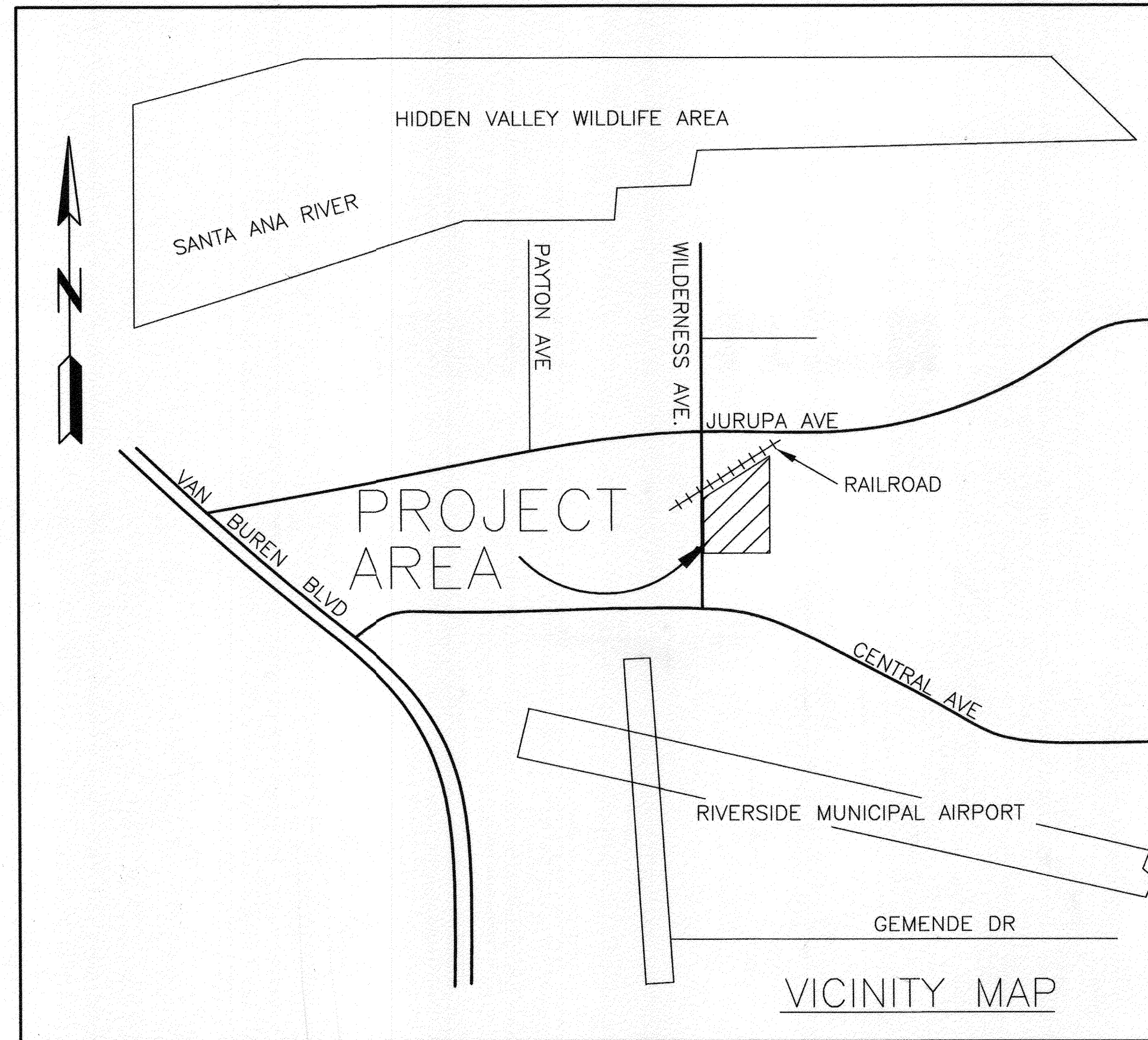


ENGINEER'S NOTICE TO CONTRACTOR

- CONTRACTOR AGREES THAT CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE AND 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 ENGINEER.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY THE SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR SO THAT ANY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE OF REPAIR OR REPLACEMENT OF SAID SUBSTRUCTURES DAMAGED BY HIS OPERATION IN CONNECTION WITH THE PROSECUTION OF THIS WORK.
- PRIOR TO COMMENCEMENT OF DEMOLITION, DIG ALERT MUST BE NOTIFIED BY CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES.
- CONTRACTOR SHALL NOTIFY THE CITY OFFICIALS AND UTILITY COMPANIES INVOLVED 48 HOURS PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COORDINATING ALL OPERATIONS WITH OTHER CONTRACTORS AND UTILITY COMPANIES IN THE CONSTRUCTION AREA.
- NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF ENGINEER OF RECORD AND OWNER.
- APPROVAL OF THESE PLANS BY THE OWNER DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OF OR THE NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT.
- PROTECTION OF EMPLOYEES IN EXCAVATIONS (REFER TO OSHA CONSTRUCTION INDUSTRY STANDARD (29 CFR PARK 1926) -EMPLOYEES IN AN EXCAVATION SHALL BE PROTECTED FROM CAVE-INS BY AN ADEQUATE PROTECTIVE SYSTEM EXCEPT WHEN:
 - EXCAVATIONS ARE MADE ENTIRELY IN STABLE ROCK OR,
 - EXCAVATIONS ARE LESS THAN 5 FEET IN DEPTH AND EXAMINATION OF THE GROUND BY A COMPETENT PERSON PROVIDES NO INDICATION OF A POTENTIAL CAVE-IN.
 -ALL SLOPING AND BENCHING WHEN USED AS METHODS FOR PROTECTING EMPLOYEES WORKING IN EXCAVATIONS FROM CAVE-INS SHALL BE PER CAL/OSHA CONSTRUCTION SAFETY ORDERS (WHICH CONSTITUTE TITLE 8, CHAPTER 4, SUBCHAPTER 4, CCR)



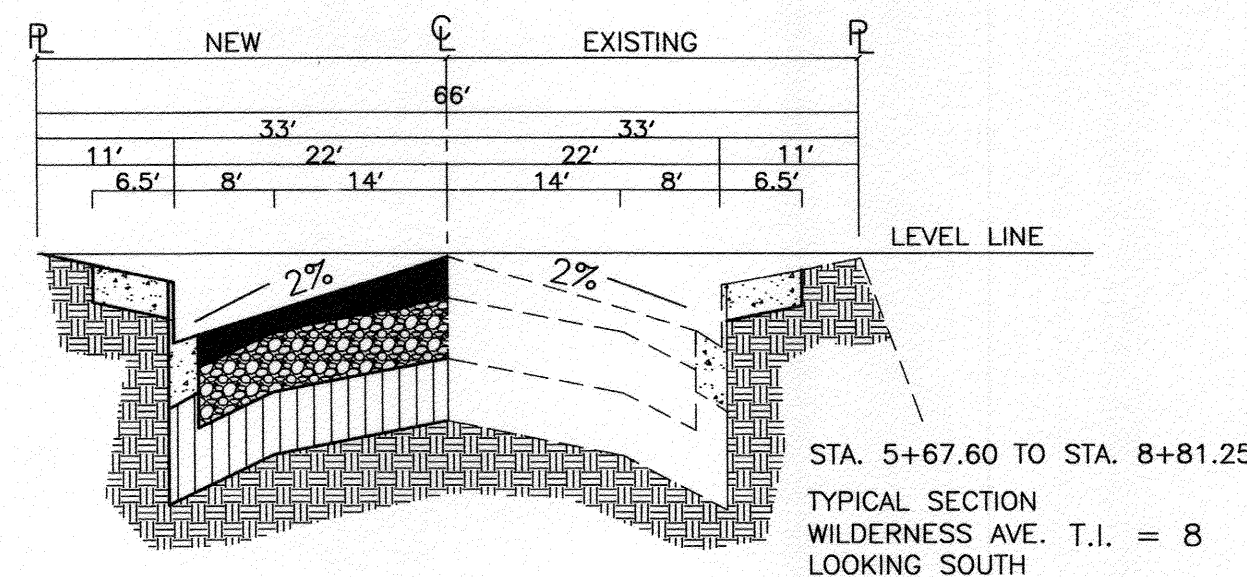
ASPHALT CONCRETE NOTES

- ASPHALT CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 400-4 OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE FOLLOWING:
 - TACK COAT SHALL BE APPLIED TO ALL AREAS TO BE SURFACED, IN ACCORDANCE WITH SECTION 39-4.02 OF THE CALIFORNIA STATE STANDARD SPECIFICATIONS. TACK COAT SHALL BE TYPE SS1 ASPHALTIC EMULSION WITH A BITUMINOUS BASE OF GRADE AS 8000 PAVING ASPHALT.
 - PRIME COAT SHALL BE LIQUID ASPHALT GRADE MC-70 APPLIED AT THE RATE OF 0.25 GALLONS PER SQUARE YARD.
- CONCRETE AND ASPHALT PAVING SHALL BE SAW CUT PRIOR TO REMOVAL. ALL EDGES SHALL BE STRAIGHT AS POSSIBLE. THE CONTRACTOR SHALL NOT USE EQUIPMENT THAT DAMAGES PAVING THAT IS NOT TO BE REMOVED.

GENERAL NOTES

- 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, and the Standard Specifications for Public Work Construction, current edition.
- Trim edge of existing pavement where new pavement joins to a smooth, straight line. Construct match-up paving as shown on plan and overlay paving as directed in the field to produce a smooth section.
- Not Used.
- Curb and gutter shall be staked with 3' offsets at 25' intervals.
- Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
- All traffic signs shall be installed prior to openings the streets to traffic.
- The subdivider shall arrange for a soil test to be made by a soils engineer after the streets have been prepared to rough grade. Depth of base material and A. C. Paving shall be determined by the City of Riverside design standards and test procedures.
- See "Street Lighting Plans" for quantity and location of required street lights. Contact Steve Johal, with the City of Riverside, at (951) 826-5830 for plans and specifications.
- All flagged elevations shall be staked in the field by the private engineer.
- NOT USED
- All testing and certification of the treated base will be at the developer's cost.
- 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 as a result of errors of omissions, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the City.
- The sewer contractor shall adjust manholes to final grade after paving is completed.
- Notice to contractor: The existence and location of any underground utility pipes or structures shown on these plans when obtained by a search of the available records to the best of our knowledge there are no existing utilities except as shown on these plans. The contractor is required to take due precautionary measure to protect the utility lines shown and other lines not shown on these plans.
- Developer to give City Water Division five (5) working days written notice prior to start of construction and to allow City ten (10) working days for completion of work.

- 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.
- 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.
- 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 inspectors.
- 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.



LEGAL DESCRIPTION

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

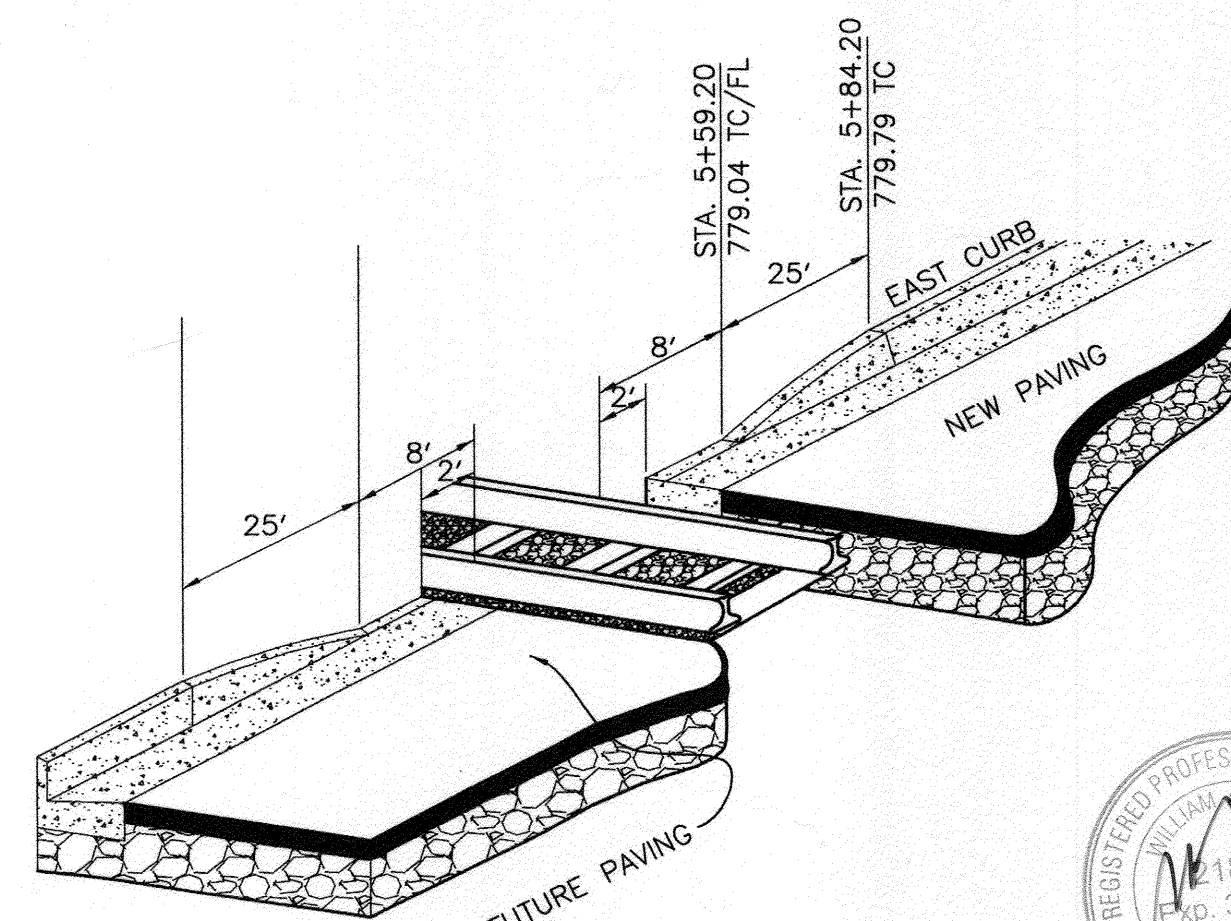
THE WESTERLY 362 FEET OF LOT 19 IN BLOCK 33 OF TRACT NO. 5 OF RIVERVIEW ADDITION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON FILE IN BOOK 7 PAGE 7 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING THE SOUTHERLY 1251.94 FEET THEREOF;

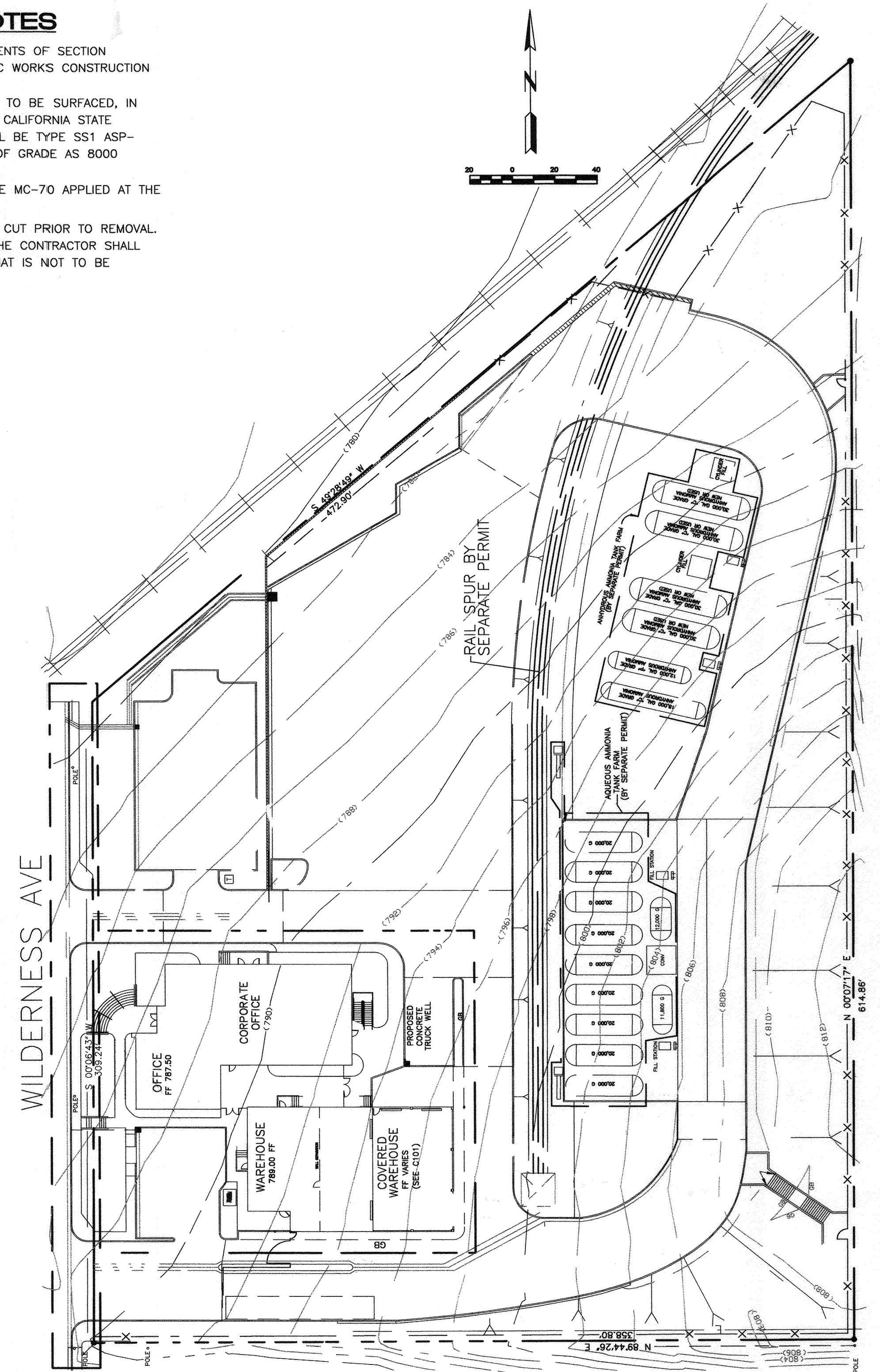
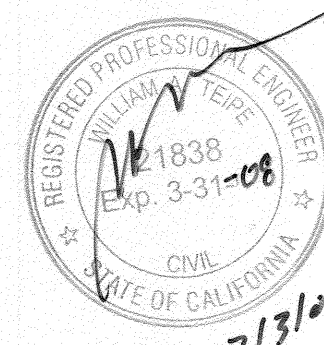
ALSO EXCEPTING THAT PORTION LYING NORTHWESTERLY OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE PARCEL OF LAND CONVEYED TO THE UNITED STATES OF AMERICA, BY DOCUMENT RECORDED FEBRUARY 11, 1943 AS INSTRUMENT NO. 687 IN BOOK 570 PAGE 291 OF OFFICIAL RECORDS.

NOTE: THIS DESCRIPTION IS PURSUANT TO CERTIFICATE OF COMPLIANCE NO. CO-P04-0277, (PARCEL B) APPROVED BY THE CITY OF RIVERSIDE ON SEPTEMBER 2, 2004. A COPY OF WHICH WAS RECORDED ON SEPTEMBER 23, 2004 AS INSTRUMENT NO. 2004-0757759 OFFICIAL RECORDS.

A.P.N.: 189-160-11



DETAIL 3 SEE SH 2



IMPORTANT NOTICE

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID FOR YOUR DIG ALERT ID NUMBER CALL

UNDERGROUND SERVICE ALERT
1-800-422-4133

FOR UNDERGROUND LOCATING
2 WORKING DAYS BEFORE YOU DIG

BENCHMARK:
ELEVATIONS ARE IN REFERENCE TO CITY T.B.M. H4-H3 (773.90').
BEING A P.K. NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT ALONG THE NORTHERLY CURB OF JURUPA AVE., 50' WESTERLY OF WILDERNESS AVE.

CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE# 123437 EXP. DATE 2/15/08

WILLIAM A. TEIPE & ASSOCIATES, INC.
CONSULTING ENGINEERS
3164 EAST LA PALMA AVENUE SUITE - C
ANAHEIM, CA 92806
(714) 630-3312

RIVERSIDE PUBLIC UTILITIES WATER	RIVERSIDE PUBLIC UTILITIES ELECTRICAL
APPROVED BY: [Signature] DATE: 7/6/07	APPROVED BY: [Signature] DATE: 7/6/07

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: 7/10/07	APPROVED BY: [Signature] DATE: 7/10/07
PRINCIPAL ENGINEER	CITY ENGINEER
TRAFFIC ENGINEER	

WDID# 833C343945 PW06-0125

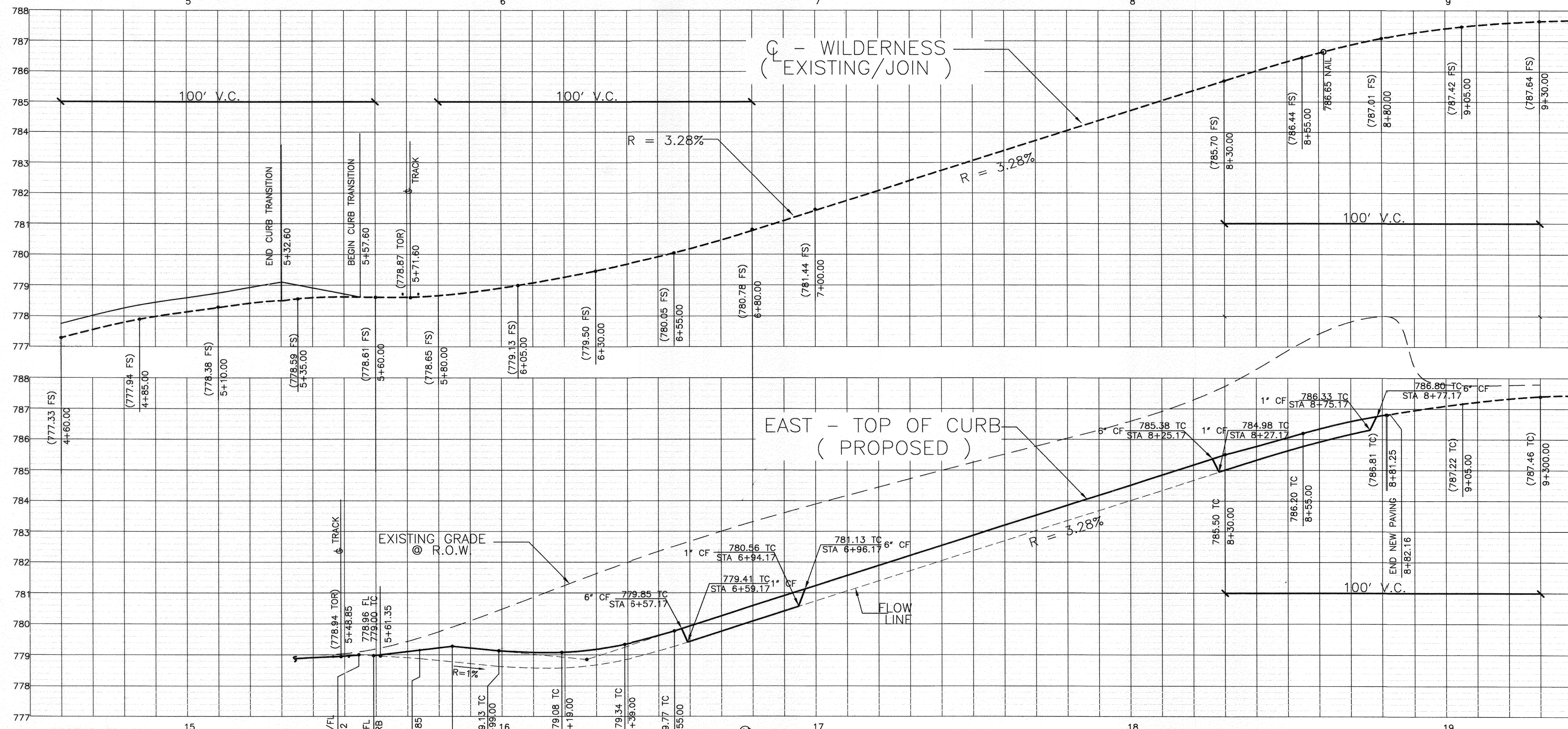
WILDERNESS AVE GENERAL NOTES

6270 WILDERNESS AVE. RIVERSIDE, CA

SCALE: NONE

ACCT. NO.: **R-3971**

SHEET 1 OF 3



Legend

TC	Top of Curve
FL	Flow Line
FS	Finish Surface
T.O.R.	Top of Rail
R.O.W.	Right of Way
(XXX.XX)	Existing Elev.
XXX.XX	Proposed Elev.
△	Thrust Block
⊕	Fire Hydrant

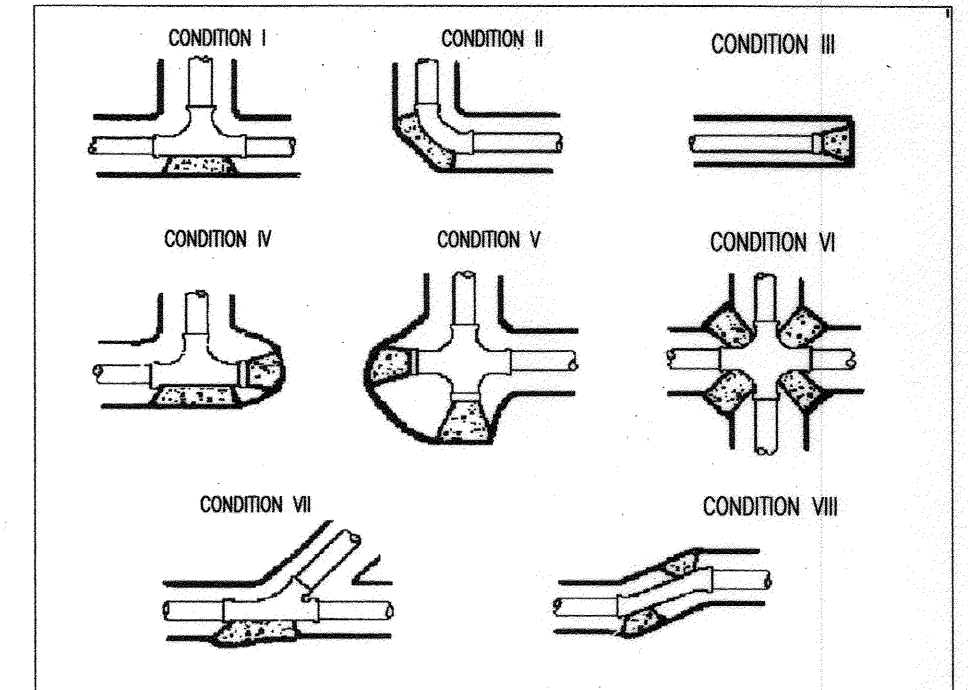
DEMOLITION NOTES

1 - REMOVE A.C. CURB.

THRUST BLOCK BEARING AREA IN SQUARE FEET

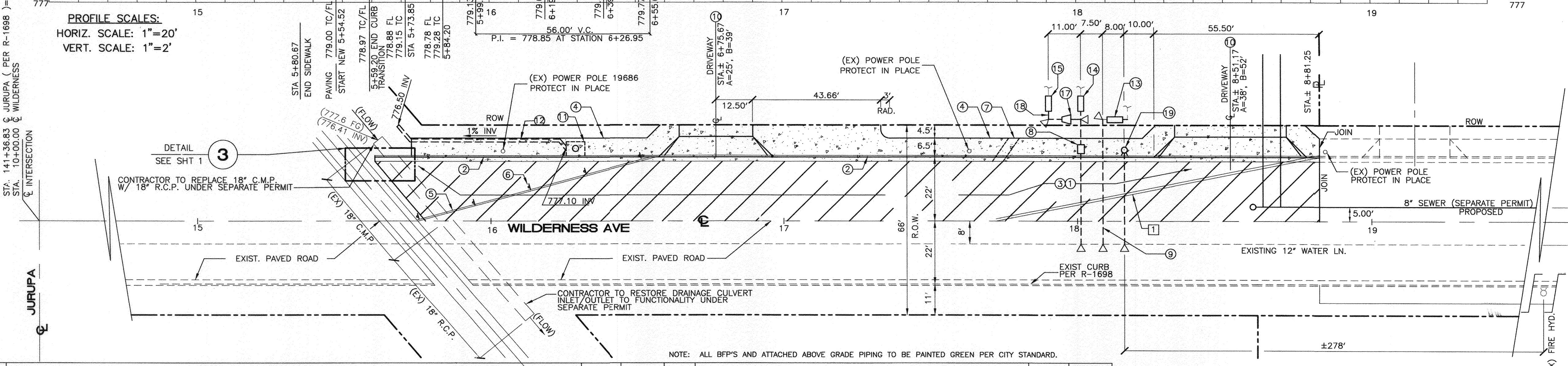
PIPE SIZE	CONDITION							
	I	II	III	IV	V	VI	VII	VIII
<6"	2.0	2.9	2.0	202.0	202.0	401.6	2.0	201.6
6"	4.3	4.0	4.3	204.3	204.3	403.3	4.3	203.3
8"	7.4	10.5	7.4	207.4	207.4	405.7	7.4	205.7
10"	12.1	17.1	12.1	2012.1	2012.1	409.3	12.1	209.3
12"	17.2	24.1	17.2	2017.2	2017.2	4013.2	17.2	2013.2

- NOTES:
- THRUST BLOCK AREAS BASED ON 225 PSI AND 2,000 PSF SOIL PRESSURE WITH 2 1/2 FEET OF COVER MINIMUM.
 - THRUST BLOCK BEARING FACES SHALL BE PLACED AGAINST UNDISTURBED SOIL, APPROVED COMPACTED BACKFILL, OR CLASS 100-E-100 SLURRY.
 - THRUST BLOCKS SHALL BE CLASS 560-C-3250 CONCRETE, UNLESS SPECIFIED OTHERWISE.
 - TO FACILITATE FUTURE REMOVAL OF THRUST BLOCKS AND LINE EXTENSION, USE CARDBOARD SEPARATORS BETWEEN BLOCKS, IF NEEDED.



DETAIL 1

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

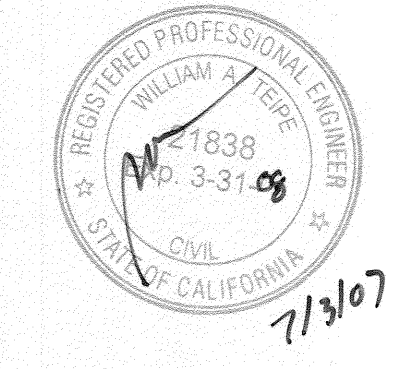


NOTE: ALL BFP'S AND ATTACHED ABOVE GRADE PIPING TO BE PAINTED GREEN PER CITY STANDARD.

NO.	DESCRIPTION	QTY.	UNITS
1	INSTALL A.C. PAVING PER GENERAL NOTE #8 AND CITY OF RIVERSIDE STD. 101 (6\"/>		

NO.	DESCRIPTION	QTY.	UNITS
13	INSTALL 8\"/>		

WILLIAM A. TEIPE & ASSOCIATES, INC.
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3164 EAST LA PALMA AVENUE SUITE - C
ANAHEIM, CA 92806
(714) 630-3312



CITY OF RIVERSIDE BUSINESS
TAX CERTIFICATE# 123437 EXP. DATE 2/15/08

RIVERSIDE PUBLIC UTILITIES
WATER

RIVERSIDE PUBLIC UTILITIES
ELECTRICAL

APPROVED BY: [Signature] DATE: 7/5/07

APPROVED BY: [Signature] DATE: 7/5/07

**CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT**

APPROVED BY: [Signature] DATE: 7/16/07
TRAFFIC ENGINEER: [Signature] DATE: 7-16-07

APPROVED BY: [Signature] DATE: 7/16/07
CITY ENGINEER: [Signature]

BENCHMARK:
ELEVATIONS ARE IN REFERENCE TO CITY
T.B.M. H4-H3 (773.90').
BEING A P.K. NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT
ALONG THE NORTHERLY CURB OF JURUPA AVE., 50' WESTERLY OF WILDERNESS AVE.

WDID# 883C343945 PW06-0125

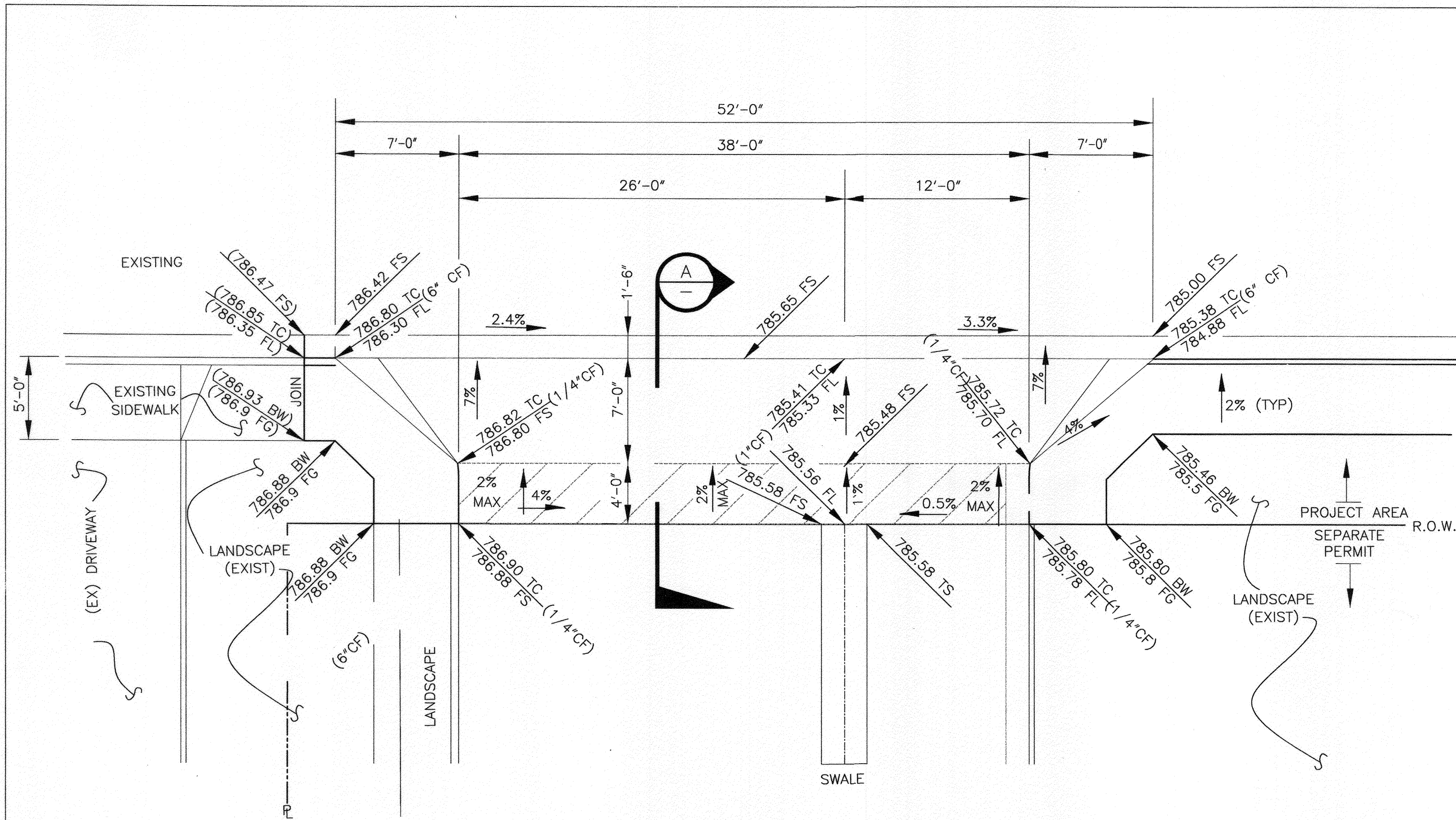
**WILDERNESS AVE
STREET PLAN**

ACCT. NO.:
R-3971

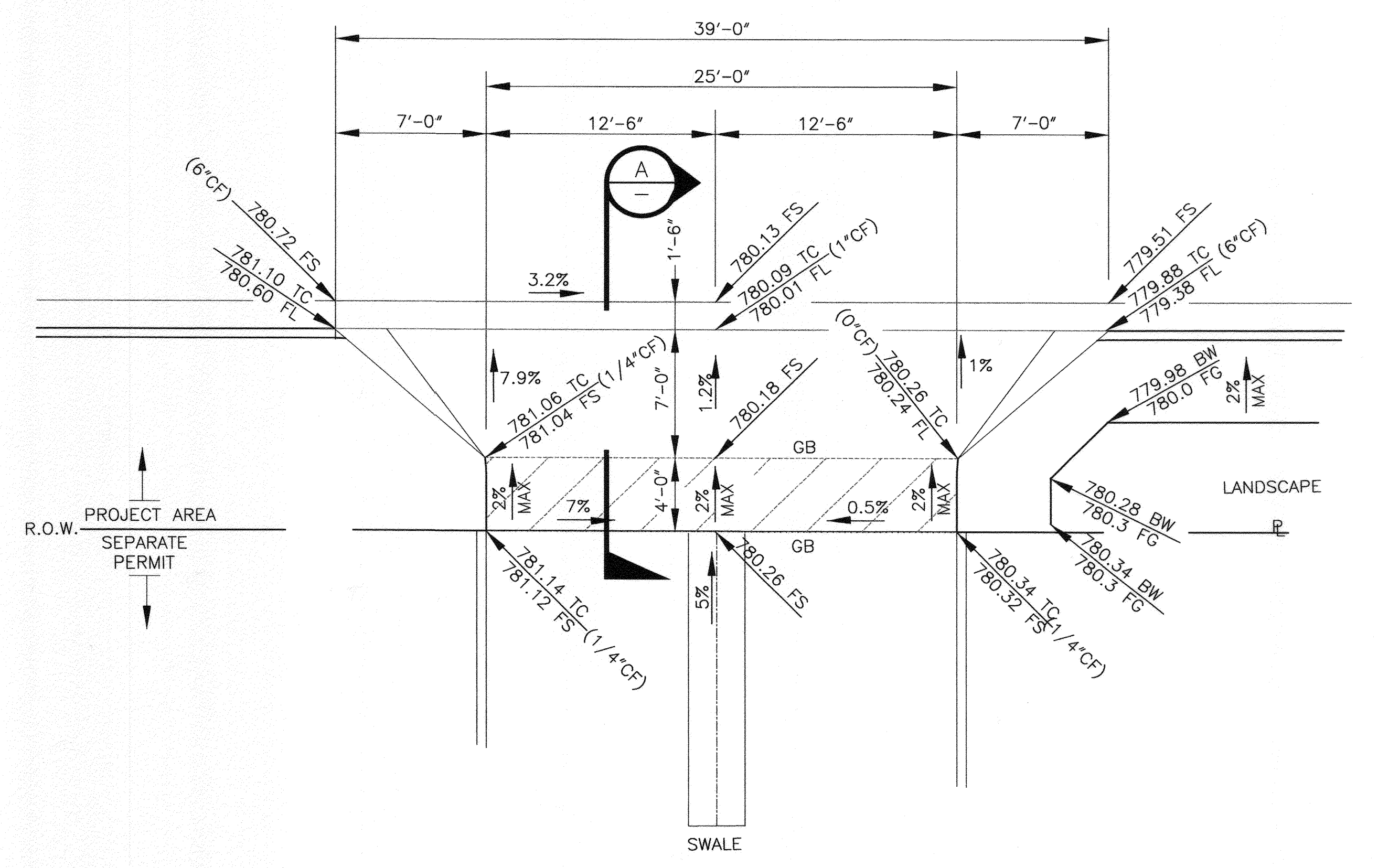
6270 WILDERNESS AVE RIVERSIDE, CA
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 2'

SHEET 2 OF 3

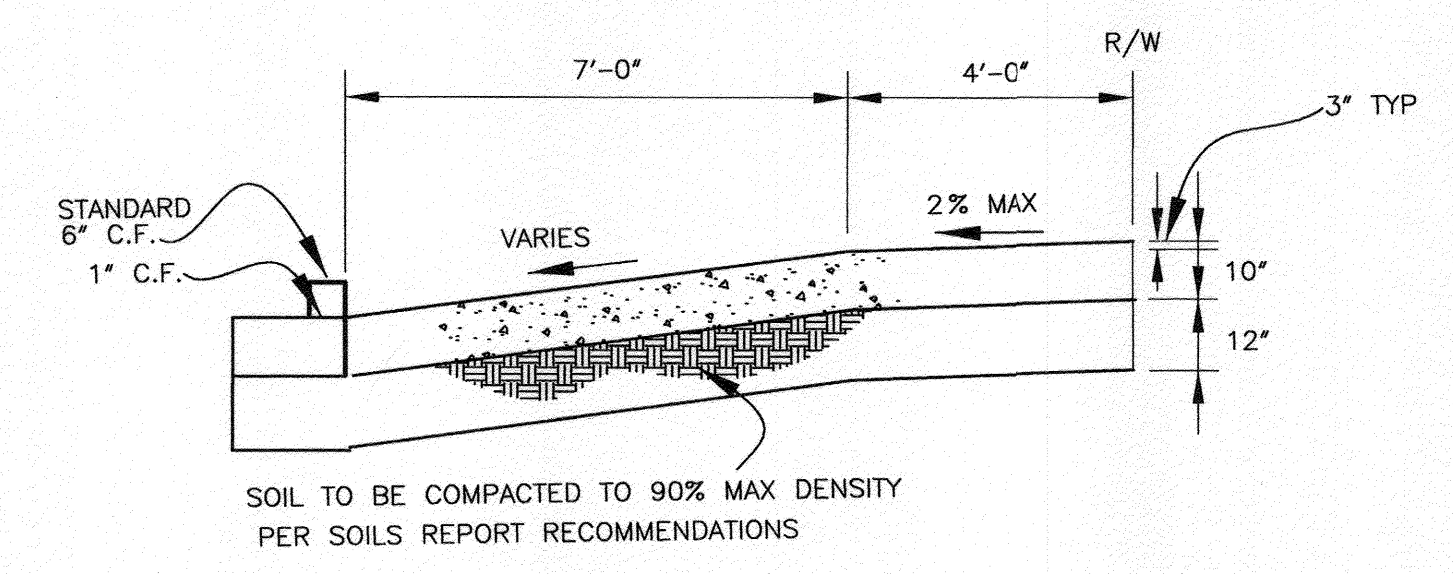
INDEXED 8-13-07



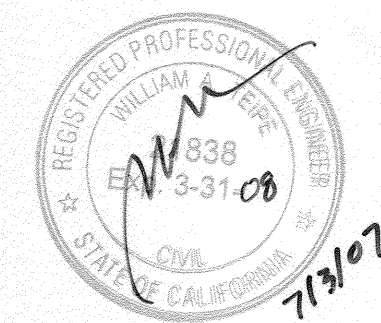
DETAIL 1
SCALE (3/16"=1')



DETAIL 2
SCALE (3/16"=1')



SECTION A
(TYPICAL DRIVEWAY)
SCALE (3/16"=1')



CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE# 123437 EXP. DATE 02/15/08

WILLIAM A. TEIPE & ASSOCIATES, INC.
CONSULTING ENGINEERS
3164 EAST LA PALMA AVENUE SUITE - C
ANAHEIM, CA 92806
(714) 630-3312

RIVERSIDE PUBLIC UTILITIES WATER		RIVERSIDE PUBLIC UTILITIES ELECTRICAL	
APPROVED BY	DATE	APPROVED BY	DATE
<i>[Signature]</i>	7/5/07	<i>[Signature]</i>	7/5/07
CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER	<i>[Signature]</i>	3.18.08	<i>[Signature]</i>
TRAFFIC ENGINEER			CITY ENGINEER
			<i>[Signature]</i>
			DATE 7/16/07
DESIGNED BY	DRAWN BY	CHECKED BY	
JBK	RT	WAT	

WDID# 883C343945	PW06-0125
WILDERNESS AVE STREET PLAN	
6270 WILDERNESS AVE RIVERSIDE, CA	ACCT. NO. R-3971
SCALE: AS NOTED	SHEET 3 OF 3

INDEXED 8-13-07 LPH