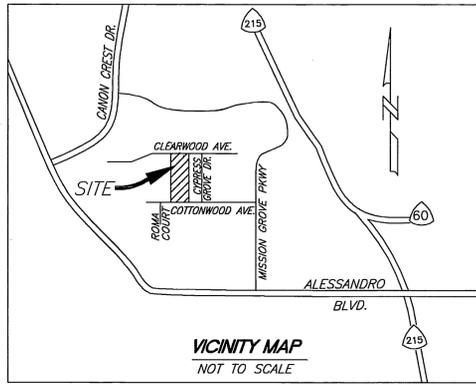


TRACT 32139 STREET IMPROVEMENT PLAN

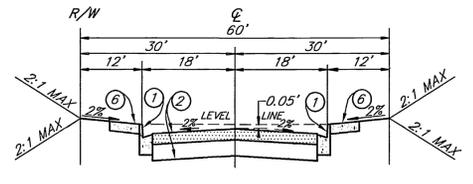
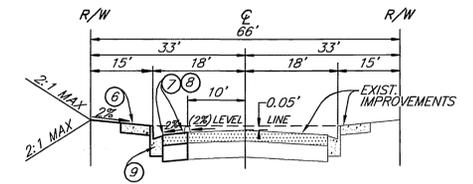
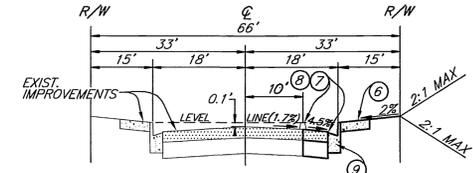
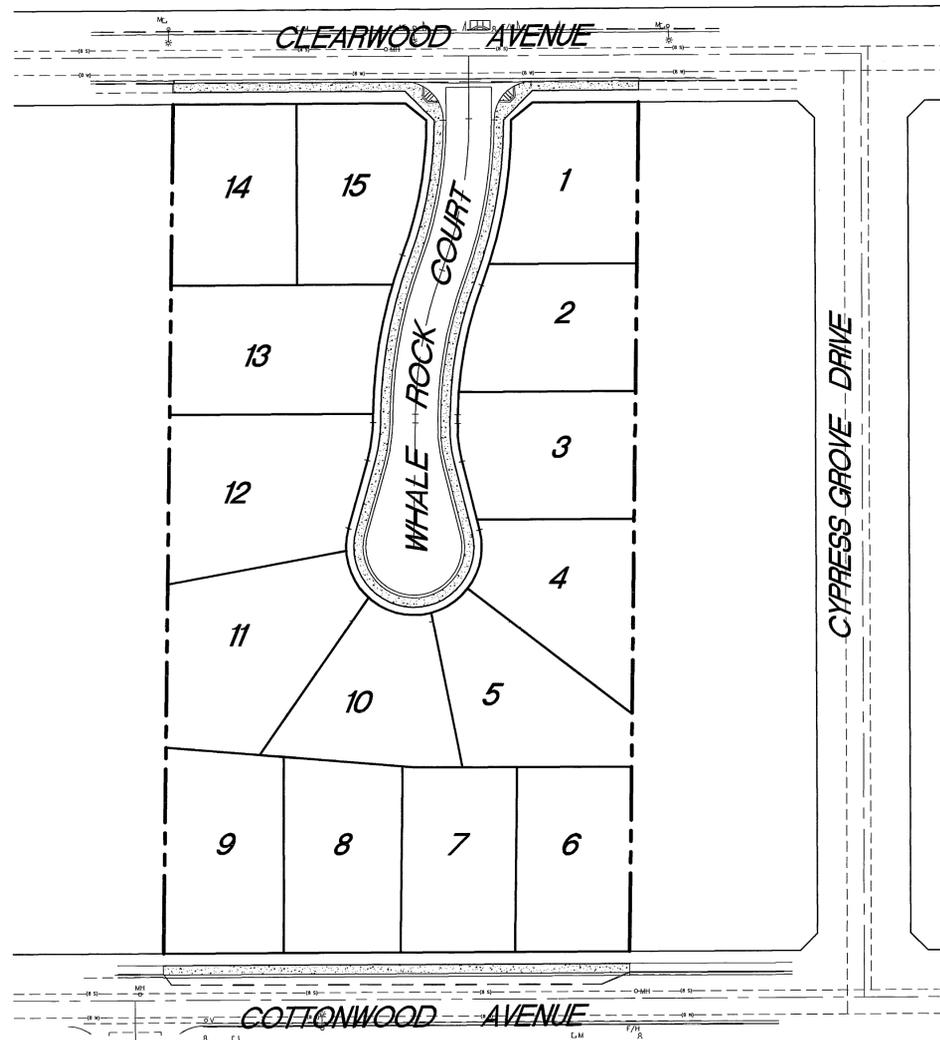


GENERAL NOTES

- 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 REESTABLISHING 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 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.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY 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.
- 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 SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- THE CONTRACTOR SHALL CALL IN 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.
- THE SUBDIVIDER SHALL ARRANGE FOR A SOILS 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.
- 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREET TO TRAFFIC.

NOTICE TO CONTRACTOR:

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES OF RECORD OR NOT SHOWN ON THESE PLANS.
- CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION.



STREET SIGN & BLOCK LEGEND

STREET NAME	BLOCK NUMBER	QUANTITY
(A) R-1 STOP SIGN		1 EA.
(B) CLEARWOOD AVENUE WHALE ROCK COURT		1 EA.

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

- CONSTRUCT 6" CURB AND GUTTER PER RIV. CITY STD. #200 (TYPE I) 828 L.F.
- CONSTRUCT 3" A.C. OVER 4" C.A.B. PER S.R. #655 R=50 14,930 S.F.
- CONSTRUCT WHEELCHAIR RAMP TYPE I PER RIV. CITY STD. #304 2 EA.
- INSTALL STREET SIGN PER CITY OF RIVERSIDE STD. #662 & #666 2 EA.
- CONSTRUCT CROSS GUTTER PER RIV. CITY STD. #220 W=6' 490 S.F.
- CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. #325 5,676 S.F.
- CONSTRUCT 2 1/2" A.C. OVER 4" C.A.B. TO MATCH EXISTING. CONSTRUCT OVERLAY AS NEEDED FOR SMOOTH TRANSITION. GRIND AS NEEDED FOR MIN. 0.10" THICKNESS. 1,977 S.F.
- SAWCUT EXISTING PAVEMENT AND REMOVE. 1,300 S.F.
- CONSTRUCT 8" CURB AND GUTTER PER RIV. CITY STD. #200 (TYPE I) 568 L.F.
- CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. #304 TYPE II-A 1 EA.

LEGEND

- T.B. - TOP OF BERM
- F.G. - FINISHED GRADE
- F.L. - FLOW LINE
- H.P. - HIGH POINT
- EXIST. - EXISTING
- P.E. - PAD ELEVATION
- G.B. - GRADE BREAK
- TRACT BOUNDARY
- CENTERLINE
- CURB AND GUTTER
- EXISTING CONTOUR LINE
- LOT LINE
- SLOPE

INDEX MAP SCALE 1"=60'

OWNER APPLICANT

REAL ESTATE DEVELOPMENT
SPECIALISTS, INC.
6753 BROCKTON AVE.
RIVERSIDE, CA 92506
PHONE (951) 684-1800
FAX (951) 684-6431

ENGINEER

SDH & ASSOCIATES INC.
5225 CANYON CREST DRIVE
BLDG. 300 SUITE 357
RIVERSIDE, CA 92507
PHONE (951) 788-2344
FAX (951) 788-2314

REVIEWED BY:
WESTERN MUNICIPAL WATER DISTRICT
for Non-Interference Compliance

Sheet 1 Through 3
Approved By: [Signature] Date: 4/11/05



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.



PLANS PREPARED UNDER SUPERVISION OF
[Signature] DATE 4/11/2005
BRIAN G. ESGATE
R.C.E. 21884
EXP. 3/31/05
BENCH MARK FB-63 ELEVATION: 1602.329
P.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE WESTERLY WALL OF A CATCH BASIN, 1 FOOT NORTHERLY OF THE FACE OF THE CURB ALONG THE NORTHERLY CURB OF ALESSANDRO BOULEVARD, EASTERLY OF MISSION GROVE PARKWAY.

SDH & Associates Inc.
Civil Engineering - Land Planning
5225 Canyon Crest Drive Bldg. 300 Suite 357
Riverside, California 92507
TEL: (951) 788-2344 FAX (951) 788-2314

DESIGNED BY: S.S. DRAWN BY: L.S. J.O.C. CHECKED BY: B.G.E.

BUSINESS TAX CERTIFICATE NO. 107994 EXP. DATE 6-13-05

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: 5/24/05
PRINCIPAL ENGINEER
TRAFFIC DIVISION
PARKS DEPARTMENT
CITY ENGINEER



TRACT 32139
STREET IMPROVEMENT PLAN

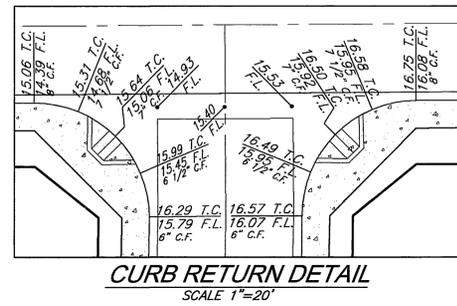
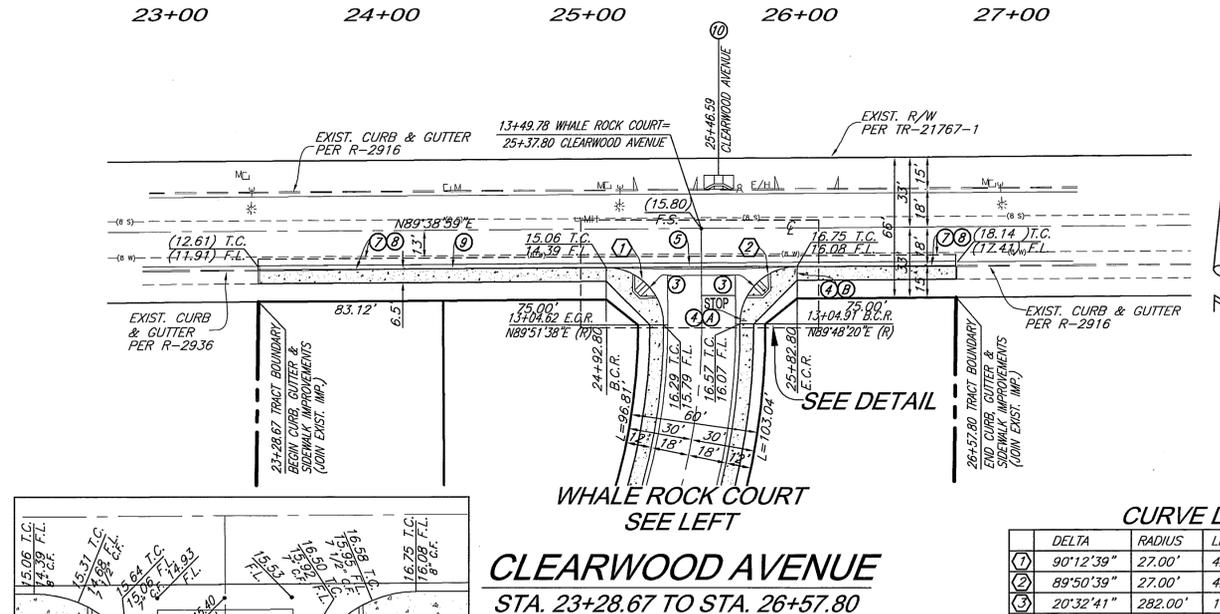
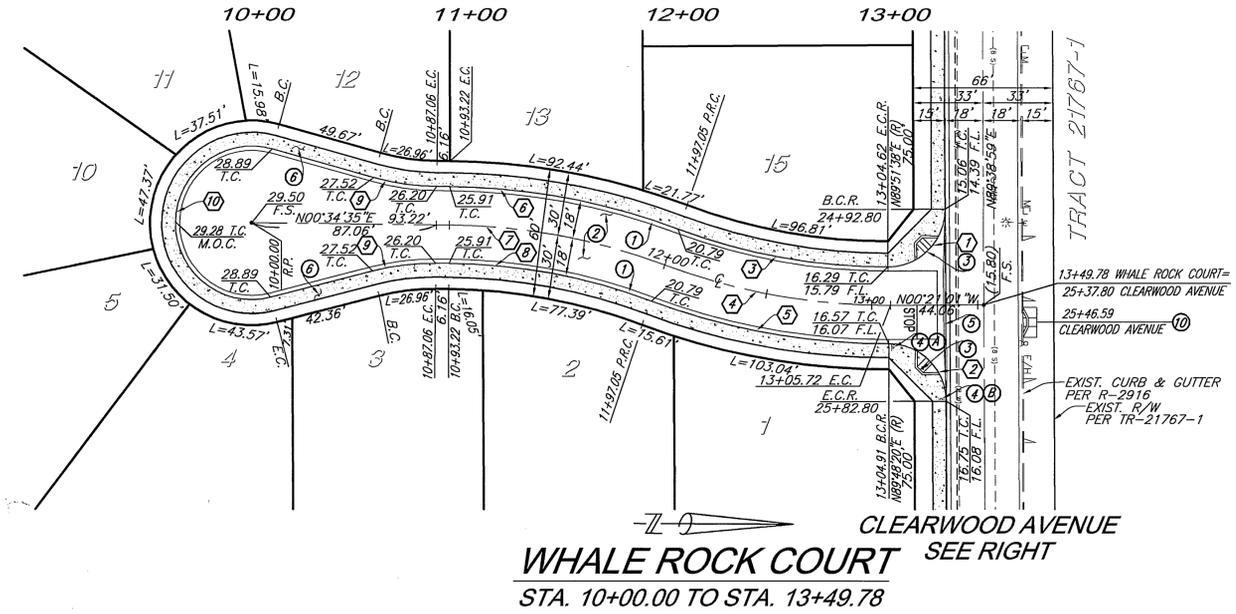
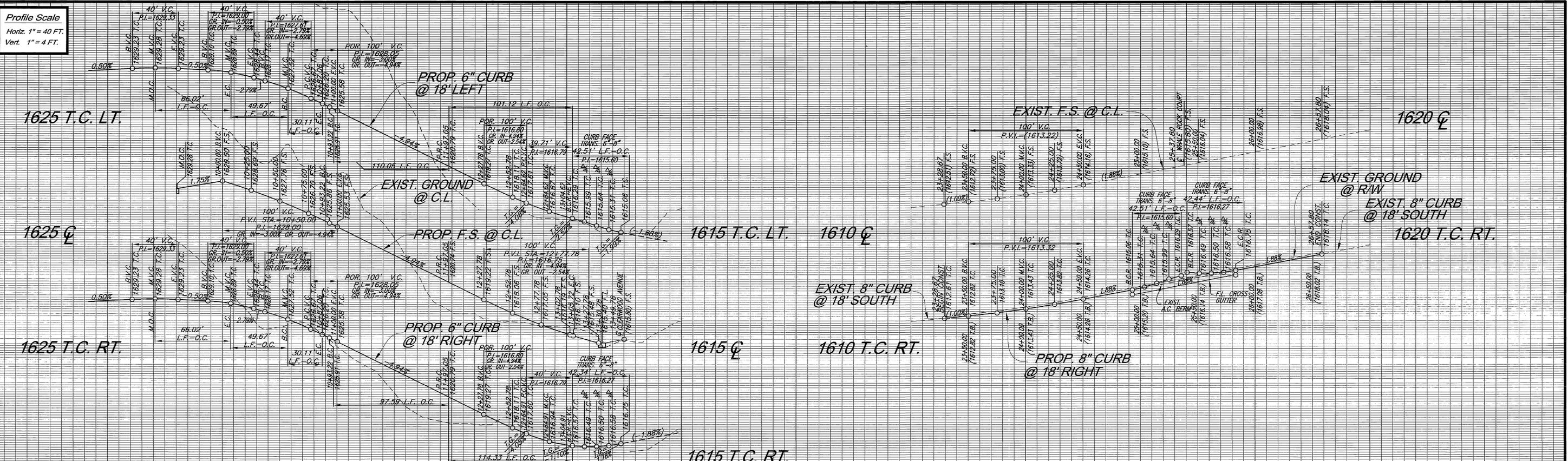
PW04-0509
JOB NO. 0317

R-3804

SHEET 1 OF 3

INDEXED 6-27-05 LHL

Profile Scale
 Horiz. 1" = 40 FT.
 Vert. 1" = 4 FT.



WHALE ROCK COURT
 SEE LEFT
 CLEARWOOD AVENUE
 STA. 23+28.67 TO STA. 26+57.80

CURVE DATA			
DELTA	RADIUS	LENGTH	TANGENT
① 90°12'39"	27.00'	42.51'	27.10'
② 89°50'39"	27.00'	42.34'	26.93'
③ 20°32'41"	282.00'	101.12'	51.11'
④ 20°45'20"	300.00'	108.68'	54.94'
⑤ 20°35'59"	318.00'	114.33'	57.79'
⑥ 19°49'44"	318.00'	110.05'	55.58'
⑦ 19°49'44"	300.00'	103.82'	52.44'
⑧ 19°49'44"	282.00'	97.59'	49.29'
⑨ 14°59'58"	115.00'	30.11'	15.14'
⑩ 210°08'05"	36.00'	132.03'	-----

CONSTRUCTION NOTES

- ① CONSTRUCT 6" CURB AND GUTTER PER RIV. CITY STD #200 (TYPE I)
- ② CONSTRUCT 3" A.C. OVER 4" C.A.B. PER S.R. 1655 R=50
- ③ CONSTRUCT WHEELCHAIR RAMP TYPE I PER RIV. CITY STD. #304
- ④ INSTALL STREET SIGN PER CITY OF RIVERSIDE STD. #662 & #666
- ⑤ CONSTRUCT CROSS GUTTER PER RIV. CITY STD #220 W=6"
- ⑥ CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD #325
- ⑦ CONSTRUCT 2 1/2" A.C. OVER 4" C.A.B. TO MATCH EXISTING. CONSTRUCT OVERLAY AS NEEDED FOR SMOOTH TRANSITION. GRIND AS NEEDED FOR MIN. 0.10" THICKNESS.
- ⑧ SAWCUT EXISTING PAVEMENT AND REMOVE
- ⑨ CONSTRUCT 8" CURB AND GUTTER PER RIV. CITY STD. #200 (TYPE I)
- ⑩ CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. #304 TYPE II-A

REVIEWED BY:
 WESTERN MUNICIPAL WATER DISTRICT
 FOR Non-Interference Compliance

Sheet _____ Through _____
 Approved by: _____ Date: _____

Underground Service Alert
 CALL BEFORE YOU DIG
 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 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.



PLANS PREPARED UNDER SUPERVISION OF
 Brian G. Escate 4/7/2005
 BRIAN G. ESCATE DATE
 R.C.E. 21884
 EXP. 3/31/05
 BENCH MARK FB-63 ELEVATION: 1602.329
 P.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE WESTERLY WALL OF A CATCH BASIN, 1 FOOT NORTHERLY OF THE FACE OF THE CURB ALONG THE NORTHERLY CURB OF ALESSANDRO BOULEVARD, EASTERLY OF MISSION GROVE PARKWAY.

SDH & Associates Inc.
 Civil Engineering - Land Planning
 5225 Canyon Crest Drive Bldg. 300 Suite 357
 Riverside, California 92507
 TEL: (951) 788-2344 FAX (951) 788-2314

ADDED PAVING SECTION
 DESIGNED BY: S.S. DRAWN BY: J.S. / D.C. CHECKED BY: B.G.E.

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 5/24/05
 PRINCIPAL ENGINEER: [Signature] DATE: 5/24/05
 TRAFFIC DIVISION: [Signature] DATE: 5/24/05
 PARKS DEPARTMENT: [Signature] DATE: 5/24/05

TRACT 32139
STREET IMPROVEMENT PLANS
 WHALE ROCK COURT
 STA. 10+00.00 TO STA. 13+49.78
 CLEARWOOD AVENUE
 STA. 23+28.67 TO STA. 26+57.80

PW04-0509
 JOB NO. 0317
R-3804
 SHEET 2 OF 3



Profile Scale
 Horiz. 1" = 40 FT.
 Vert. 1" = 4 FT.

1625 T.C. LT.

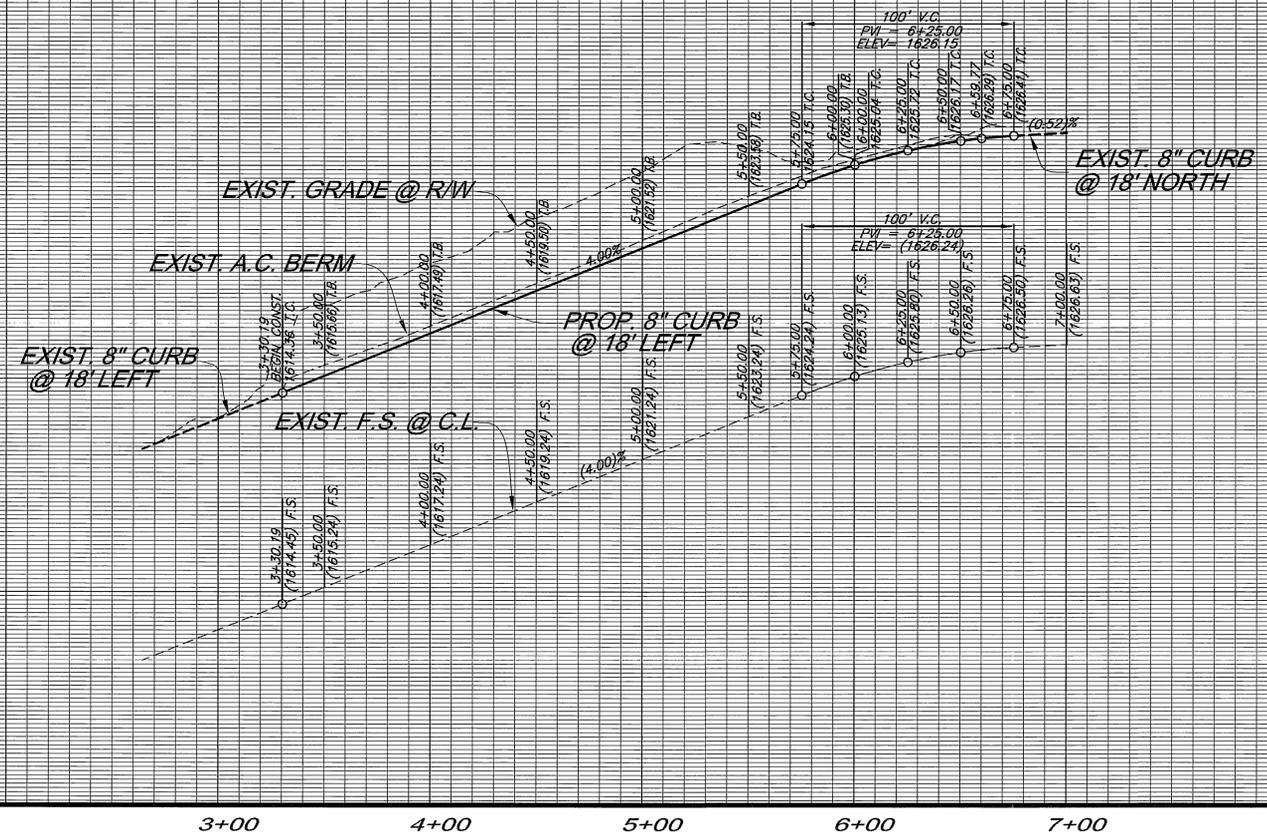
1615 T.C. LT.

1615 C

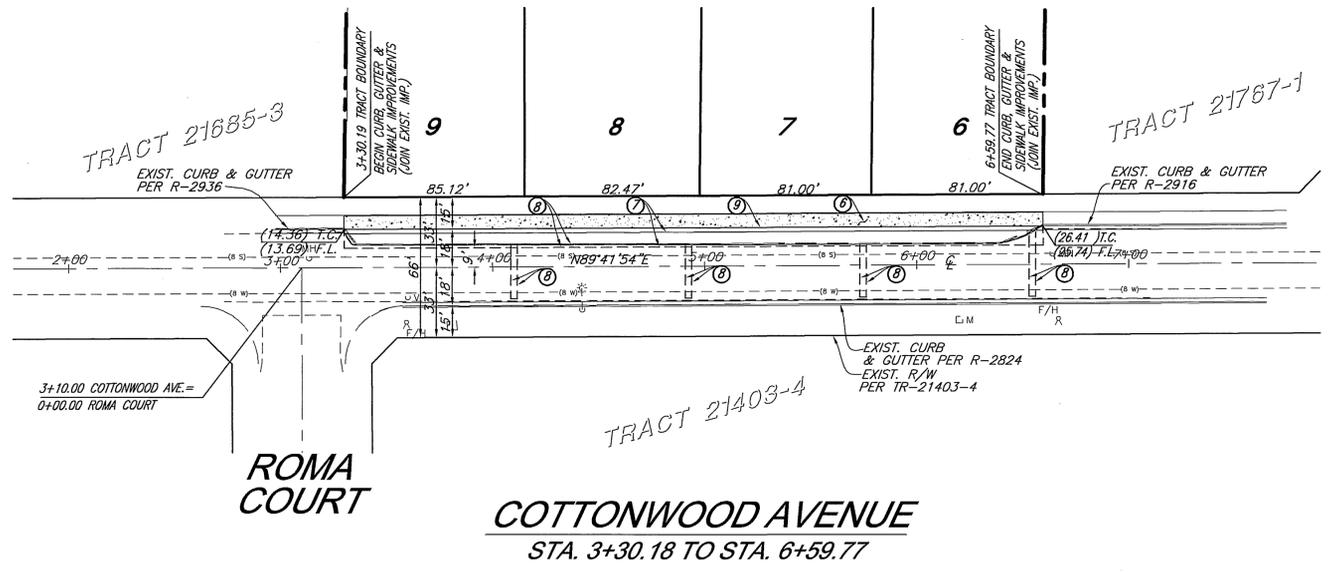
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1615 C

1615 C



3+00 4+00 5+00 6+00 7+00



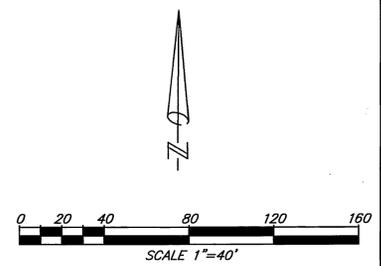
CONSTRUCTION NOTES

- ⑥ CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD #325
- ⑦ CONSTRUCT 2 1/2" A.C. OVER 4" C.A.B. TO MATCH EXISTING. CONSTRUCT OVERLAY AS NEEDED FOR SMOOTH TRANSITION. GRIND AS NEEDED FOR MIN. 0.10" THICKNESS.
- ⑧ SAWCUT EXISTING PAVEMENT AND REMOVE.
- ⑨ CONSTRUCT 8" CURB AND GUTTER PER RIV. CITY STD. #200 (TYPE 1)

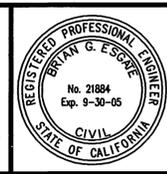
REVIEWED BY:
 WESTERN MUNICIPAL WATER DISTRICT
 for Non-Interference Compliance

Sheet _____ Through _____

Approved by: _____ Date: _____



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PLANS PREPARED UNDER SUPERVISION OF
Brian G. Escate 4/7/2005
 BRIAN G. ESCATE DATE
 R.C.E. 21884
 EXP. 3/31/05
 BENCH MARK FB-03 ELEVATION: 1622.329
 P.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE WESTERLY WALL OF A CATCH BASIN, 1 FOOT NORTHERLY OF THE FACE OF THE CURB ALONG THE NORTHERLY CURB OF ALESSANDRO BOULEVARD, EASTERLY OF MISSION GROVE PARKWAY.

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 TEL: (951) 788-2344 FAX (951) 788-2314

MARK	REVISIONS	APPR.	DATE
	DESIGNED BY S.S.		
	DRAWN BY T.S/O.C.		
	CHECKED BY B.G.E.		

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY	BY	DATE	APPROVED BY
			<i>[Signature]</i>
PRINCIPAL ENGINEER	<i>[Signature]</i>	5/24/05	CITY ENGINEER
TRAFFIC DIVISION			
PARKS DEPARTMENT			

TRACT 32139
STREET IMPROVEMENT PLANS
 COTTONWOOD AVENUE
 STA. 3+30.19 TO STA. 6+59.77

PW04-0509
 JOB NO. 0317
R-3804
 SHEET 3 OF 3

RIZ

INDEXED 6-27-05 LHM