN	1 E.A.
PARKWAY DRAIN	14 L.F.
(3/8)" ABS OR PVC PIPE	40 L.F.
STREET NAME SIGN	1 E.A.
TRAFFIC CONTROL SIGNS	1 E.A.



CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *[Signature]* DATE: 2/1/06
BY: *[Signature]* DATE: 2/1/06
TRAFFIC DIVISION
PRINCIPAL ENGINEER: *[Signature]* DATE: 2/1/06

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TRACT-31866
GABRIELLA PLACE
PRIVATE STREET
FROM 0+64 TO 6+81.37
HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=4'
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SHEET 2 OF 2
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PW 05-0479
JOB NO:VA005_015