

LEGEND

T.C.	TOP OF CONCRETE CURB
F.S.	FINISHED CONCRETE SURFACE
A.C.	ASPHALTIC CEMENT PAVEMENT
F.L.	FLOW LINE
F.G.	FINISHED GRADE OF DIRT
F.F.	FINISHED FLOOR OF BUILDING
B.S.	BACK OF SIDEWALK
E.G.	EDGE OF GUTTER
E.P.	EDGE OF A. C. PAVEMENT
G.B.	GRADE BREAK
H.P.	HIGH POINT
T.B.	TOP OF BERM
INV.	INVERT
E	PROPERTY LINE
⊕	CENTER LINE
T.W.	TOP OF WALL
T.O.G.	TOP OF DRAIN BOX GRATE
—	EDGE OF EXIST. A. C. PAVEMENT
—	FINISHED CONCRETE SURFACE
—	CONCENTRATED FLOW LINE
—	SHEET FLOW DRAINAGE
(+2.20)	EXISTING ELEVATION
(+642)	EXISTING CONTOUR ELEVATION
42.20	PROPOSED ELEVATION
642	PROPOSED CONTOUR ELEVATION
I.D.	INSIDE DIAMETER
O.D.	OUTSIDE DIAMETER
G	GAS MAIN
W	WATER MAIN
S	SANITARY SEWER
E	UNDERGROUND ELECTRICAL CONDUIT
T	UNDERGROUND TELEPHONE CONDUIT
CATV	UNDERGROUND CABLE TELEVISION CONDUIT
S.D.	STORM DRAIN
W.V.	WATER VALVE
W.M.	WATER METER
F.H.	FIRE HYDRANT
G.M.	GAS METER
S.M.H.	SANITARY SEWER MANHOLE
P.P.	POWER POLE
S.L.	STREET LIGHT
C.O.	CLEANOUT
I.P.	IRON PIPE
L.P.	LAMP POST
S.D.M.H.	STORM DRAIN MANHOLE
R.C.P.	REINFORCED CONCRETE PIPE
C.L.	CHAIN LINK FENCE
G.P.	GUARD POST
F.O.C.	UNDERGROUND FIBER OPTIC CABLE
C.F.	CURB FACE
P.B.	UTILITY PULL BOX
C.I.	CAST IRON
U.P.	UTILITY POLE
U.G.	UNDERGROUND
T.S.C.	UNDERGROUND TRAFFIC SIGNAL CONDUIT
T.O.V.	TOP OF CONCRETE VAULT
B.O.V.	BOTTOM OF CONCRETE VAULT
K.V.	KILOVOLTS
C.B.	CATCH BASIN
P.C.C.	PORTLAND CEMENT CONCRETE
—	ASPHALT CONCRETE PAVEMENT
—	ASPHALT CONCRETE PAVEMENT REMOVE AND REPLACE

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, 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 NEITHER THE CITY OF RIVERSIDE NOR THE PRIVATE ENGINEER IS 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 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 USA.
- CONTRACTOR IS TO VERIFY EXISTING SEWER LOCATION AND ELEVATION PRIOR TO START OF CONSTRUCTION.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 4' ABOVE THE SEWER FLOW LINE AT POINT OF CONNECTION WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
- A PLUG SHALL BE INSTALLED AND WILL REMAIN IN PLACE WHERE THE NEW SEWER CONNECTS WITH THE EXISTING SEWER UNTIL THE NEW SEWER IS ACCEPTED BY THE CITY.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- 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.
- 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 CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS 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 DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

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 CITY, 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.

Underground Service Alert

Call: TOLL FREE
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

STREET CONSTRUCTION NOTES AND QUANTITIES

ITEM	DESCRIPTION	QTY	UNIT
1	CONSTRUCT 6" CURB AND 24" GUTTER PER CITY OF RIVERSIDE STD. 200, TYPE I.	440	L.F.
2	CONSTRUCT 4" THICK CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. 325.	3,200	S.F.
3	CONSTRUCT 2.5" ASPHALT CONCRETE PAVEMENT ON 11.5" CRUSHED AGGREGATE BASE. PER R-1021, R#20.	8,850	S.F.
4	CUT & REMOVE EXIST. A.C. PAVEMENT.	4415	S.F.
5	INSTALL TYPE F-1 FLEXIBLE DELINEATOR, 20' ON CENTER, PER STD. 665.	3	EA.
6	CONSTRUCT COMMERCIAL DRIVEWAY ENTRANCE PER CITY OF RIVERSIDE STD. 302. A = 30', B = 44'.	515	S.F.
7	CONSTRUCT 15' WIDE ONE-WAY COMMERCIAL DRIVEWAY ENTRANCE PER CITY OF RIVERSIDE STD. 302.	325	S.F.
8	PROTECT IN PLACE.	-	-
9	RELOCATE EXISTING LIGHT STANDARD, CONDUITS AND PULL BOXES PER CITY OF RIVERSIDE STDS. BY SEPARATE PERMIT.	2	EA.
10	ADJUST EXISTING UTILITY BOX TO GRADE.	2	EA.
11	REMOVE EXISTING BOLLARDS.	8	EA.
12	REMOVE EXISTING CHAINLINK FENCE, POSTS AND FOOTINGS.	330	L.F.
13	CONSTRUCT 14" WIDE UNDERSIDEWALK DRAIN PER APWA STD 151.	2	EA.
14	CONSTRUCT 6" SEWER LATERAL PER STD. 562A. BY SEPARATE PERMIT.	40	L.F.
15	CONSTRUCT 15" R.C.P. (20000) STORM DRAIN.	107	L.F.
16	CONSTRUCT JUNCTION STRUCTURE "B" PER STD. 421.	2	EA.

PARKS DEPARTMENT NOTES

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
 - CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (951-351-6126) TO SCHEDULE INSPECTION. INSPECTIONS SHALL BE REQUIRED:
 - A) WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS.
 - B) WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES.
 - C) AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE.
 - D) AT END OF MAINTENANCE/FINAL ACCEPTANCE CONTRACTOR/DEVELOPER WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
 - STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY.
 - CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
 - STREET TREE PLANTING SHALL BE AS FOLLOWS:
 - STREET NAME: NYE AVENUE.
 - BOTANICAL NAME/Common Name: WASHINGTONIA ROBUSTA
 - MIN. SIZE: 4' BROWN TRUNK
 - APPROXIMATE SPACING: 45'
 - NO. REQUIRED: 11
 - PARK AND RECREATION DEPARTMENT AND PUBLIC WORKS DEPARTMENT PERMITS ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.
 - ALL STREET TREES TO BE AUTOMATICALLY IRRIGATED.
- NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE STREET TREE NUMBERS AND LOCATIONS AS SHOWN ON APPROVED PLANS.

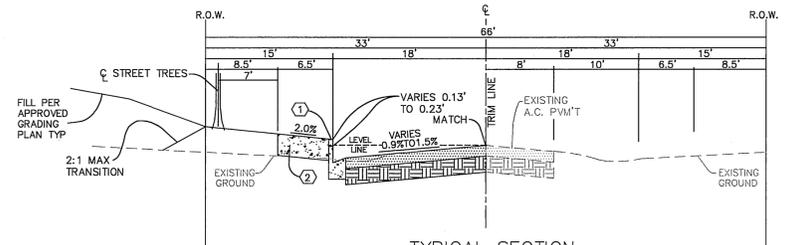
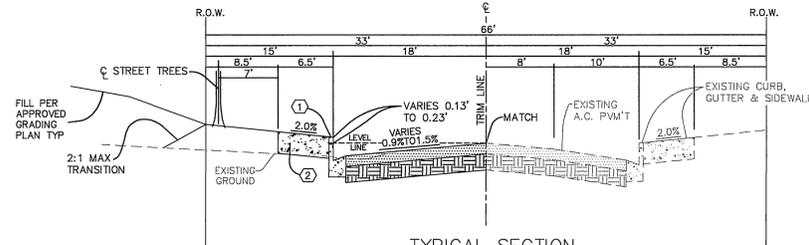
WATER DEPARTMENT NOTE

DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY FIFTEEN (15) WORKING DAYS FOR COMPLETION OF WORK. ALL WATER SYSTEM ADJUSTMENTS SHOWN ON WATER IMPROVEMENT PLAN D5-0501428

ELECTRICAL UTILITY NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF STREET LIGHTS AND UNDERGROUND ELECTRIC UTILITY FACILITIES. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION TO OBTAIN APPROVED STREET LIGHT AND ELECTRIC PLANS.
- OVERHEAD STREET LIGHT FACILITIES SHALL BE RELOCATED BY CITY OF RIVERSIDE AT DEVELOPER'S EXPENSE. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION FOR RELOCATION OF OVERHEAD POWER FACILITIES.

CONTACT: VAHID BAZEL, P.E.
PH.No. (951) 826-5830
3900 MAIN ST. 4TH FLOOR
RIVERSIDE, CA 92512



SEAL:

PLANS PREPARED UNDER THE SUPERVISION OF
Craig A. Rowland
Craig A. Rowland REGISTERED CIVIL ENGINEER NO. 039886
DATE: 18 JAN 06 (EXP. 12-31-07)

Craig A. Rowland, P.E.
17924 Lake Arthur Road
Applegate, CA 95703
PHONE (530) 878-9990

BUSINESS CERTIFICATE: 117551 EXPIRES: 9/13/2006

DESIGNED BY: C.A.R. DRAWN BY: N.M.J. CHECKED BY: C.A.R. PROJECT # _____ DRAWING NAME: _____

MARK REVISIONS APPR. DATE

BENCHMARK: E3-G3
P.K. NAIL AND CITY ENGINEER TAG ON THE MOST WLY COR. OF A WATER VAULT IN THE MAGNOLIA AVE. MEDIAN, 52' N.E.L.Y. OF THE CENTERLINE OF POLK ST.
ELEVATION: 719.017

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

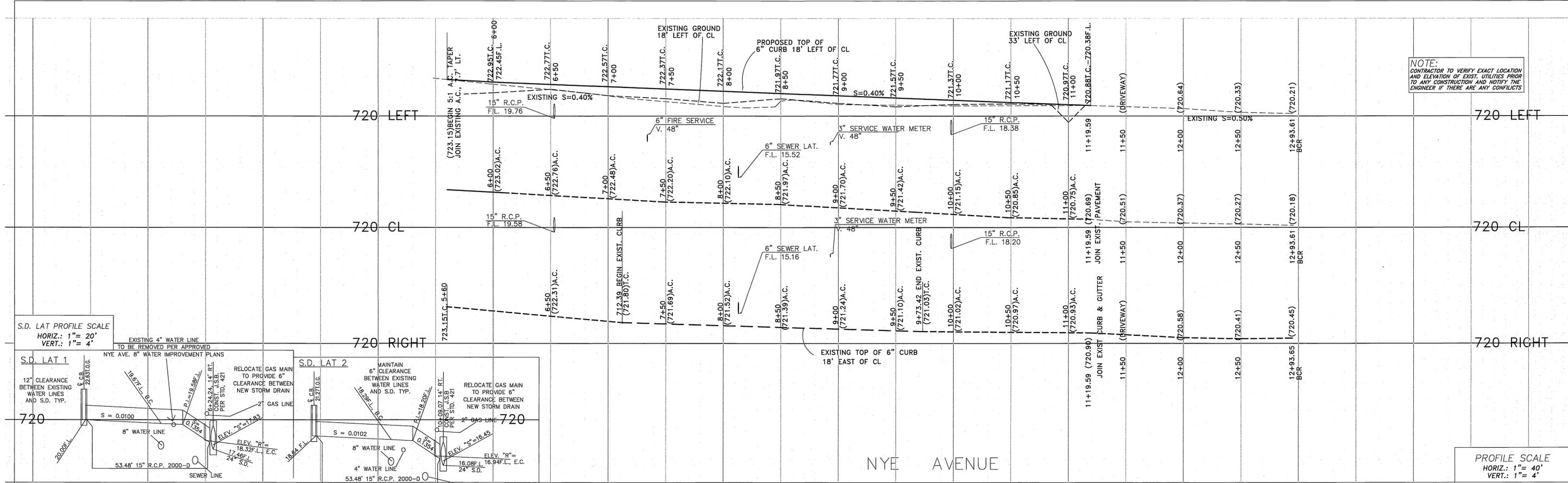
APPROVED BY:
DATE: 4/24/06
PRINCIPAL ENGINEER
TRAFFIC DIVISION
STREET SERVICES

STREET IMPROVEMENT PLAN

NYE AVENUE
FROM STA. 5+60.32 TO STA. 11+19.59
3766 NYE AVENUE
CU-010-756 REVISED

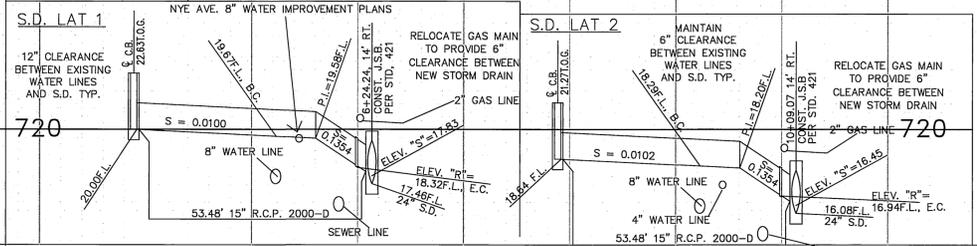
HORIZ. SCALE: AS SHOWN

PW05-0092
ACCOUNT NO.
R-3918
SHEET 1 OF 2



NOTE:
CONTRACTOR TO VERIFY EXACT LOCATION
AND ELEVATION OF EXIST. UTILITIES PRIOR
TO ANY CONSTRUCTION AND NOTIFY THE
ENGINEER IF THERE ARE ANY CONFLICTS

S.D. LAT PROFILE SCALE
HORIZ.: 1" = 20'
VERT.: 1" = 4'

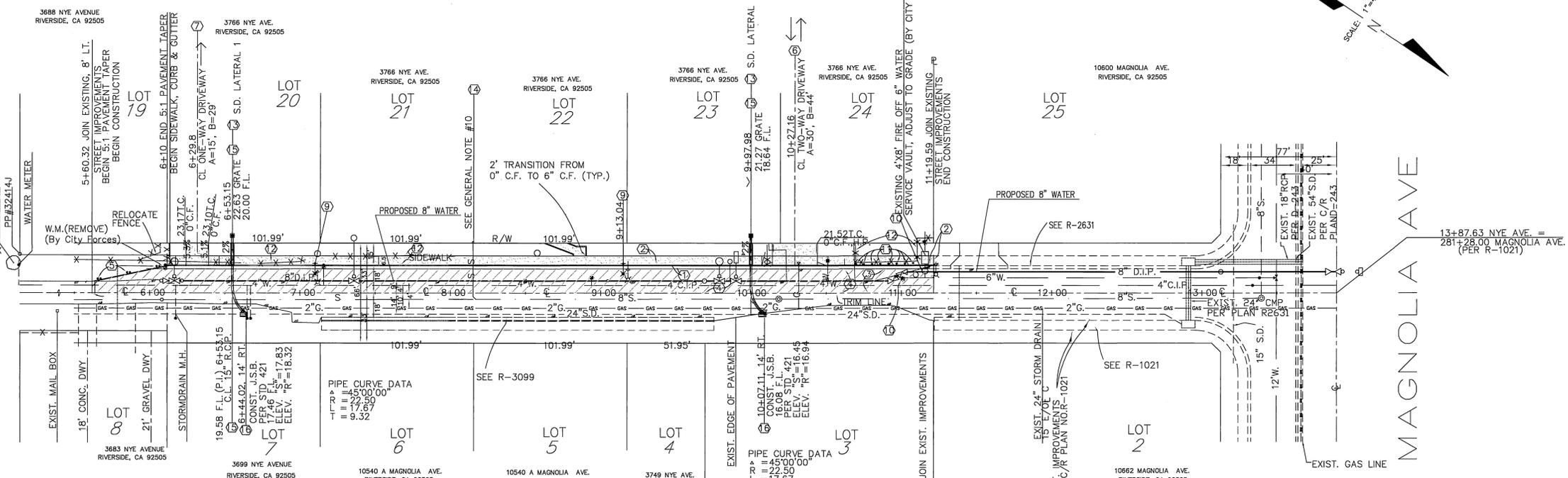


PROFILE SCALE
HORIZ.: 1" = 40'
VERT.: 1" = 4'

S.D. LATERAL 1 & 2 TO BE INSTALLED AFTER
INSTALLATION OF PROPOSED 8" WATER

ARLINGTON GARDENS M.B. 14/84

ITEM	DESCRIPTION
1	CONSTRUCT 6" CURB AND 24" GUTTER PER CITY OF RIVERSIDE STD. 200, TYPE I.
2	CONSTRUCT 4" THICK CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. 325.
3	CONSTRUCT 2.5" ASPHALT CONCRETE PAVEMENT ON 11.5" CRUSHED AGGREGATE BASE. PER R-1021, R-60.
4	CUT & REMOVE EXIST. A.C. PAVEMENT.
5	INSTALL TYPE F-1 FLEXIBLE DELINEATOR, 20' ON CENTER, PER STD. 665.
6	CONSTRUCT COMMERCIAL DRIVEWAY ENTRANCE PER CITY OF RIVERSIDE STD. 302, A=30', B=44'.
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11	REMOVE EXISTING BOLLARDS.
12	REMOVE EXISTING CHAINLINK FENCE, POSTS AND FOOTINGS.
13	CONSTRUCT 14" WIDE UNDERSIDEWALK DRAIN PER A.P.M.A. STD. 151.
14	CONSTRUCT 6" SEWER LATERAL PER STD. 562A, B5P.
15	CONSTRUCT 15" R.C.P. (20000) STORM DRAIN.
16	CONSTRUCT JUNCTION STRUCTURE "B" PER STD. 421.



CITY OF RIVERSIDE WATER DEPT.
MW M... 3/29/06
APPROVED BY DATE

CITY OF RIVERSIDE ELECTRICAL DEPT.
... 3/29/06
APPROVED BY DATE

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TWO WORKING DAYS BEFORE YOU DIG

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PHONE (530) 878-9990
DATE: 18 JAN 06 (EXP. 12-31-07)

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CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY DATE BY APPROVED BY DATE
PRINCIPAL ENGINEER 4/10/06
TRAFFIC DIVISION 4/10/06
STREET SERVICES
DATE 4-24-06

STREET IMPROVEMENT PLAN
NYE AVENUE
FROM STA. 5+60.32 TO STA. 11+19.59
3766 NYE AVENUE
CU-010-756 REVISED
HORIZ. SCALE: AS SHOWN
INDEXED 5-15-06 fth

PWOS - 0092
ACCOUNT NO.
R-3918
SHEET 2 OF 2
Plot date: 1/17/2006