

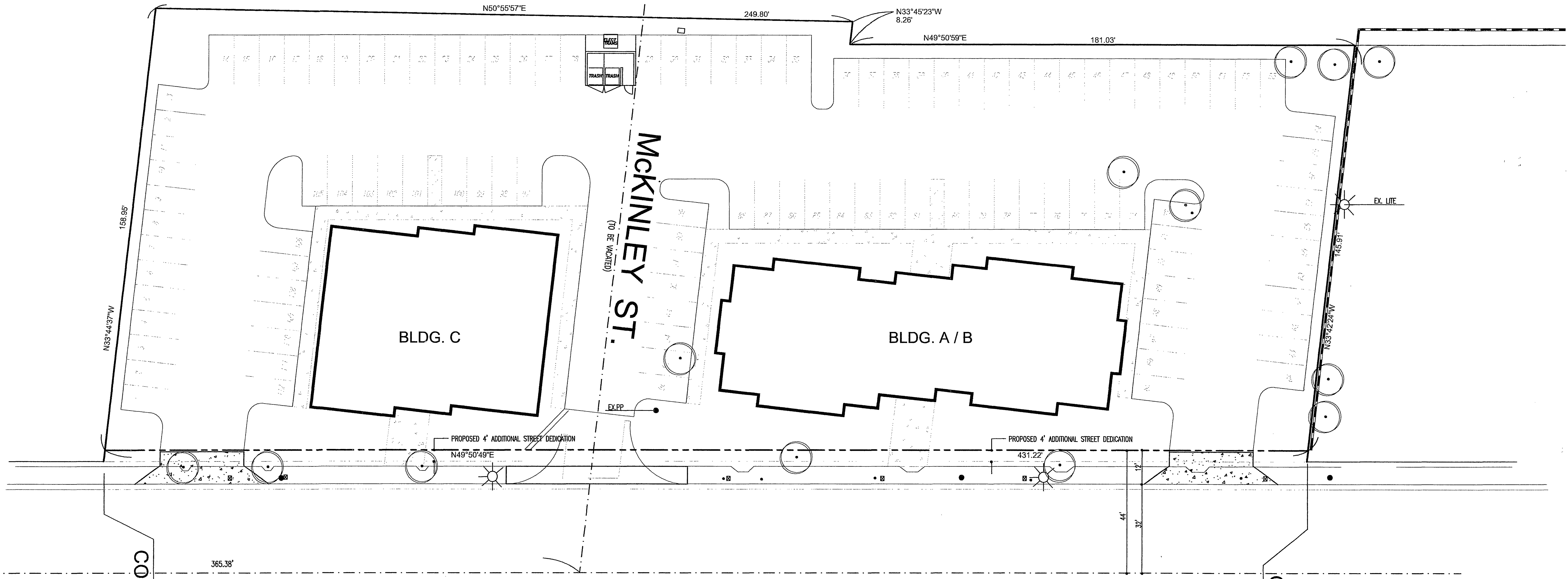
GENERAL NOTES

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY 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.
- 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 OVERHANGING TREE LIMBS THAT ARE LESS THAN 14" ABOVE THE STREET GRADE SHALL BE TRIMMED BACK. OMISSION DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED.
- 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 OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO THE PUBLIC.
- 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.
- 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.

NO.	DESCRIPTION	QTY.	UNIT
STREET CONSTRUCTION NOTES			
1	EXISTING POWER POLE TO BE REMOVED BY OTHERS AT DEVELOPER'S EXPENSE	1	L.S.
2	REMOVE EXISTING CONC. IMPROVEMENTS	2089	S.F.
3	CONST. CONC. DRIVE APPROACH PER CITY OF RIVERSIDE STD. 302 TYPE CURB-II	2	EA
4	REMOVE AND REPLACE EXISTING CONC. CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200 TYPE I	307	L.F.
5	CONST. 4" THK CONC. SIDEWALK PER CITY OF RIVERSIDE STD. 325	1305	S.F.
6	REMOVE EXISTING STRUCTURE - SALVAGE WATER METERS / BOXES TO PUBLIC WORKS YARD	1	L.S.
7	PROTECT EXISTING STRUCTURE IN PLACE	1	L.S.
8	RELOCATE EXISTING STRUCTURE	1	L.S.
9	CONST. PARKWAY CULVERT (14" WIDE) PER CITY OF RIVERSIDE STD. 411.	3	EA
1	ABANDON EXISTING WATER SERVICE AND METER, BY CITY FORCES	4	EA
2	INSTALL 6" FIRE SERVICE CONNECTION PER CWD-615, BY CITY FORCES	2	EA
3	INSTALL REDUCED PRESSURE DETECTOR ASSEMBLY PER CITY APPROVED STANDARDS	1	EA
4	INSTALL 6" FIRE SERVICE CONNECTION PER CWD-615, BY CITY FORCES	1	EA

WASHINGTON STREET

MCKINLEY ST.
(TO BE VACATED)

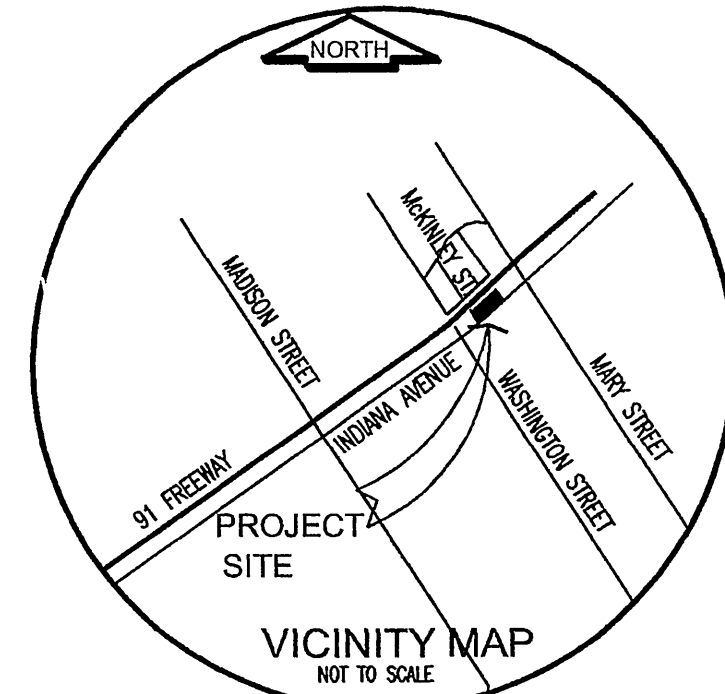


CONSTRUCTION LIMITS

CONSTRUCTION LIMITS

INDIANA AVENUE

SEE SHEET 2



LEGEND

BC	BEGIN CURVE	HP	HIGH POINT
BVC	BEGIN VERTICAL CURVE	INT	INTERSECTION
BCR	BEGIN CURB RETURN	LP	LOW POINT
CB	CATCH BASIN	MVC	MIDDLE OF VERTICAL CURVE
CL	CENTERLINE	PCC	POINT OF COMPOUND CURVATURE
EC	END CURVE	ROW	RIGHT OF WAY
ECR	END CURB RETURN	SL	STATION
EP	EDGE OF PAVEMENT	STA	PROPOSED ELEVATION
EVC	END VERTICAL CURVE	W	WIDTH
EX	EXISTING	(450.00)	EXISTING ELEVATION
FL	FLOWLINE	450.00	PROPOSED ELEVATION
FS	SEWERLINE	RW	RECLAIMED WATER
GB	GRADE BREAK	SD	STORM DRAIN LINE
		SS	SANITARY SEWER LINE
		W	WATER LINE

LEGAL DESCRIPTION:

BEING A PORTION OF LOTS 1,2,3,44 AND 45, BLOCK 2 AND LOTS 39,40,AND 41, BLOCK 1 OF ORANG ACRES TRACT, AS SHOWN ON A MAP RECORDED IN BOOK 13 PAGE 7 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BASIS OF BEARINGS:

THE BEARING OF N 49°50'40"E FOR THE CENTERLINE OF INDIANA AVENUE AS SHOWN ON A CALTRANS RIGHT OF WAY MAP 413593, IN CONTRACT RIV-43-RIV, SHT. 21 OF 23 WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAN.

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 ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR SHOWN ON THESE PLANS.

CITY OF RIVERSIDE CITY BUSINESS TAX CERTIFICATE NO. 40135 EXP. AUG. 2, 2007

PLANS PREPARED BY:
raab engineering, inc.
310 S. MAPLE ST., STE. D
CORONA, CA 92880
TEL: (951)272-1172 FAX: (951)272-0166

MARK L. RAAB RCE 29616 EXP. 03/31/09 DATE 4/24/07



OVERHEAD/UNDERGROUND ELECTRIC UTILITY

CITY OF RIVERSIDE WATER DEPARTMENT

BY: *Barman* 4/24/07 DATE

BY: *MW Muel* 4/24/07 DATE

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 4/24/07

PRINCIPAL ENGINEER: *[Signature]* DATE: 4/24/07

TRAFFIC DIVISION: *[Signature]* DATE: 4/24/07

CITY ENGINEER: *[Signature]* DATE: 5/1/07

PW06-0721

PROJECT NO. **R3957**

7035 AND 7065 INDIANA AVENUE

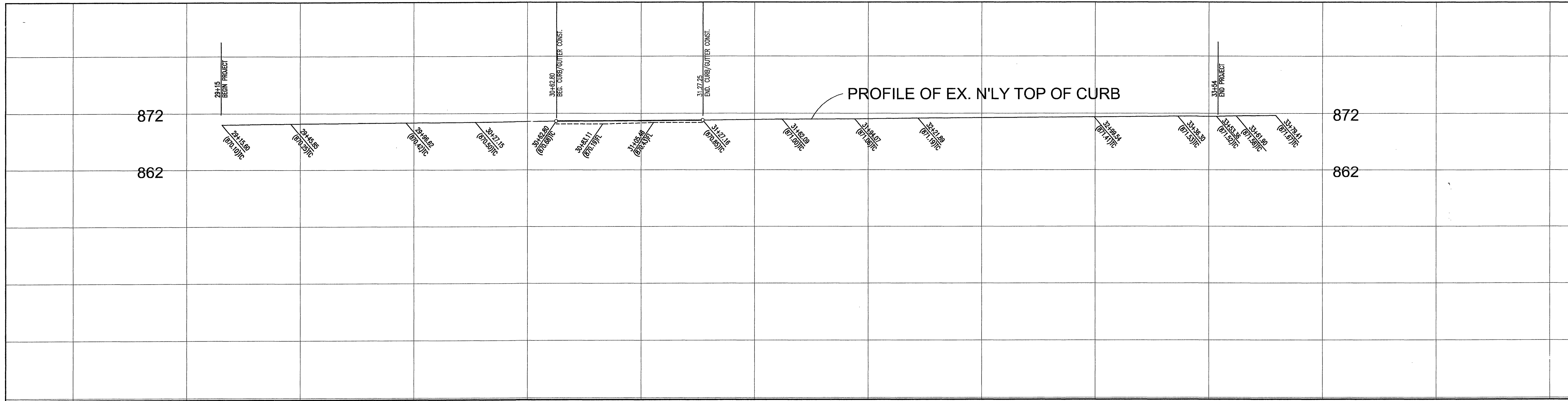
TITLE SHEET

SHEET **1** OF **2**

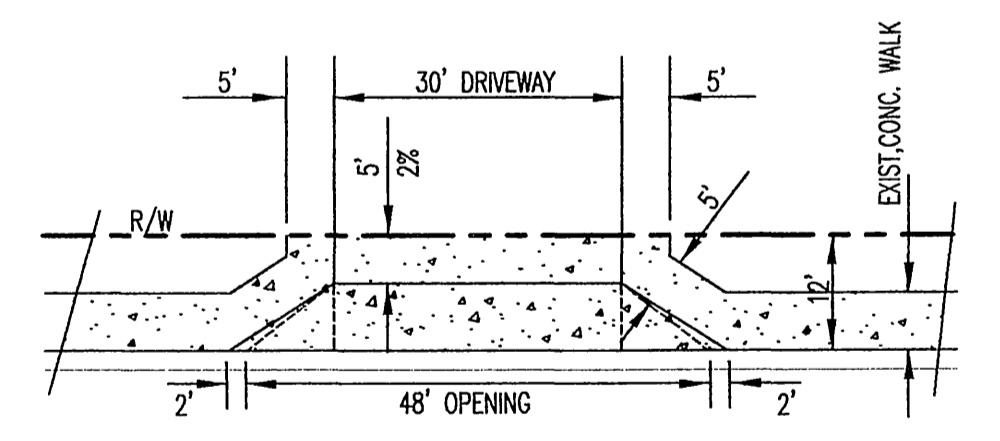
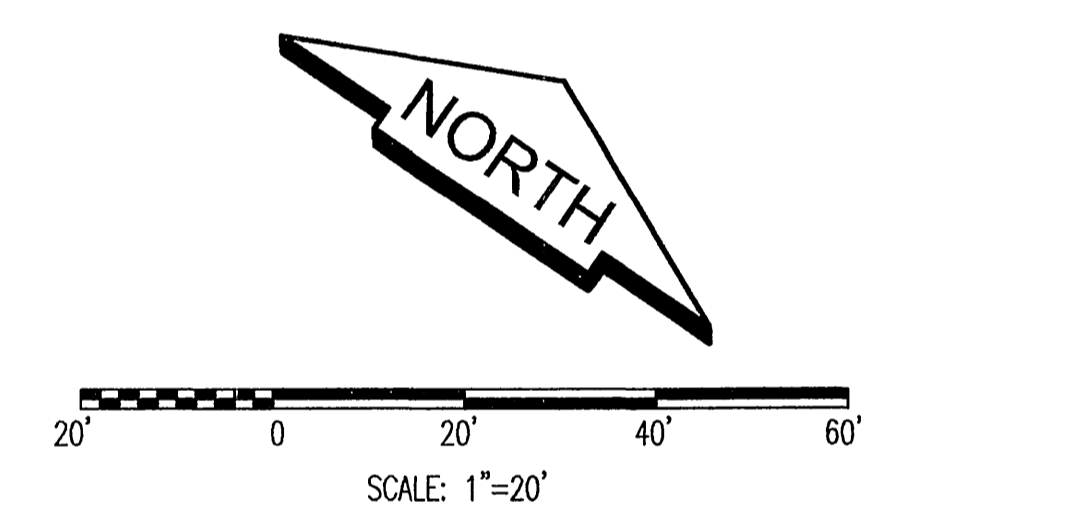
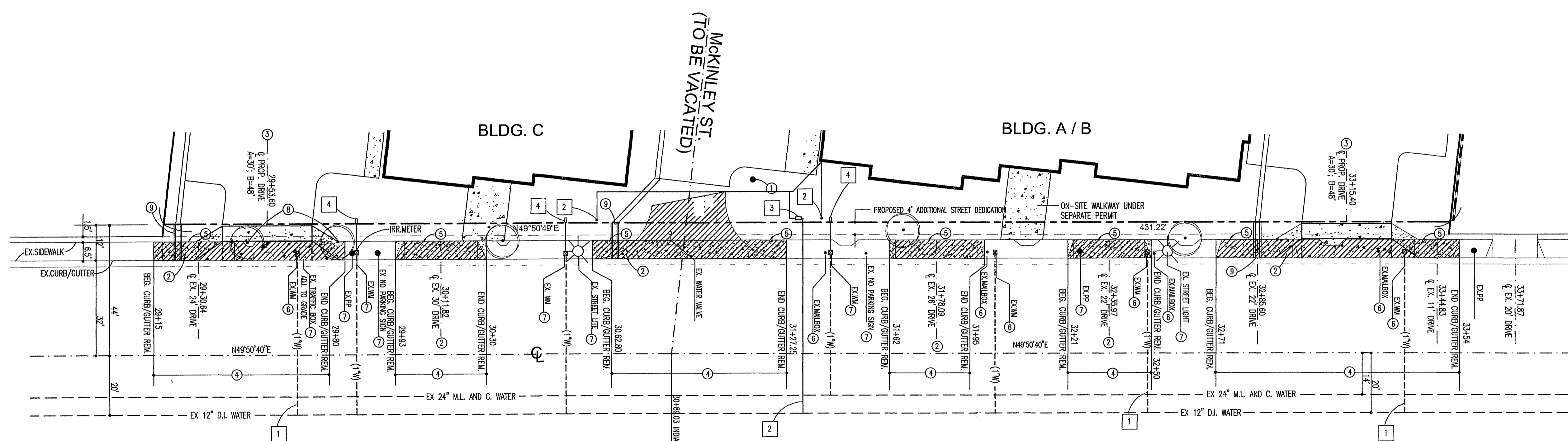
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HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=2'

INDEXED 5-15-07 LPH



29+00 30+00 31+00 32+00 33+00 34+00



INDIANA AVENUE

STREET CONSTRUCTION NOTES:

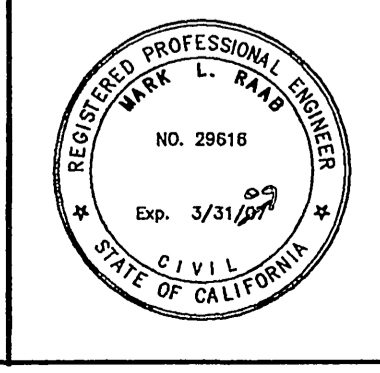
- 1 EXISTING POWER POLE TO BE REMOVED BY OTHERS AT DEVELOPER'S EXPENSE
- 2 REMOVE EXISTING CONC. IMPROVEMENTS
- 3 CONST. CONC. DRIVE APPROACH PER CITY OF RIVERSIDE STD. 302. TYPE CURB-II (SEE DETAIL HEREON)
- 4 REMOVE AND REPLACE EXISTING CONC. CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200 TYPE I.
- 5 CONST. 3.5" THK. CONC. SIDEWALK PER CITY OF RIVERSIDE STD. 325
- 6 REMOVE EXISTING STRUCTURE - SALVAGE WATER METERS / BOXES TO PUBLIC WORKS YARD
- 7 PROTECT EXISTING STRUCTURE IN PLACE
- 8 RELOCATE EXISTING STRUCTURE
- 9 CONST. PARALLEL CULVERT (14" WIDE) PER APWA STD. PLAN 151-1.

WATER IMPROVEMENT CONSTRUCTION NOTES:

- 1 ABANDON EXISTING WATER SERVICE AND METER, BY CITY FORCES.
- 2 INSTALL 6" FIRE SERVICE CONNECTION PER CWD-615, BY CITY FORCES
- 3 INSTALL REDUCED PRESSURE DETECTOR ASSEMBLY PER CWD-617.
- 4 INSTALL REDUCED PRESSURE BACKFLOW DEVICE PER CWD-616.

BENCH MARK 601-16-68 ELEV = 866.37
 A C.S.D.H. BRASS DISK IN A WELL MONUMENT STAMPED "25.00 R/W LINE C/L WASHINGTON" ABOUT 550 FEET NORTHWEST ALONG THE CENTERLINE OF WASHINGTON STREET FROM ITS CORSSING WITH THE A.T. & S.F. RAILROAD TRACKS, 182 FEET NORTHWEST OF INDIANA AVENUE, 25 FEET SOUTHEAST OF THE SOUTHWEST RIGHT OF WAY LINE OF THE RIVERSIDE FWY.

CITY OF RIVERSIDE CITY BUSINESS TAX CERTIFICATE NO. 40135 EXP. AUG. 2, 2007
 PLANS PREPARED BY:
raab engineering, inc.
 310 S. MAPLE ST., STE. D
 CORONA, CA 92880
 TEL: (951)272-1072 FAX: (951)272-0166
 MARK L. RAAB RCE 29616 EXP. 03/31/09 DATE 4/24/07



NO.	DESCRIPTION	APP'D	DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 5/1/07
 PRINCIPAL ENGINEER: [Signature] DATE: 4/30/07
 TRAFFIC DIVISION: [Signature] DATE: 4/30/07
 CITY ENGINEER: [Signature] DATE: 5/1/07

PROJECT NO: PW06-0721
 7035 AND 7065 INDIANA AVENUE
 PLAN AND PROFILE SHEET
 SHEET 2 OF 2
 FILE NO: R3957

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

INDEXED 5-16-07 LHM