

CITY OF RIVERSIDE STREET IMPROVEMENT PLAN CYPRESS AVENUE APARTMENTS

GENERAL NOTES:

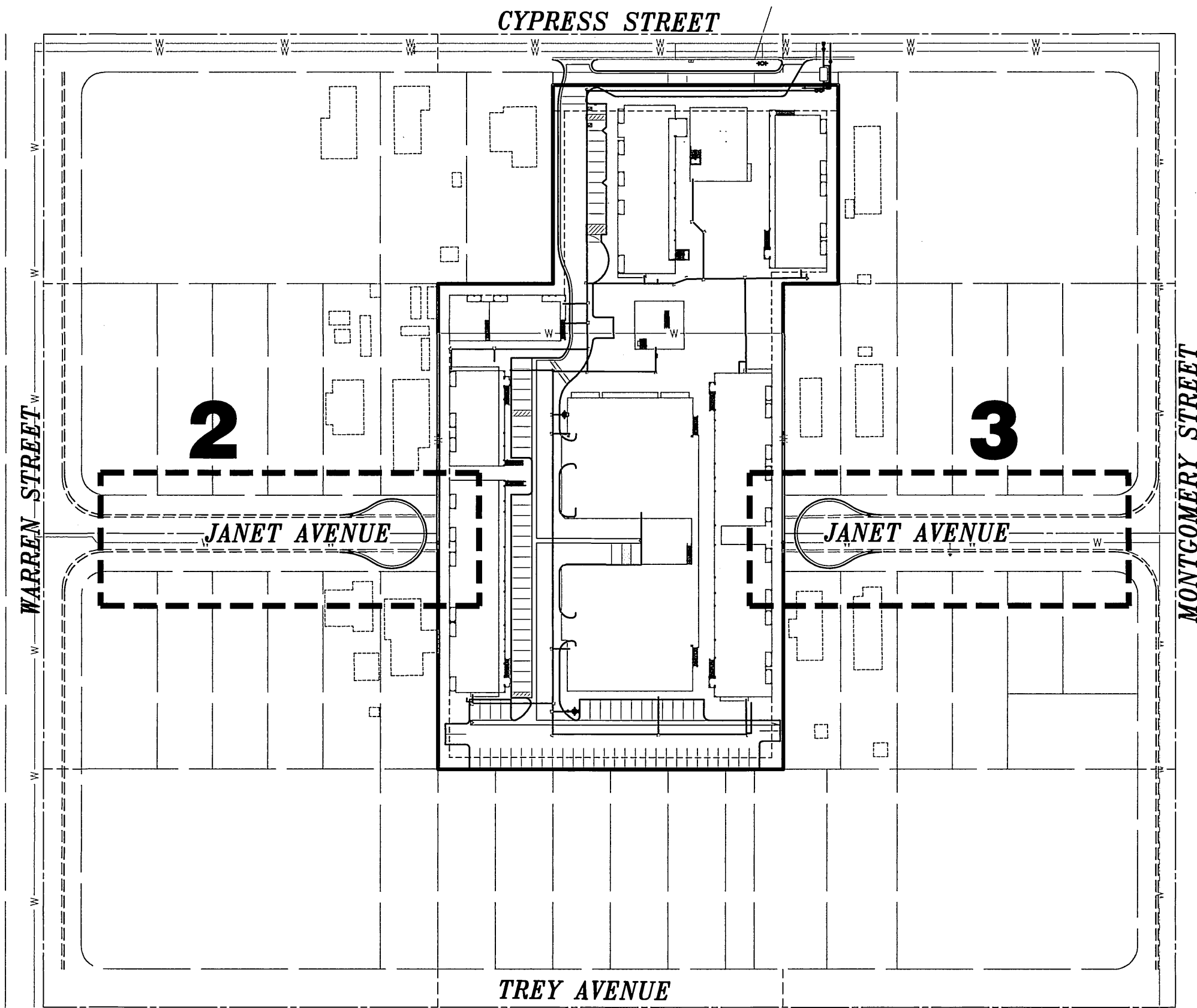
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR A STREET OPENING PERMIT, OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY 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.
- 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.

F

ELECTRIC DEPT. NOTE: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF STREET LIGHTS AND UNDERGROUND ELECTRIC FACILITIES. CONTACT RIVERSIDE PUBLIC UTILITIES 30 DAYS IN ADVANCE OF CONSTRUCTION TO OBTAIN APPROVED STREET LIGHT PLANS. CONTACT: JAHID BAZEL, P.E.
(951) 826-5830
3920 MAIN STREET, 4TH FLOOR
RIVERSIDE, CA 92522

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.



INDEX MAP
NOT TO SCALE

TELEPHONE NUMBERS

EMERGENCY

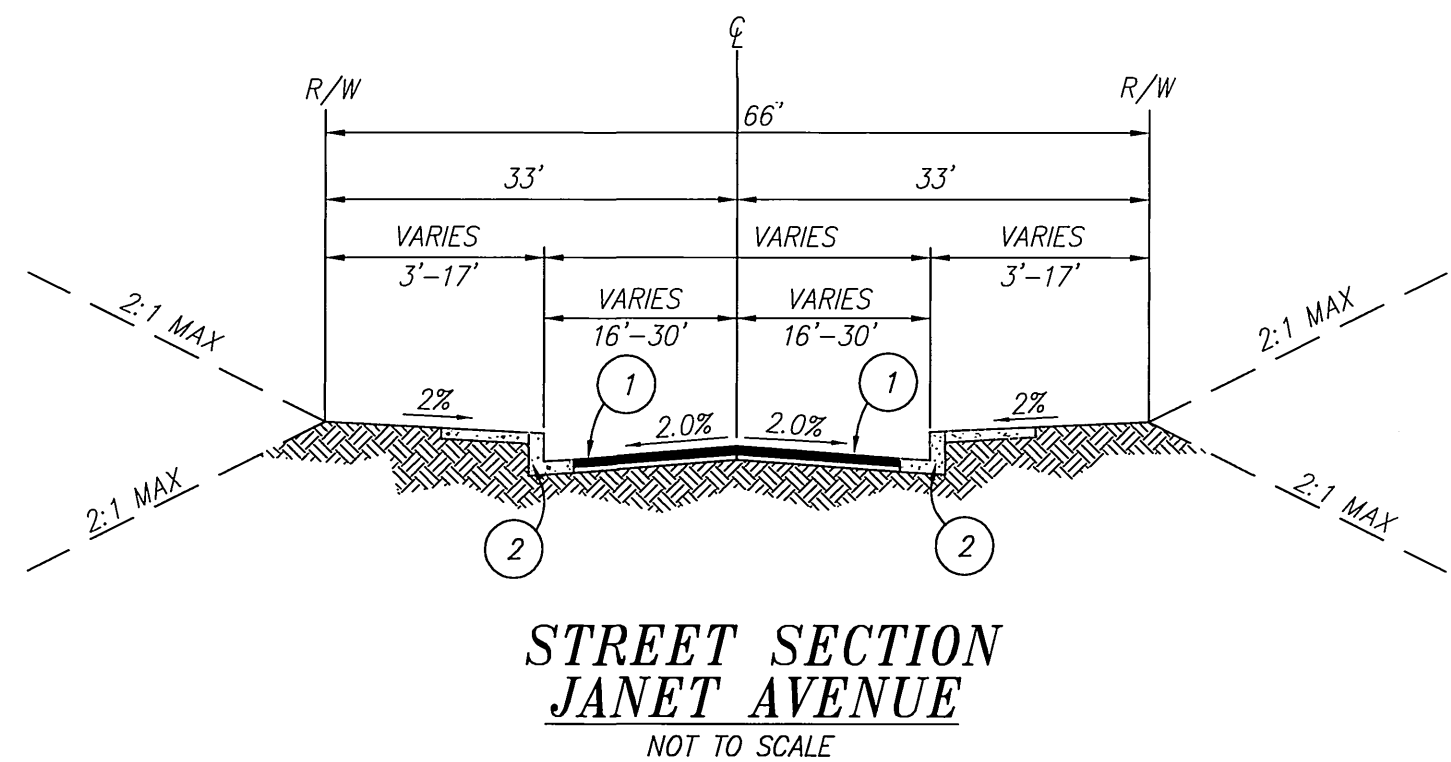
RIVERSIDE POLICE DEPARTMENT	(951) 787-7911
RIVERSIDE FIRE DEPARTMENT	(951) 826-5321
GOODHEW AMBULANCE	(951) 684-5520
RIVERSIDE COMMUNITY HOSPITAL	(951) 788-3000
RIVERSIDE GENERAL HOSPITAL	(951) 351-0925

UTILITIES

UNDERGROUND SERVICE ALERT	(800) 227-2600
CITY OF RIV. ELEC. OPERATIONS CONTROL CTR.	(951) 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	(951) 381-7380
CHARTER COMMUNICATION CABLE	(951) 688-9012
CITY OF RIV. WATER OPERATIONS EMERGENCIES	(951) 688-9012

OTHERS

RIVERSIDE PUBLIC WORKS DEPARTMENT	(951) 826-5341
R.F. DICKSON STREET SWEEPING	(800) 841-7994
WESTERN WASTE	(951) 737-0343
RIVERSIDE DIAL-A-RIDE (SUPERVISOR)	(951) 275-9620
US POSTAL SERVICE	(951) 737-0451
RIVERSIDE UNIFIED SCHOOL DISTRICT	(951) 788-7134
RIVERSIDE TRANSIT AGENCY	(951) 684-0850



STREET SECTION
JANET AVENUE
NOT TO SCALE

CONSTRUCTION NOTES:

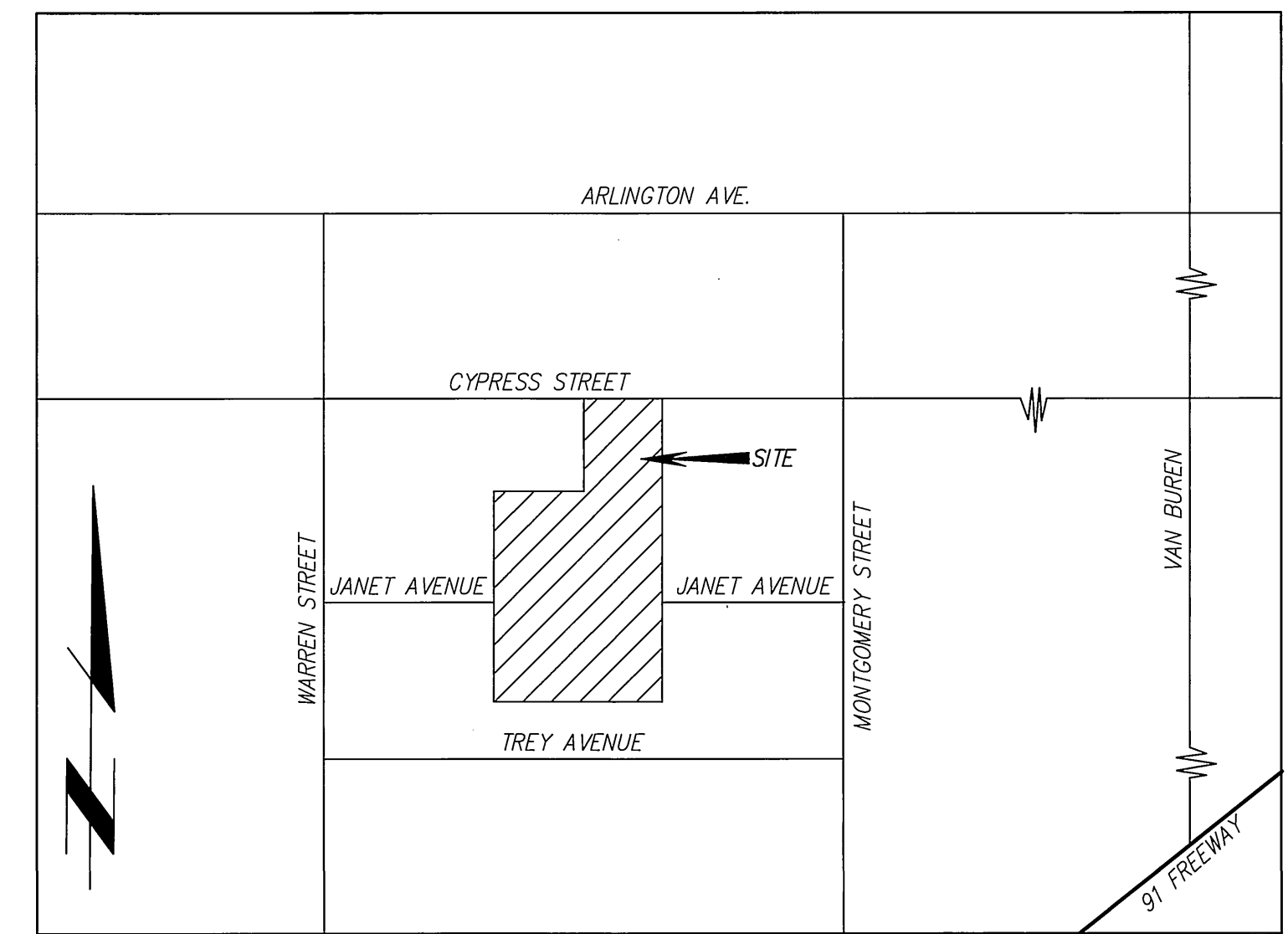
- CONSTRUCT 4" A.C. OVER 6" A.B.
- CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200 TYPE I.
- REMOVE EXISTING A.C. PAVEMENT
- EXISTING IMPROVEMENTS TO BE RELOCATED
- REMOVE EXISTING CURB & GUTTER
- CONSTRUCT DRIVEWAY PER CITY OF RIVERSIDE STD. NO. 302 TYPE III
- CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. NO. 405 W=6' V=4'

WATER CONSTRUCTION NOTES BY CITY FORCES

- EXISTING WATER METER TO BE EXTENDED BEHIND PROPOSED CURB & GUTTER
- EXISTING END CAP WITH BLOW OFF TO BE RELOCATED

QUANTITIES

1	CONSTRUCT 4" A.C. OVER 6" A.B.	6,854 S.F.
2	CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200 TYPE I.	381 L.F.
3	REMOVE EXISTING A.C. PAVEMENT	5,288 S.F.
4	EXISTING IMPROVEMENTS TO BE RELOCATED	16 EACH
5	REMOVE EXISTING CURB & GUTTER	89 L.F.
6	CONSTRUCT DRIVEWAY PER CITY OF RIVERSIDE STD. NO. 302 TYPE III	769 S.F.
7	CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. NO. 405 W=6' V=4'	2 EACH



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 4 OF LOT LINE ADJUSTMENT
LL 014-012
INSTRUMENT NO. 579591
RECORDED: NOV. 26, 2001, O.R.N.C.

SITE DATA:

APN: 151-162-007, 010, 038, 047, 048
ADDRESS: N/A

OWNER/DEVELOPMENT

RIVERSIDE HOUSING DEV. CORP.
4250 MAGNOLIA AVE. # 200
RIVERSIDE, CA 92501
PHONE: (951) 341-0168

SOILS ENGINEER & GEOLOGIST

LOR GEOTECHNICAL GROUP, INC
6121 QUAIL VALLEY CT.
RIVERSIDE, CA 92507
PHONE: (951) 653-1760
FAX: (951) 653-1741

REPRESENTATIVE

IW CONSULTING ENGINEERS, INC.
3544 UNIVERSITY AVE.
RIVERSIDE, CA. 92501
PHONE: (951) 687-2929
FAX: (951) 687-2999

SOURCE OF TOPOGRAPHY

FIELD TOPOGRAPHY
PERFORMED BY: DAWSON & ASSOCIATES
DATED: JUNE 2004

UTILITY PURVEYORS

WATER.....CITY OF RIVERSIDE
GAS.....SO. CALIF. GAS
ELECTRICAL.....CITY OF RIVERSIDE
TELEPHONE.....SBC
CABLE.....CHARTER

SCHOOL DISTRICT

RIVERSIDE UNIFIED SCHOOL DISTRICT

ACREAGE

GROSS.....3.92 ACRES

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.

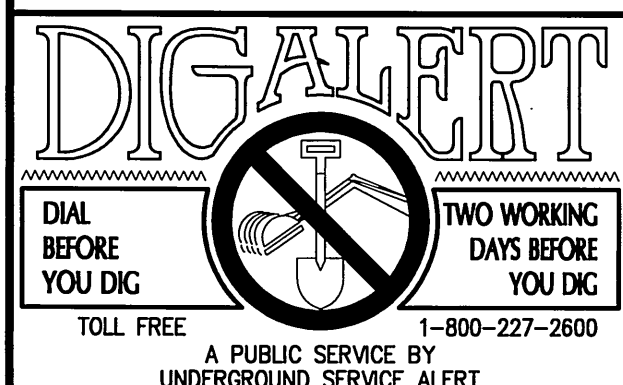
PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR 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 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.

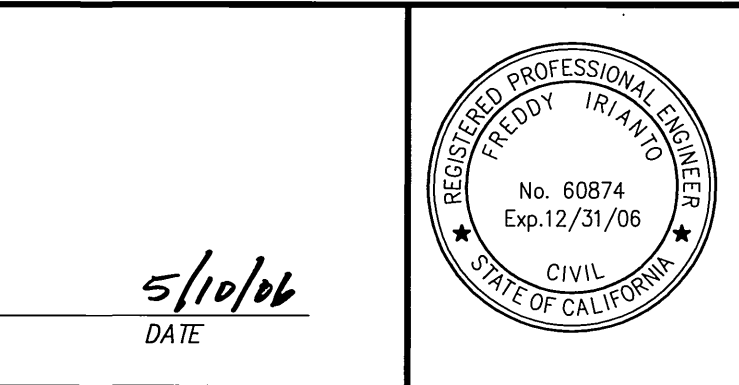


CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT-ELECTRIC
OVERHEAD & UNDERGROUND
Valid 5/11/06
APPROVED BY DATE

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
ID-G3-M3
P.K. NAIL AND CITY ENGINEER TAG
IN THE T.C. AT THE E.C.R. OF THE
SOUTHEAST CURB RETURN OF
PHILBIN AVENUE AND PICKER
STREET.
ELEV. - 736.685

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT-WATER
MW McLeod
5/10/06
APPROVED BY DATE



CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/1/2007
IW Consulting Engineers, Inc.
Civil Engineering
Surveying
Land Planning
3544 University Avenue
Riverside, CA 92501
Tel: 951.687.2929
Fax: 951.687.2999
PREPARED BY: F. Irianto
DATE: 4/21/06
R.C.E. NO. 60874

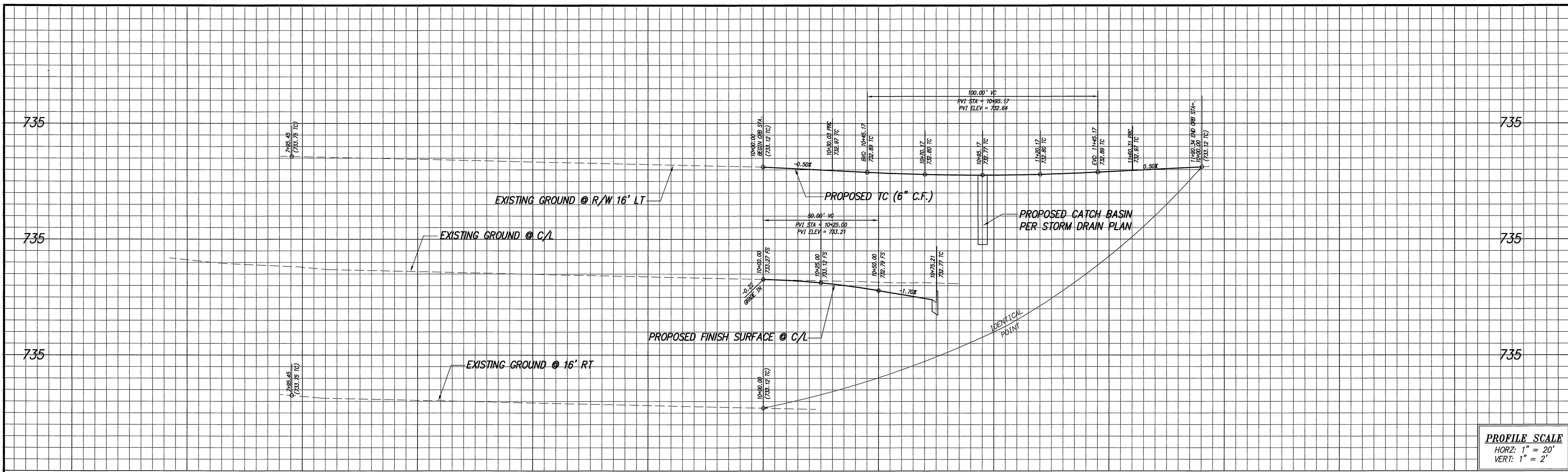
MARK	REVISIONS	APPR.	DATE
DESIGNED BY	DRAWN BY	CHECKED BY	

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature]
DATE: 5/30/06
CITY ENGINEER

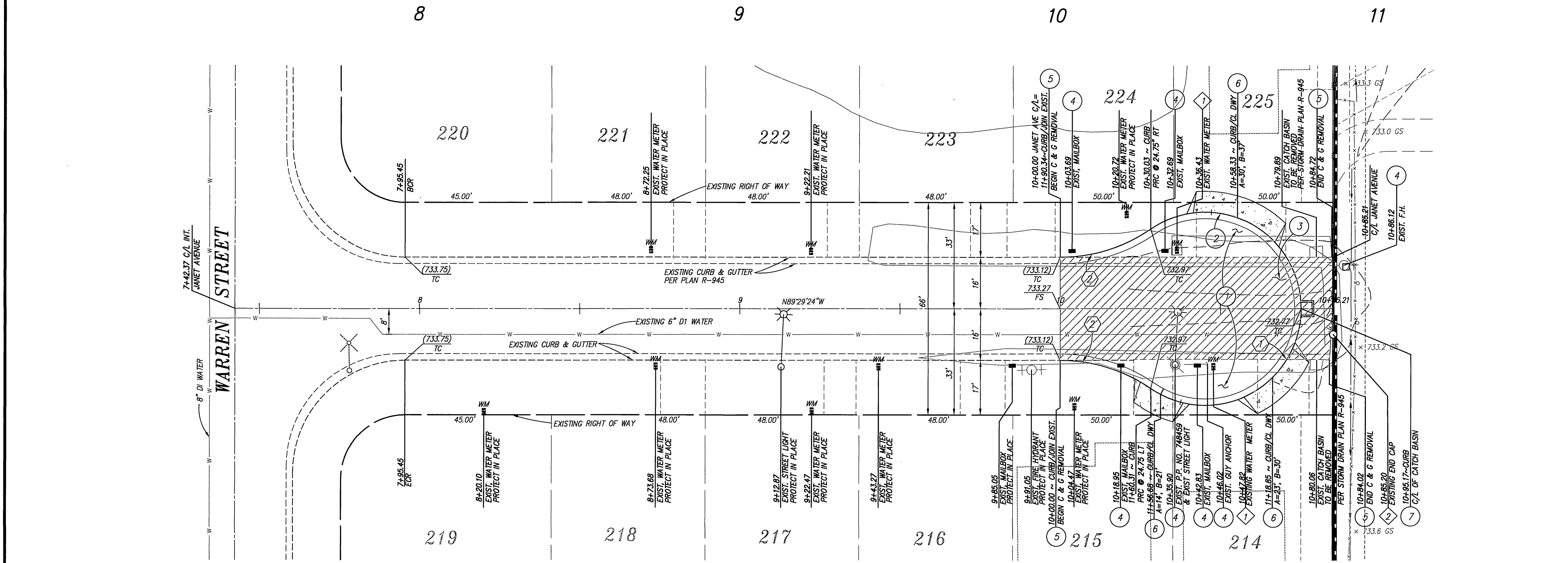
STREET IMPROVEMENT PLAN
JANET AVENUE CULDESAC FOR
CYPRESS AVENUE
APARTMENTS
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'

WDD#: 833C337888
PW05-0933
R-3930
SHEET 1 OF 3

INDEXED 6/06/06 left



PROFILE SCALE
 HORZ: 1" = 20'
 VERT: 1" = 2'



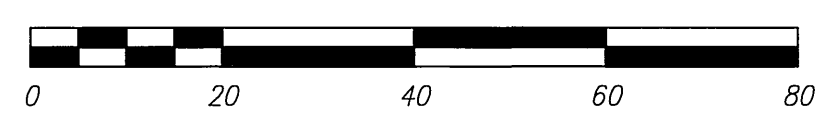
CONSTRUCTION NOTES:

- 1 CONSTRUCT 4" A.C. OVER 6" A.B.
- 2 CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200 TYPE 1.
- 3 REMOVE EXISTING A.C. PAVEMENT
- 4 EXISTING IMPROVEMENTS TO BE RELOCATED
- 5 REMOVE EXISTING CURB & GUTTER
- 6 CONSTRUCT DRIVEWAY PER CITY OF RIVERSIDE STD. NO. 302 TYPE III
- 7 CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. NO. 405 W=6' V=4'

WATER CONSTRUCTION NOTES BY CITY FORCES

- 1 EXISTING WATER METER TO BE EXTENDED BEHIND PROPOSED CURB & GUTTER
- 2 EXISTING END CAP WITH BLOW OFF TO BE RELOCATED

CURVE DATA			
NO.	DELTA	RADIUS	TANGENT
1	248°49'23"	30.00'	130.28' 43.79'
2	34°24'41"	50.00'	30.02' 15.48'



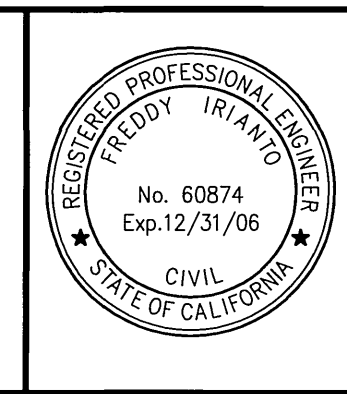
DIGALERT
 DIAL BEFORE YOU DIG
 TWO WORKING DAYS BEFORE YOU DIG
 TOLL FREE 1-800-227-2600
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT-ELECTRIC
 OVERHEAD & UNDERGROUND
 Val [Signature] 5/10/06
 APPROVED BY DATE

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, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

BENCHMARK:
 CITY OF RIVERSIDE
 10-G3-M3
 P.K. NAIL AND CITY ENGINEER TAG
 IN THE T.C. AT THE E.C.R. OF THE
 SOUTHEAST CURB RETURN OF
 PHILEIN AVENUE AND PICKER
 STREET.
 ELEV. - 736.685

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT-WATER
 MW [Signature] 5/10/06
 APPROVED BY DATE



CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/1/2007
IW Consulting Engineers, Inc.
 - Civil Engineering
 - Surveying
 - Land Planning
 3544 University Avenue
 Riverside, CA 92501
 Tel: 951.687.2299
 Fax: 951.687.2299
 PREPARED BY: [Signature] R.C.E. NO. 60874
 DATE: 4/21/06

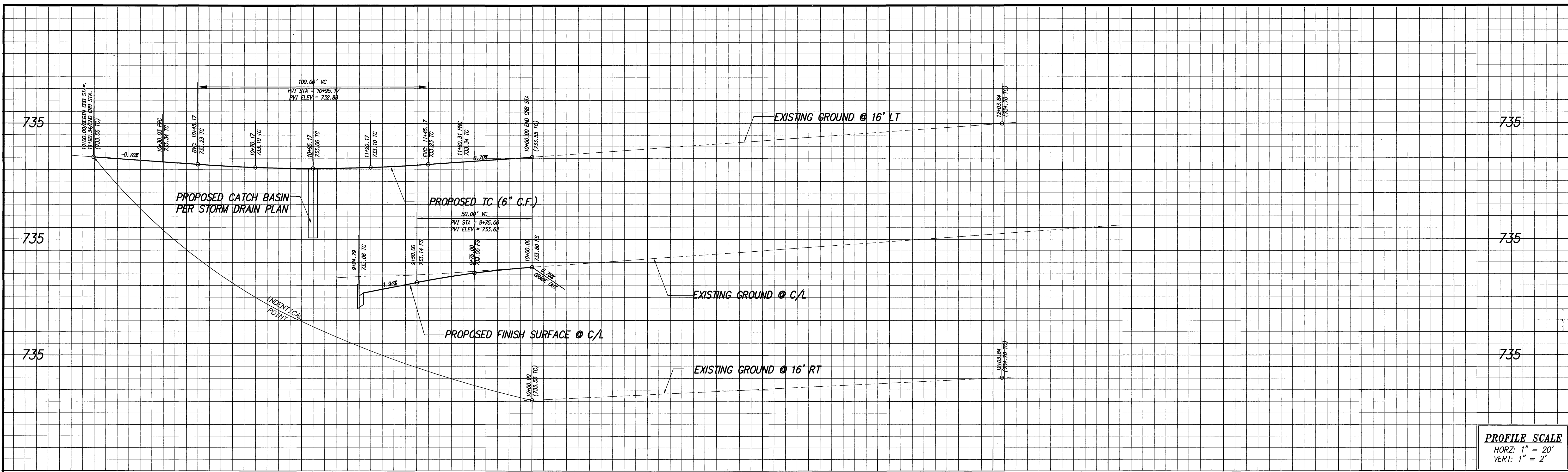
MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
 APPROVED BY [Signature] DATE 5/20/06
 PRINCIPAL ENGINEER
 TRAFFIC DIVISION
 CITY ENGINEER

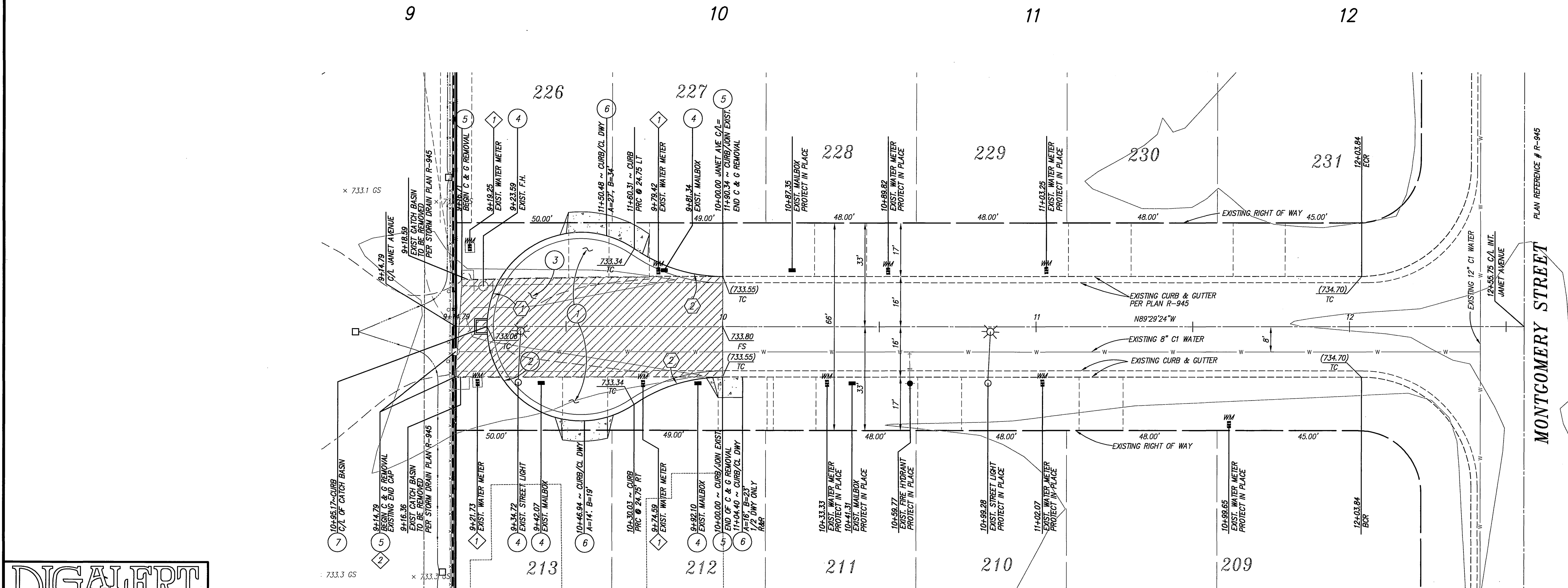
STREET IMPROVEMENT PLAN
JANET AVENUE CULDESAC FOR
CYPRESS AVENUE
APARTMENTS
 HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=2'

WDID#: 833C337888
 PW05-0933
 R-3930
 SHEET 2 OF 3

INDEXED 6/06/06 [Signature]



PROFILE SCALE
 HORZ: 1" = 20'
 VERT: 1" = 2'

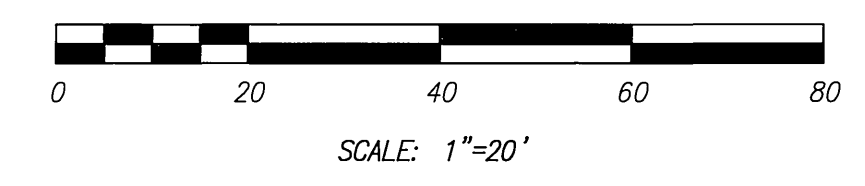


- CONSTRUCTION NOTES:**
- 1 CONSTRUCT 4" A.C. OVER 6" A.B.
 - 2 CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200 TYPE 1.
 - 3 EXISTING A.C. PAVEMENT TO BE REMOVED
 - 4 EXISTING IMPROVEMENTS TO BE RELOCATED
 - 5 EXISTING CURB & GUTTER TO BE REMOVED
 - 6 CONSTRUCT DRIVEWAY PER CITY OF RIVERSIDE STD. NO. 302 TYPE 111
 - 7 CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. NO. 405 W=6' V=4'

- WATER CONSTRUCTION NOTES BY CITY FORCES**
- 1 EXISTING WATER METER TO BE EXTENDED BEHIND PROPOSED CURB & GUTTER
 - 2 EXISTING END CAP WITH BLOW OFF TO BE RELOCATED

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
1	248°49'23"	30.00'	130.28'	43.79'
2	34°24'41"	50.00'	30.02'	15.48'



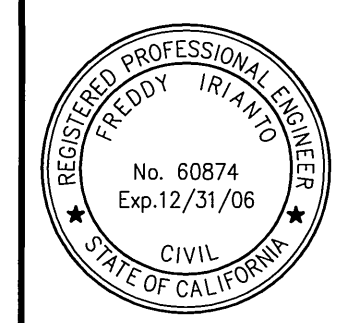
DIGALERT
 DIAL BEFORE YOU DIG
 TOLL FREE 1-800-227-2800
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT-ELECTRIC
 OVERHEAD & UNDERGROUND
 VAD: BQO 5/11/06
 APPROVED BY DATE

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
 ID-G3-M3
 P.K. NAIL AND CITY ENGINEER TAG
 IN THE T.C. AT THE E.C.R. OF THE
 SOUTHEAST CURB RETURN OF
 PHILBIN AVENUE AND PICKER
 STREET.
 ELEV. - 736.685

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT-WATER
 MW M... 5/10/06
 APPROVED BY DATE



CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/1/2007
IW Consulting Engineers, Inc.
 Civil Engineering
 Surveying
 Land Planning
 3544 University Avenue
 Riverside, CA 92501
 Tel: 951.687.2929
 Fax: 951.687.2999
 PREPARED BY: [Signature]
 R.C.E. NO. 60874
 DATE: 4/21/06

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
 APPROVED BY [Signature] DATE 5/20/06
 PRINCIPAL ENGINEER
 TRAFFIC DIVISION
 CITY ENGINEER
 DATE 5/20/06

STREET IMPROVEMENT PLAN
JANET AVENUE CULDESAC FOR
CYPRESS AVENUE
APARTMENTS
 HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=2'

WDID#: 833C337888
 PW05-0933
 R-3930
 SHEET 3 OF 3

INDEXED 6/06/06 LFH