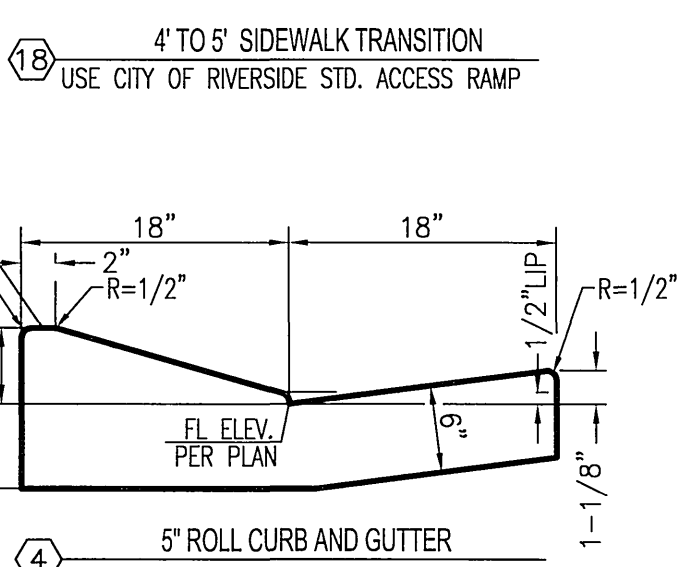
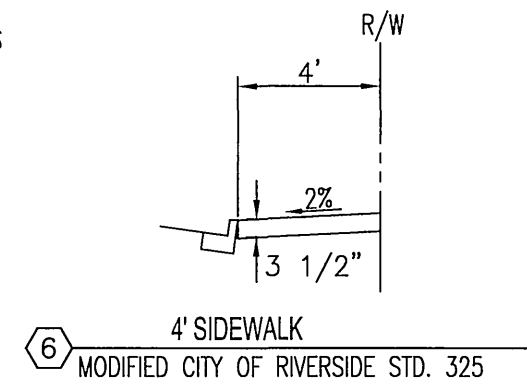
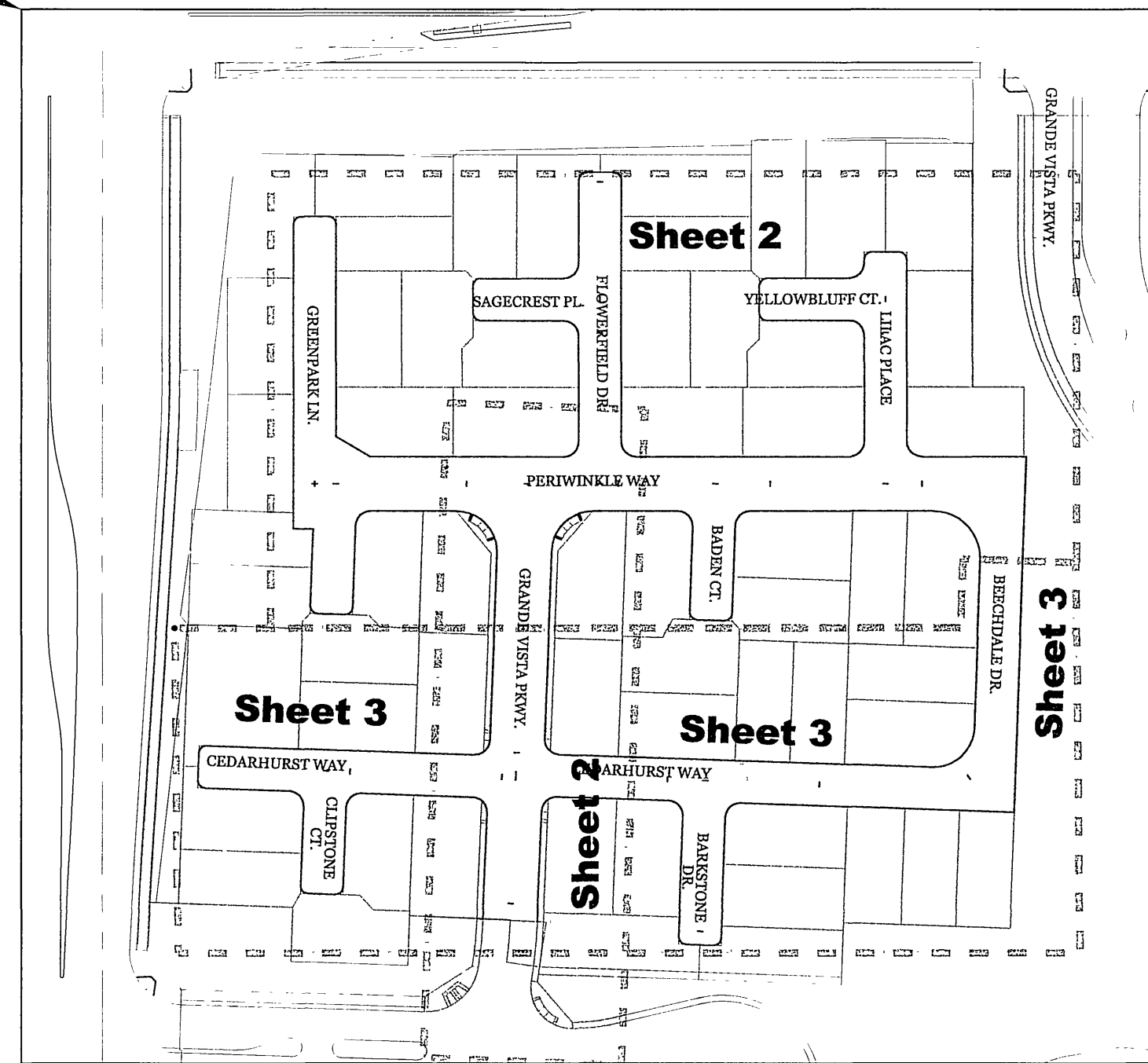
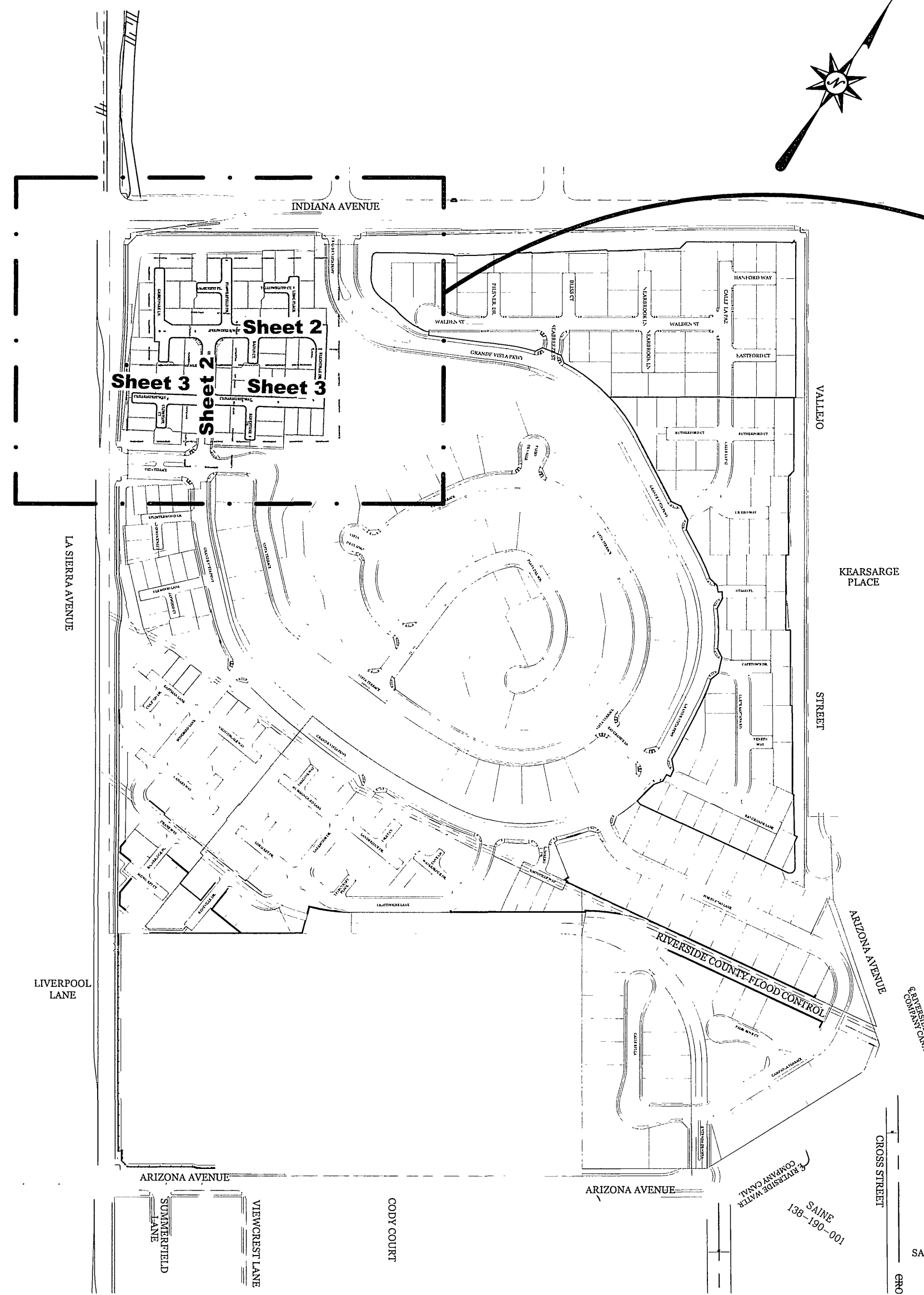
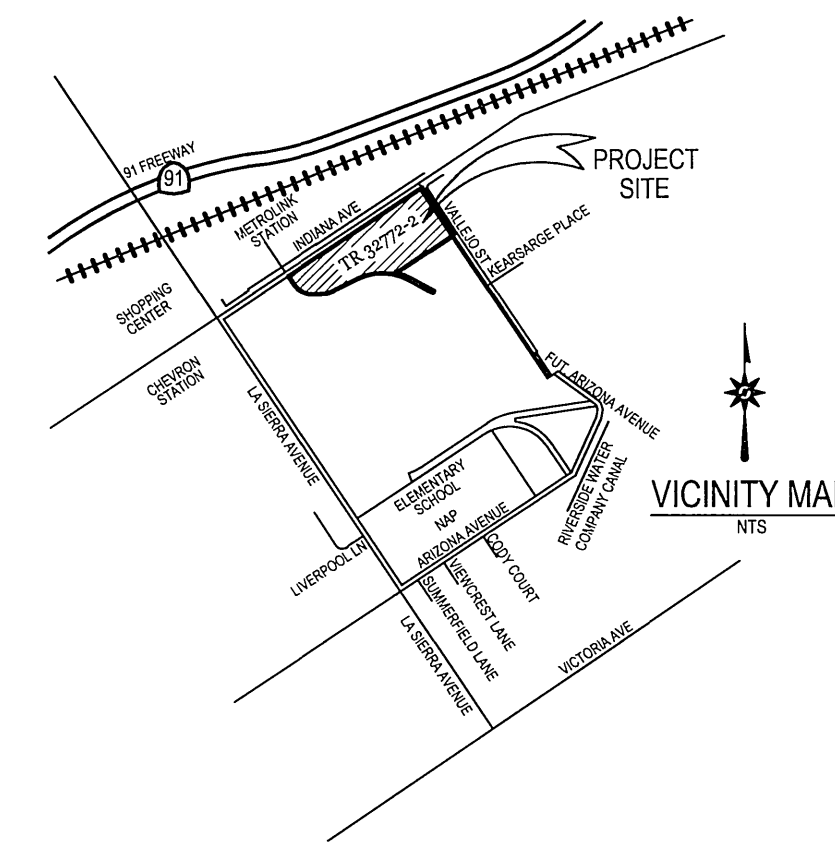


GENERAL NOTES:

- 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 DEPT. OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS 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.
- CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER AND AS APPROVED BY THE TRAFFIC ENGINEER.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- 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.
- 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- SEE CITY OF RIVERSIDE PUBLIC UTILITIES DWG. UOL5-604780 FOR LOCATION & QUANTITY OF REQUIRED STREET LIGHTS.
- NOTICE TO CONTRACTOR: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE 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 PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- 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 ENGINEER.
- 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 NO. 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.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- IN PAVEMENT OVERLAY AREAS, 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.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- 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 CITY'S PUBLIC WORKS DEPARTMENT.

IN THE CITY OF RIVERSIDE, CALIFORNIA
TR 32772-3
STREET IMPROVEMENT PLANS



IDENTIFIER	TYPE	QNTY
A	STREET NAME SIGN (TYPE HA)	
A1	GRANDE VISTA PKWY. / CEDARHURST WAY (10900BLK)	2
A2	GRANDE VISTA PKWY. / PERIWINKLE WAY (10900BLK)	1
A3	(10900BLK) CEDARHURST WAY / CLIPSTONE CT. (3300BLK)	1
A4	(10900BLK) CEDARHURST WAY / BARKSTONE DR. (3300BLK)	1
A5	(10900BLK) CEDARHURST WAY / BEECHDALE DR. (3300BLK)	1
A6	(10900BLK) PERIWINKLE WAY / GREENPARK LN. (3300BLK)	1
A7	(10900BLK) PERIWINKLE WAY / FLOWERFIELD DR. (3300BLK)	1
A8	(10900BLK) PERIWINKLE WAY / BADEN CT. (3300BLK)	1
A9	(10900BLK) PERIWINKLE WAY / LILAC PL. (3300BLK)	1
A10	(10900BLK) PERIWINKLE WAY / BEECHDALE DR. (3300BLK)	1
A11	(3300BLK) FLOWERFIELD DR. / SAGECREST PL. (10900BLK)	1
A12	(3300BLK) LILAC PL. / YELLOWBLUFF CT. (10900BLK)	1
B	STOP SIGN (R1)	3
C	THERMOPLASTIC "STOP"	8
D	12" THERMOPLASTIC WHITE STRIPE	48 LF.

INSTALL SIGNS PER CITY OF RIVERSIDE STANDARD DRAWINGS #662(PV1)

PUBLIC UTILITIES DEPARTMENT OVERHEAD & UNDERGROUND	PUBLIC UTILITIES DEPARTMENT WATER DIVISION
<i>Signature</i> 3.1.07	<i>Signature</i> 3/1/07
APPROVED BY	DATE

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

PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPT. OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION. 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 LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

DAVID L. DRAKE
No. 0 64193
Exp. 06-30-07
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
Signature

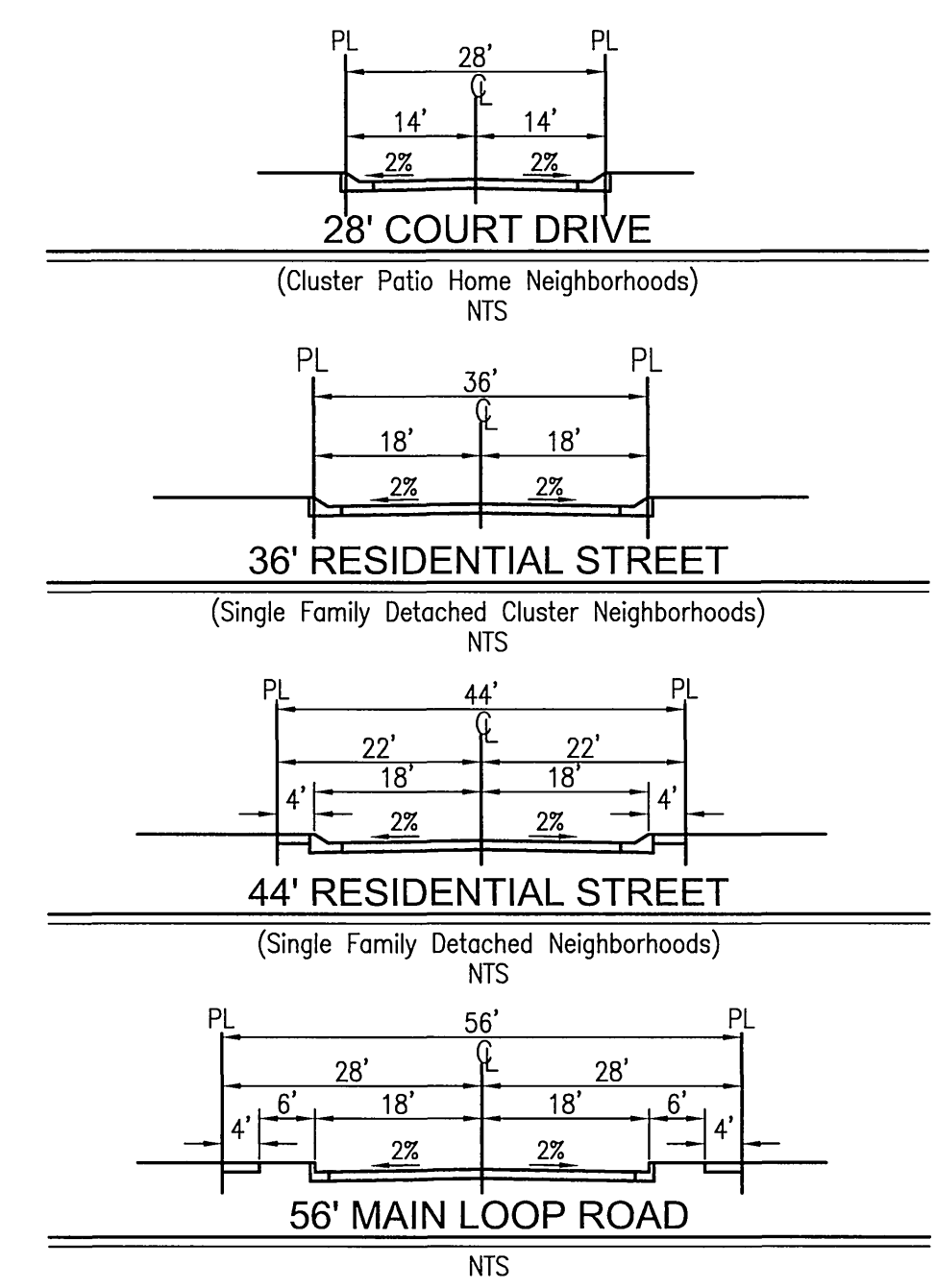
REGISTERED CIVIL ENGINEER NO. C 64193
EXPIRATION DATE: 06/30/07 DATE: 2-28-07

SHEET 1

STREET CONSTRUCTION NOTES

- CONSTRUCT 3" A.C. PAVING OVER 13" AGGREGATE BASE PER SR# 1699
- CONSTRUCT 2" A.C. PAVING OVER 8" AGGREGATE BASE PER SR# 1699
- CONSTRUCT 6" TYPE I CONCRETE CURB & GUTTER PER CITY OF RIV. STD. NO. 200.
- CONSTRUCT 5" ROLL CURB AND GUTTER PER DETAIL ON SHEET 1.
- CONSTRUCT CROSS GUTTER PER CITY OF RIV. STD. NO. 220. (W=6', UNLESS OTHERWISE NOTED)
- CONSTRUCT 4' SIDEWALK PER DETAIL ON SHEET 1.
- CONSTRUCT SIDEWALK ACCESS RAMP PER CITY OF RIV. STD. NO. 304 TYPE III
- CONSTRUCT STREET NAME SIGN PER CITY OF RIV. STD. NO. 662A
- CONSTRUCT SIDEWALK ACCESS RAMP PER CITY OF RIV. STD. NO. 304 TYPE II.
- CONSTRUCT 4' SIDEWALK TRANSITION PER DETAIL ON SHEET 1.
- CONSTRUCT 8" TYPE I CONCRETE CURB & GUTTER PER CITY OF RIVERSIDE STD. NO. 200

QNTY	UNITS
9,280	SQ. FT.
48,830	SQ. FT.
545	LN. FT.
4,270	LN. FT.
12/4,585	EA/SF
2,075	SQ. FT.
4	EA.
11	EA.
2	EA.
4	EA.
106	LF



STRUCTURE ENGINEER
 GOUVIS ENGINEERING CONSULTING GROUP INC.
 4400 CAMPUS DR.
 NEWPORT BEACH CA 92660
 PHONE: (949) 752-1612
 FAX: (949) 752-5321

GEOTECHNICAL ENGINEER
 GORIAN & ASSOCIATES, INC.
 3595 OLD CONEJO RD.
 THOUSAND OAKS CA 91320
 PHONE: (805) 375-9262
 FAX: (805) 375-9263

DEVELOPER
 GRIFFIN INDUSTRIES, INC.
 4710 RIVERWALK PARKWAY
 RIVERSIDE, CA 92505
 PHONE: (951) 509-8622

OWNER
 LA SIERRA UNIVERSITY
 4500 RIVERWALK PARKWAY
 RIVERSIDE, CA 92515-8247
 PHONE: (951) 785-2002
 FAX: (951) 785-2911

SOURCE OF TOPOGRAPHY
 INLAND AERIAL SURVEYS INC. DATE: 07/07/2006

PROJECT AREA:
 TOTAL = 25.55 ACRES TR 32772-3-3 ACRES @ 25.55

BASIS OF BEARING
 BEARINGS ARE BASED ON THE CENTERLINE OF LA SIERRA AVE AS BEING N33°37'19"W, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 80 AT PAGES 72 THROUGH 77 THERE OF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LEGAL DESCRIPTION
 BEING A SUBDIVISION OF LOTS 1 THROUGH 3, 8 THROUGH 29, A PORTION OF LOTS 4 THROUGH 7 AND LOTS A,C,D,E AND F OF VALLEY VIEW FARMS PER M.B.11/58, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO A PORTION OF LOTS 5,9 THROUGH 12, 15 AND 16 IN BLOCK 38 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATION COMPANY PER M.B. 1/70 SAN BERNARDINO COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NO.:
 141-350-002, 141-350-003

24 HOUR EMERGENCY CONTACT:
 MICHAEL MOORE (818) 822-9282

WDID NUMBER:
 8 33C344773

ZONING & LAND USE
 LA SIERRA SPECIFIC PLAN

EXISTING LAND USE
 VACANT

PROPOSED LAND USE
 MIXED USE APARTMENT SITES

SITE ADDRESS:
 PIERCE STREET, SIERRA VISTA & RIVERWALK PARKWAY

THOMAS BROTHERS
 PAGE 714, GRID C7 (2006 EDITION)

FLOOD PLAIN DESIGNATION
 FLOOD INSURANCE RATE MAP (FIRM)

SCHOOL DISTRICT
 ALVORD UNIFIED SCHOOL DISTRICT

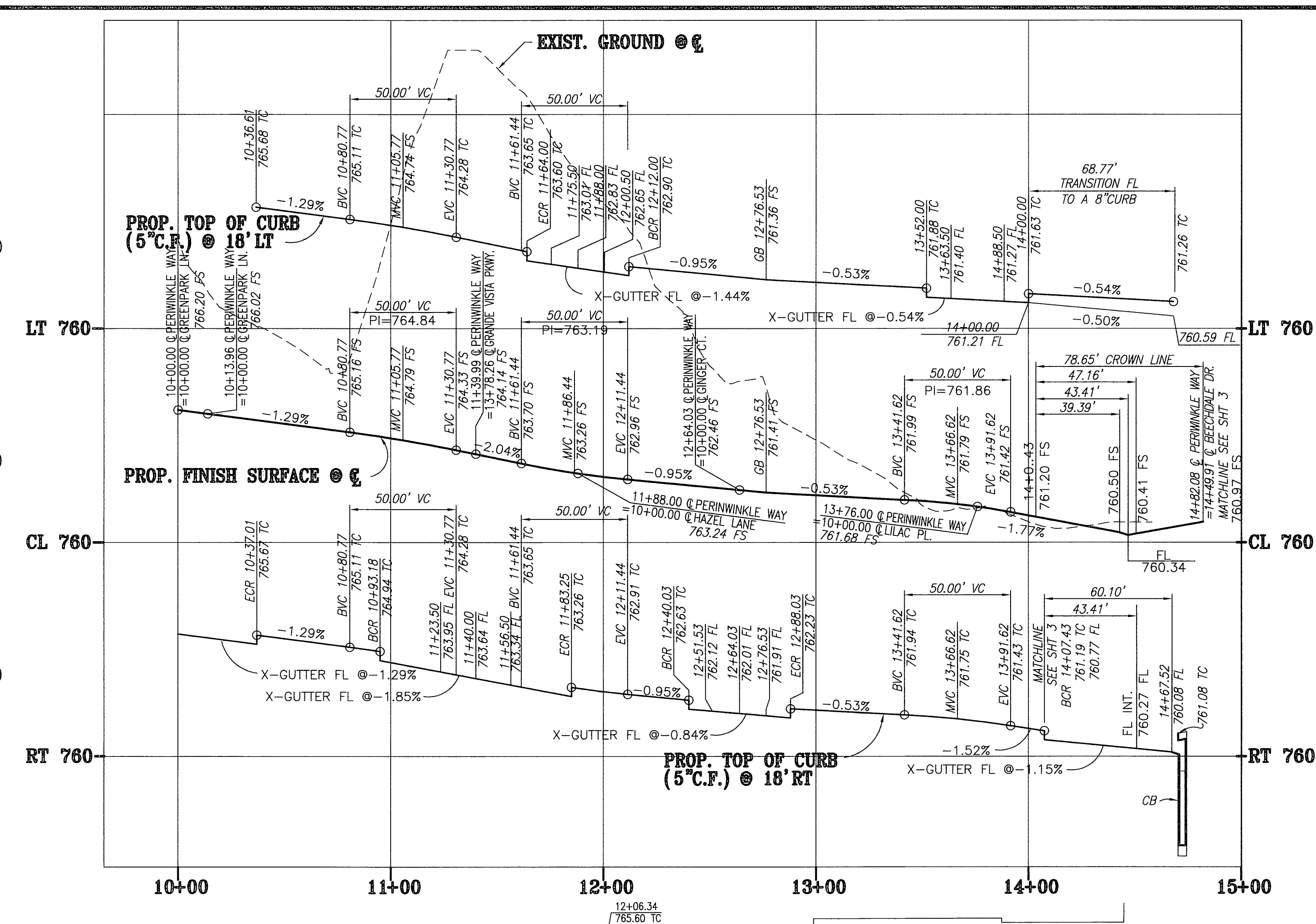
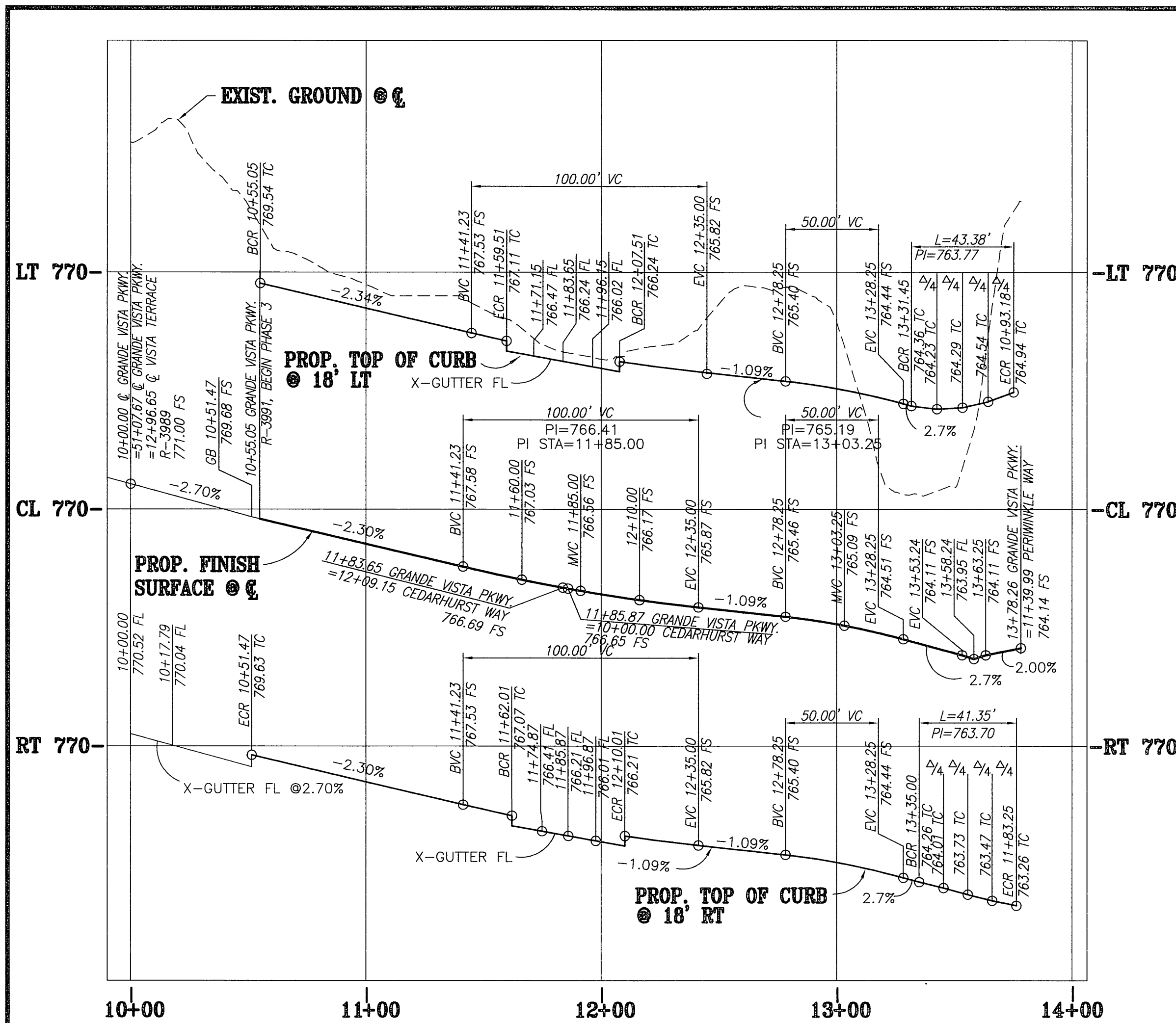
UTILITIES
 WATER: CITY OF RIVERSIDE
 SEWER: CITY OF RIVERSIDE
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 ELECTRIC: CITY OF RIVERSIDE
 TELEPHONE: SBC

BENCHMARK: E2-P2
 CHISELED SQUARE ON THE TOP OF CURB AT THE WESTERLY END OF A CATCH BASIN FRONTING THE SOUTHERLY CURB OF INDIANA AVE AT THE SOUTHEAST CORNER OF INDIANA AVENUE AND FILLMORE STREET.
 ELEV=738.410

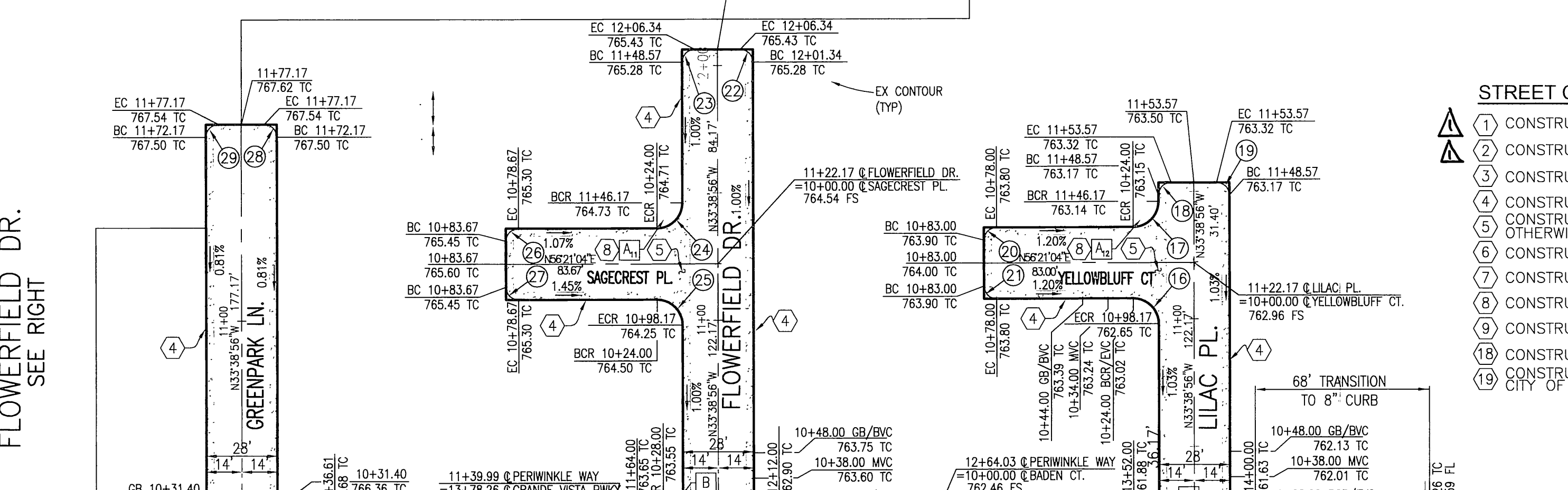
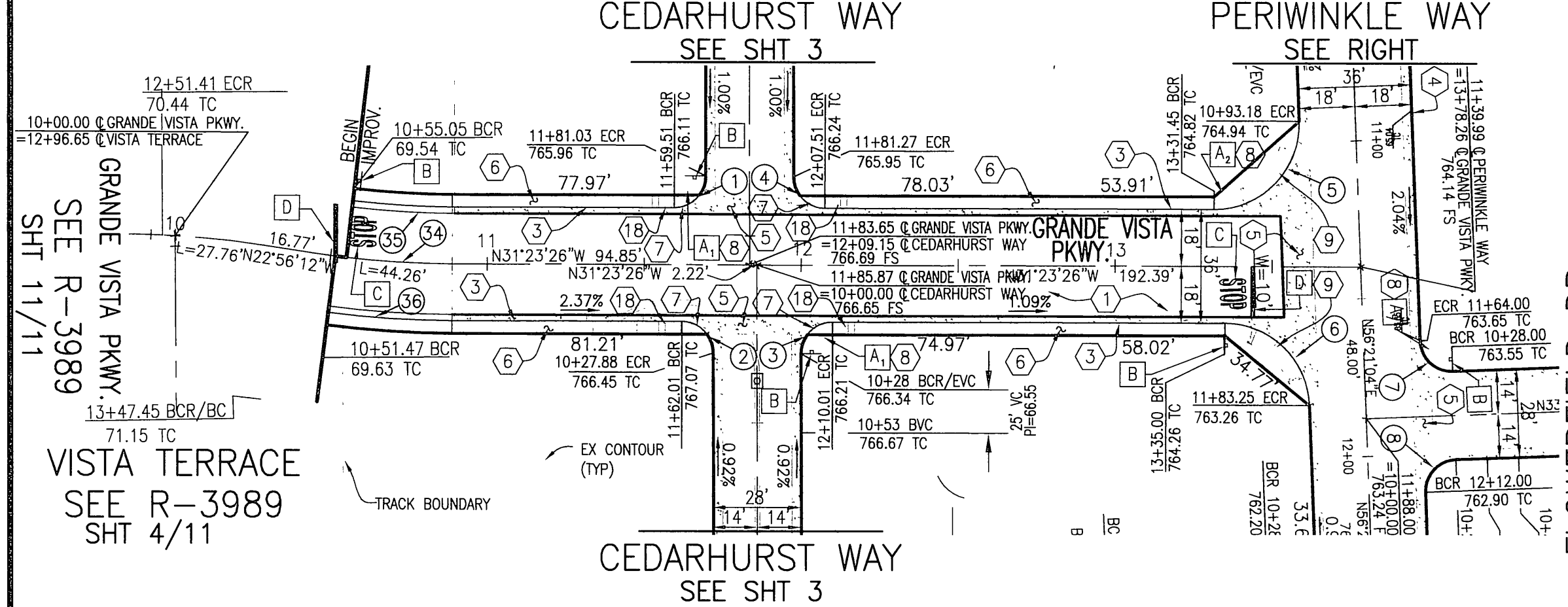
WDID: 8 33C334294

<p>Underground Service Alert Call: TOLL FREE 1 - 800 227-2600 TWO WORKING DAYS BEFORE YOU DIG</p>	<p>PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPT. OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION. 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 LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.</p> <p>DAVID L. DRAKE No. 0 64193 Exp. 06-30-07 CIVIL STATE OF CALIFORNIA</p>	<p>PREPARED UNDER THE DIRECTION OF: <i>Signature</i></p> <p>REGISTERED CIVIL ENGINEER NO. C 64193 EXPIRATION DATE: 06/30/07 DATE: 2-28-07</p>	<p>PLANS PREPARED BY: PSOMAS 2010 Iowa Avenue Suite 101 Riverside, CA 92507 (951) 787-8421 Fax (951) 682-3379</p> <p>CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-07</p> <p>SCALE: AS NOTED BENCH MARK</p> <p>SEE SHEET No 1</p>	<p>ADD PAVEMENT SECTION 2/2 6-15-07</p> <p>MARK REVISIONS APPR. DATE</p> <p>DESIGNED BY DD DRAWN BY CA CHECKED BY</p>	<p>CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS</p> <p>APPROVED BY: <i>Signature</i> 3-22-07 PRINCIPAL ENGINEER TRAFFIC ENGINEER</p> <p>APPROVED BY: <i>Signature</i> 3-21-07 CITY ENGINEER</p> <p>DATE 4/1/07</p>	<p>IN THE CITY OF RIVERSIDE, CA TR 32772-3 STREET IMPROVEMENT PLANS</p> <p>TITLE SHEET</p> <p>FOR: GRIFFIN INDUSTRIES</p>	<p>PW06-0480 R-3991 SHEET 1 OF 3 FILE NO.: 1104-007</p>
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INDEXED 4-30-07 left



CURVE DATA				
No.	DELTA	RADIUS	LENGTH	TANGENT
1	90°16'25"	10.00'	15.76'	10.05'
2	89°42'45"	10.00'	15.66'	9.95'
3	90°17'12"	10.00'	15.76'	10.05'
4	89°42'45"	10.00'	15.66'	9.95'
5	92°15'30"	27.00'	43.48'	28.09'
6	87°44'30"	27.00'	41.35'	25.96'
7	90°00'00"	10.00'	15.71'	10.00'
8	90°00'00"	10.00'	15.71'	10.00'
9	91°58'15"	10.00'	16.05'	10.35'
10	88°01'45"	10.00'	15.36'	9.66'
11	90°00'00"	5.00'	7.85'	5.00'
12	90°00'00"	5.00'	7.85'	5.00'
13	91°58'15"	31.00'	49.76'	32.09'
14	90°00'00"	10.00'	15.71'	10.00'
15	90°00'00"	10.00'	15.71'	10.00'
16	90°00'00"	10.00'	15.71'	10.00'
17	90°00'00"	10.00'	15.71'	10.00'
18	90°00'00"	5.00'	7.85'	5.00'
19	90°00'00"	5.00'	7.85'	5.00'
20	90°00'00"	5.00'	7.85'	5.00'
21	90°00'00"	5.00'	7.85'	5.00'
22	90°00'00"	5.00'	7.85'	5.00'
23	90°00'00"	5.00'	7.85'	5.00'
24	90°00'00"	10.00'	15.71'	10.00'
25	90°00'00"	10.00'	15.71'	10.00'
26	90°00'00"	5.00'	7.85'	5.00'
27	90°00'00"	5.00'	7.85'	5.00'
28	90°00'00"	5.00'	7.85'	5.00'
29	90°00'00"	5.00'	7.85'	5.00'
30	88°01'45"	10.00'	15.36'	9.66'
31	90°00'00"	5.00'	7.85'	5.00'
32	90°00'00"	5.00'	7.85'	5.00'
33	91°58'15"	49.00'	78.65'	50.72'
34	82°17'14"	300.00'	44.26'	22.17'
35	62°6'42"	282.00'	31.72'	15.88'
36	70°7'54"	318.00'	39.58'	19.82'



- STREET CONSTRUCTION NOTES**
- CONSTRUCT 3" A.C. PAVING OVER 13" AGGREGATE BASE PER SR# 1699
 - CONSTRUCT 3" A.C. PAVING OVER 8" AGGREGATE BASE PER SR# 1699
 - CONSTRUCT 6" TYPE I CONCRETE CURB & GUTTER PER CITY OF RIV. STD. NO. 200.
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 - CONSTRUCT CROSS GUTTER PER CITY OF RIV. STD. NO. 220. (W=6", UNLESS OTHERWISE NOTED)
 - CONSTRUCT 4" SIDEWALK PER DETAIL ON SHEET 1.
 - CONSTRUCT SIDEWALK ACCESS RAMP PER CITY OF RIV. STD. NO. 304 TYPE III
 - CONSTRUCT STREET NAME SIGN PER CITY OF RIV. STD. NO. 662A
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 - CONSTRUCT 4" SIDEWALK TRANSITION PER DETAIL ON SHEET 1.
 - CONSTRUCT 8" TYPE I CONCRETE CURB & GUTTER PER CITY OF RIVERSIDE STD. NO. 200

STREET SIGN SCHEDULE

A	GRANDE VISTA PKWY. / CEDARHURST WAY (10900BLK)
A	GRANDE VISTA PKWY. / PERIWINKLE WAY (10900BLK)
A	(10900BLK) PERIWINKLE WAY / GREENPARK LN. (3300BLK)
A	(10900BLK) PERIWINKLE WAY / FLOWERFIELD DR. (3300BLK)
A	(10900BLK) PERIWINKLE WAY / BADEN CT. (3300BLK)
A	(10900BLK) PERIWINKLE WAY / LILAC PL. (3300BLK)
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A	(3300BLK) LILAC PL. / YELLOWBLUFF CT. (10900BLK)
B	STOP SIGN (R1)
C	THERMOPLASTIC "STOP"
D	12" THERMOPLASTIC WHITE STRIPE

GRANDE VISTA PKWY.

PUBLIC UTILITIES DEPARTMENT OVERHEAD & UNDERGROUND

PUBLIC UTILITIES DEPARTMENT WATER DIVISION

APPROVED BY: *Sumana* 3/1/07

APPROVED BY: *Kulthill* 3/1/07

SCALE 1" = 40'

PERIWINKLE WAY

ADD PAVEMENT SECTION

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS

IN THE CITY OF RIVERSIDE, CA TR 32772-3 STREET IMPROVEMENT PLANS

FOR: GRIFFIN INDUSTRIES

Underground Service Alert

Call: TOLL FREE 1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

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 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.

REGISTERED CIVIL ENGINEER No. C 64193 EXPIRATION DATE: 06/30/07 DATE: 2-20-07

PREPARED UNDER THE DIRECTION OF: *[Signature]*

PLANS PREPARED BY: **PSOMAS**

2010 Iowa Avenue Suite 101 Riverside, CA 92507 (951) 787-8421 Fax (951) 682-3379

CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-07

SCALE: AS NOTED BENCH MARK

DATE: DECEMBER 2006

SEE SHEET No 1

APPROVED BY: *[Signature]* 3/22/07

PRINCIPAL ENGINEER

TRAFFIC ENGINEER: *[Signature]* 3/21/07

DATE: 4/6/07

APPROVED BY: *[Signature]* 4/6/07

CITY ENGINEER

DATE: 4/6/07

WDID: 8 33C334294

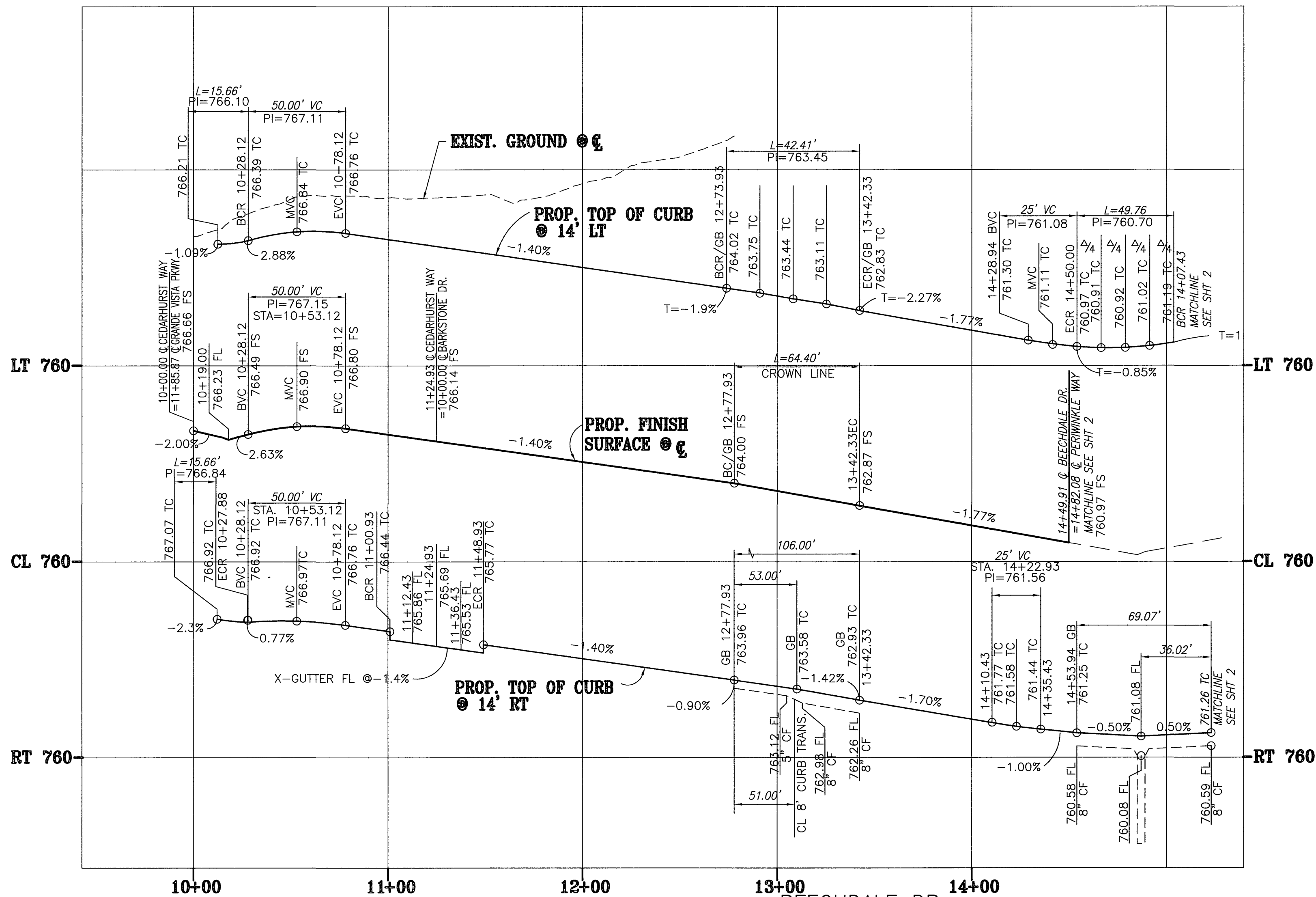
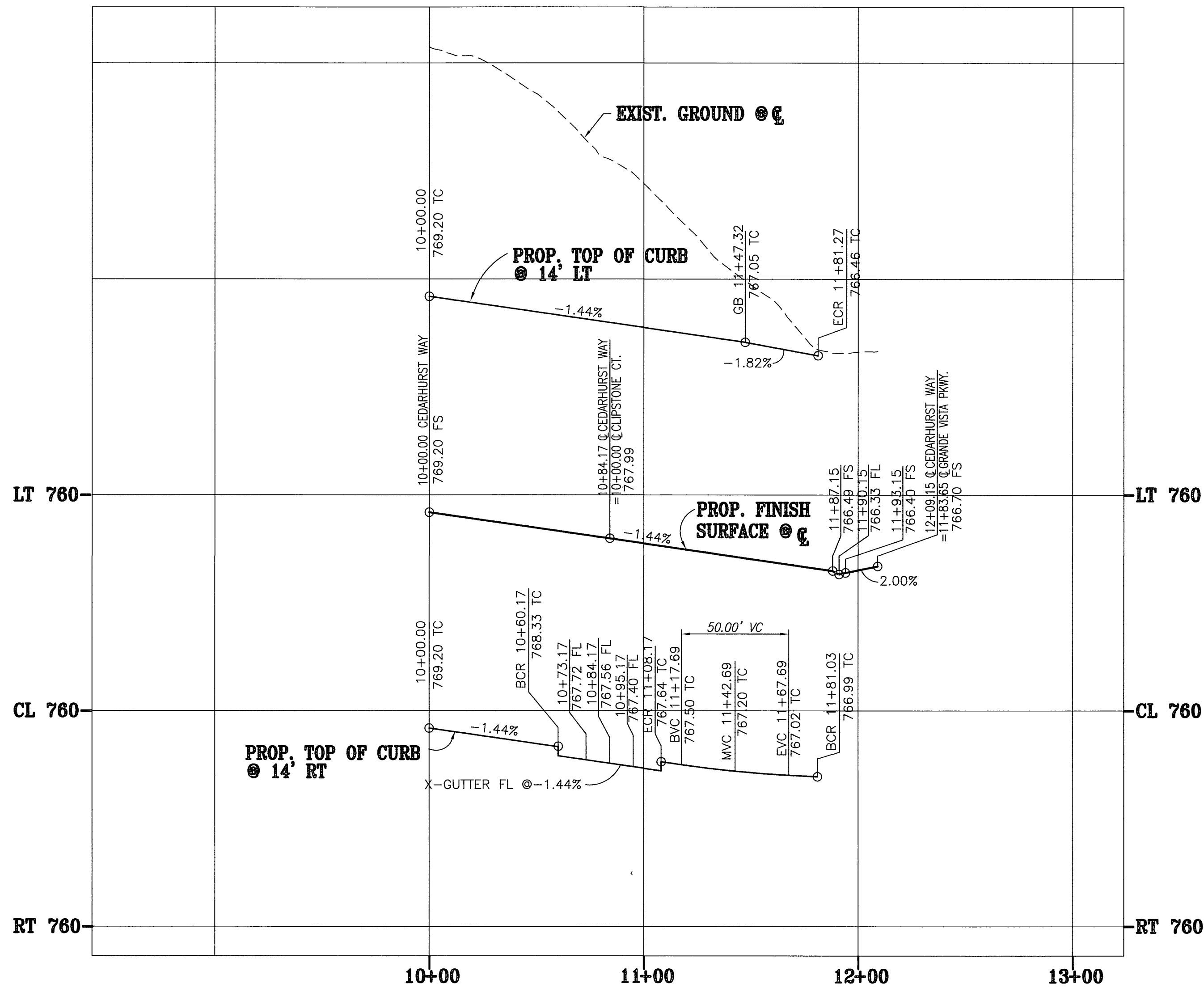
PW06-0480

R-3991

SHEET 2 OF 3

FILE NO.: 1104-007

INDEXED 4-30-07

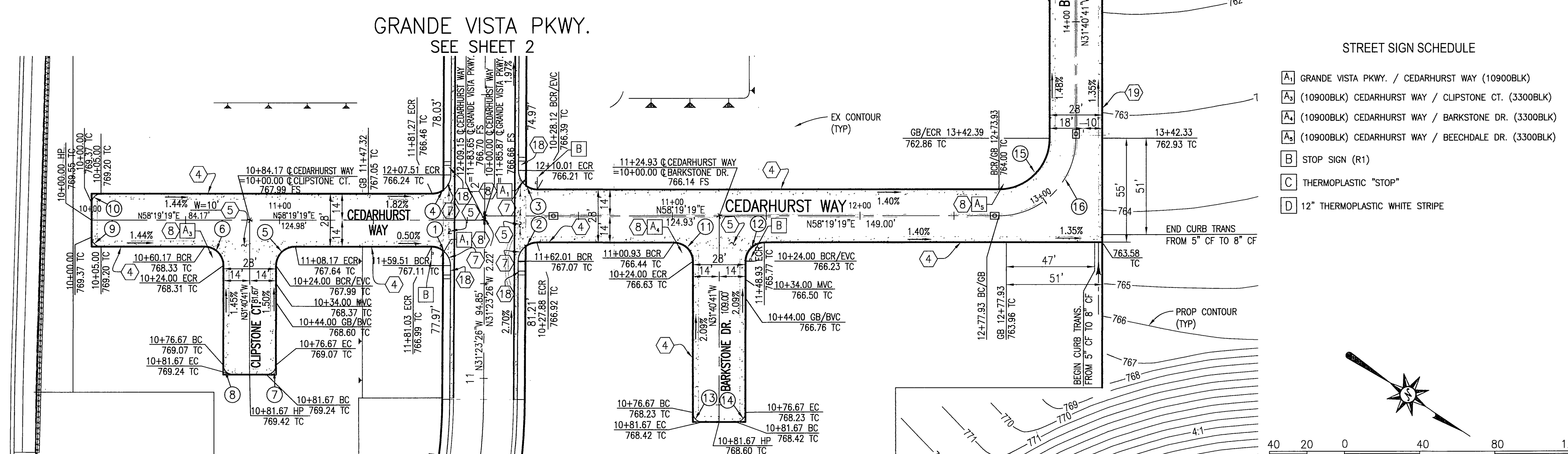


STREET CONSTRUCTION NOTES

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11	90°00'00"	10.00'	15.71'	10.00'
12	90°00'00"	10.00'	15.71'	10.00'
13	90°00'00"	5.00'	7.85'	5.00'
14	90°00'00"	5.00'	7.85'	5.00'
15	90°00'00"	27.00'	42.41'	27.00'
16	90°20'39"	40.88'	64.46'	41.12'



STREET SIGN SCHEDULE

A	GRANDE VISTA PKWY. / CEDARHURST WAY (10900BLK)
A	(10900BLK) CEDARHURST WAY / CLIPSTONE CT. (3300BLK)
A	(10900BLK) CEDARHURST WAY / BARKSTONE DR. (3300BLK)
A	(10900BLK) CEDARHURST WAY / BEECHDALE DR. (3300BLK)
B	STOP SIGN (R1)
C	THERMOPLASTIC "STOP"
D	12" THERMOPLASTIC WHITE STRIPE

PUBLIC UTILITIES DEPARTMENT OVERHEAD & UNDERGROUND

PUBLIC UTILITIES DEPARTMENT WATER DIVISION

APPROVED BY: *[Signature]* DATE: 3/1/07

APPROVED BY: *[Signature]* DATE: 3/1/07

SEE PROFILE @ ABOVE LEFT SEE TR-3272-1

CEDARHURST WAY

WDID: 8 33C334294

Underground Service Alert

Call: TOLL FREE 1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

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 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.

REGISTERED CIVIL ENGINEER NO. C 64193

EXPIRATION DATE: 06/30/07 DATE: 2-28-07

PREPARED UNDER THE DIRECTION OF:

PLANS PREPARED BY:

PSOMAS

2010 Iowa Avenue Suite 101 Riverside, CA 92507
(951) 787-8421 Fax (951) 682-3379

CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-07

SCALE: AS NOTED BENCH MARK

REGISTERED CIVIL ENGINEER NO. C 64193

EXPIRATION DATE: 06/30/07 DATE: 2-28-07

DATE: DECEMBER 2006

SEE SHEET No 1

ADD PAVEMENT SECTION

R/C 6.6-67

MARK REVISIONS APPR. DATE

DESIGNED BY DD DRAWN BY CA CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: 3-22-07

PRINCIPAL ENGINEER

TRAFFIC ENGINEER

APPROVED BY: *[Signature]* DATE: 4/1/07

CITY ENGINEER

IN THE CITY OF RIVERSIDE, CA

TR 3272-3

STREET IMPROVEMENT PLANS

PW06-0480

R-3991

SHEET 3 OF 3

FOR: GRIFFIN INDUSTRIES

FILE NO.: 1104-007

INDEXED 4-30-07 LfH