

GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. 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.
5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED, OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
7. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8. 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.
9. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE AS SHOWN AND STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
10. 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.
11. 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 USA.
12. CONTRACTOR IS TO VERIFY SEWER ELEVATION PRIOR TO CONSTRUCTION. 13. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
14. NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 6" ABOVE THE UPPER MANHOLE RIM ELEVATION OF THE SEWER LINE SEGMENT BEING CONNECTED TO, WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
15. 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.
16. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE PROJECT.
17. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
18. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
19. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
20. R-VALUE SHALL BE TAKEN BY A SOILS ENGINEER FOR FINAL PAVEMENT SECTION CALCULATION, PRIOR TO THE APPROVAL OF THIS PLAN.

CITY OF RIVERSIDE STREET IMPROVEMENT PLAN FOR APN# 246-130-001

CONSTRUCTION NOTES:

NO.	DESCRIPTION	QUANTITY
1	CONST. 3" A.C. OVER 8" A.B.	8,300 S.F.
2	CONST. SIDEWALK PER CITY OF RIVERSIDE STD. 325	2,800 S.F.
3	CONST. CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 TYPE 1 (8" CF)	340 L.F.
4	CONST. CURB TRANSITION (8" CF TO 6" CF)	110 L.F.
5	CONST. CROSS GUTTER PER CITY OF RIVERSIDE STD 220	1,300 S.F.
6	CONST. A.C. OVERLAY PER DETAIL HERON	6,000 S.F.
7	SAWCUT & REMOVE EXIST. A.C. 12" WIDE FROM EDGE OF PAVEMENT	530 S.F.
8	CONST. WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD 304	2 EA.
9	CONST. 6" A.C. BERM PER CITY OF RIVERSIDE STD 250	100 L.F.
10	ADJUST EXIST. M.H. COVER TO GRADE	1 EA.
11	RELOCATE EXIST. POWER POLE PER FIELD CONDITION (BY OTHERS)	3 EA.
12	REMOVE EXIST. STANDPIPE AND CAP EXIST. PIPE	2 EA.
13	RELOCATE EXIST. SIGN PER FIELD CONDITION	3 EA.
14	INSTALL 8" FIRE SERVICE CONNECTION PER CWD-615 (BY CITY FORCES)	1 EA.
15	INSTALL 4" SERVICE 3" METER PER CWD 620-1 (BY CITY FORCES) DOMESTIC	1 EA.

OWNER/DEVELOPER:

Nutrend Homes
Peggy Domasin
2222 Frontage Road
Corona, Ca. 92882
(951) 340-1290
(951) 340-3070

ENGINEER:

SAKE ENGINEERS INC.
400 S. RAMONA AVE.
CORONA CA 92879
PH# 951.279.4041
FAX# 951.279.2830

LEGAL DESCRIPTION:

A PORTION OF LOTS 135, 136, AND 143 OF THE LAND OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

BENCHMARK:

RIVERSIDE COUNTY BM ML-56; A BRASS DISK IN HANDWELL WEST SIDE OF HWY 215 AT INT. CENTER ST. & STEPHENS ST. EL. = 889.33'.

BASIS OF BEARING:

THE CENTERLINE OF CENTER STREET BEING NORTH 61°12'30" WEST, AS SHOWN ON MAP RECORDED IN BOOK 38, PAGE 50, OF MAPS, RECORDS OF RIVERSIDE COUNTY.

ASSESSORS PARCEL NO.:

246-130-001

UTILITIES

ELECTRIC _____ CITY OF RIVERSIDE
GAS _____ SO. CAL. GAS CO.
WATER _____ CITY OF RIVERSIDE
SEWER _____ CITY OF RIVERSIDE
TELEPHONE _____ PACIFIC TELEPHONE

EMERGENCY PHONE NUMBERS:

- CITY OF RIVERSIDE FIRE DEPARTMENT (951) 826-5321
- CITY OF RIVERSIDE POLICE (951) 826-5700
- CITY OF RIVERSIDE TRAFFIC DIVISION (951) 826-5366
- CITY OF RIVERSIDE TRAFFIC SIGNALS (951) 351-6096
- STREET SUPERINTENDENT (951) 351-6127
- RIVERSIDE SCHOOLS (951) 788-7132
- GOODHEW AMBULANCE (951) 684-5520
- PACIFIC BELL TELEPHONE (800) 303-3000
- CITY OF RIVERSIDE ELECTRIC DEPT. (951) 687-0791
- SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200
- UNDERGROUND SERVICE ALERT (800) 227-2600

NOTE:
CORROSIVENESS OF THE SOIL AND SULFATE TO BE AVAILABLE BY THE SOILS ENGINEER AT THE TIME OF GRADING

NOTICE TO CONTRACTORS:

CONTRACTOR SHALL POTHOLE AT THE TIE-IN STATIONS AND AT ANY OTHER POINTS OF POTENTIAL CONFLICTS WITH UNDERGROUND FACILITIES BEFORE STARTING CONSTRUCTION. EXISTING SUBSURFACE UTILITY DATA ON DRAWINGS WERE COMPILED FROM INFORMATION FURNISHED BY VARIOUS SOURCES. NEITHER THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION SHOWN IS GUARANTEED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER MAINS, GAS MAINS, SANITARY SEWERS, STORM DRAINS, ELECTRIC CONDUITS, TELEPHONE LINES AND ANY OTHER UTILITIES WHICH MAY CONFLICT WITH THE DESIGN AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE RING AND COVER SHALL BE ADJUSTED IN THE FIELD TO MATCH THE FINISHED SURFACE OF THE PAVEMENT TO FORM A SMOOTH DRIVING SURFACE. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS FOR THE REPAIR OF ANY AND ALL DAMAGE TO THE CONTRACT WORK OR TO ANY UTILITY (WHETHER PREVIOUSLY KNOWN OR DISCLOSED DURING THE WORK) AS MAY BE CAUSED BY HIS OPERATIONS. UTILITIES NOT SHOWN ON THE DRAWING TO BE RELOCATED OR ALTERED BY OTHERS SHALL BE MAINTAINED BY THE CONTRACTOR. AT THE COMPLETION OF THE CONTRACT WORK, THE CONTRACTOR SHALL LEAVE ALL UTILITIES AND APPURTENANCES IN A CONDITION SATISFACTORY TO THE OWNERS AND THE CITY.

LEGEND:

- DAYLIGHT LINE
- FLOW LINE
- PROPERTY LINE
- CENTER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SLOPE
- EXISTING CONTOUR
- PROPOSED CONTOUR

- G.B. = GRADE BREAK
- H.P. = HIGH POINT
- E.P. = EDGE OF PAVEMENT
- D.L. = DAYLIGHT
- T.C. = TOP OF CURB
- W.V. = WATER VALVE
- W. = WATER MAIN
- W.M. = WATER METER
- FL. = FLOW LINE
- F.G. = FINISHED GRADE
- BM = BENCH MARK
- R/W = RIGHT OF WAY
- (600) = EXIST. ELEVATION
- 600 = PROPOSED ELEVATION
- FG = FINISHED GRADE
- FS = FINISHED SURFACE
- FF = FINISHED FLOOR
- LS = LANDSCAPING
- T.G. = TOP OF GRATE
- INV. = INVERT ELEVATION
- A.C. = ASPHALT CONCRETE
- TW = TOP OF WALL
- TF = TOP OF FOOTING

ENGINEER'S NOTICE TO CONTRACTORS:

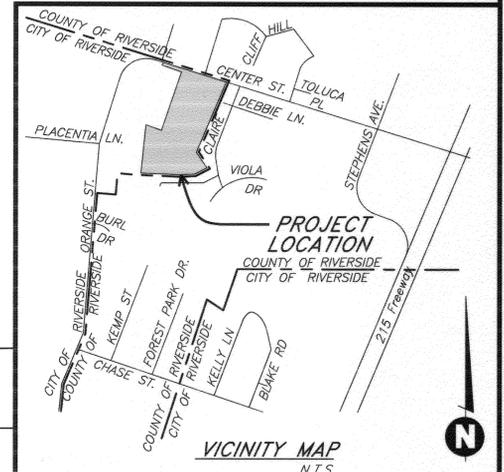
1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
2. CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITES, THE CITY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES.
3. ALL AREAS SHALL SLOPE A MINIMUM OF 1.0% TO STREETS, DRIVE OR SWALE UNLESS OTHERWISE NOTED.
4. QUANTITIES SHOWN HERE ARE FOR PLAN CHECKING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO PERFORM HIS OWN QUANTITIES TAKEOFF.
5. 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 THE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY OF RIVERSIDE 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 CITY OF RIVERSIDE OR THE ENGINEER.

NOTICE TO CONTRACTORS:

CONTRACTOR SHALL POTHOLE AT THE TIE-IN STATIONS AND AT ANY OTHER POINTS OF POTENTIAL CONFLICTS WITH UNDERGROUND FACILITIES BEFORE STARTING CONSTRUCTION. EXISTING SUBSURFACE UTILITY DATA ON DRAWINGS WERE COMPILED FROM INFORMATION FURNISHED BY VARIOUS SOURCES. NEITHER THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION SHOWN IS GUARANTEED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER MAINS, GAS MAINS, SANITARY SEWERS, STORM DRAINS, ELECTRIC CONDUITS, TELEPHONE LINES AND ANY OTHER UTILITIES WHICH MAY CONFLICT WITH THE DESIGN AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE RING AND COVER SHALL BE ADJUSTED IN THE FIELD TO MATCH THE FINISHED SURFACE OF THE PAVEMENT TO FORM A SMOOTH DRIVING SURFACE. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS FOR THE REPAIR OF ANY AND ALL DAMAGE TO THE CONTRACT WORK OR TO ANY UTILITY (WHETHER PREVIOUSLY KNOWN OR DISCLOSED DURING THE WORK) AS MAY BE CAUSED BY HIS OPERATIONS. UTILITIES NOT SHOWN ON THE DRAWING TO BE RELOCATED OR ALTERED BY OTHERS SHALL BE MAINTAINED BY THE CONTRACTOR. AT THE COMPLETION OF THE CONTRACT WORK, THE CONTRACTOR SHALL LEAVE ALL UTILITIES AND APPURTENANCES IN A CONDITION SATISFACTORY TO THE OWNERS AND THE CITY.

WATER DEPARTMENT NOTE:

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. (951) 351-6368



CITY OF RIVERSIDE, PUBLIC UTILITY DEPT. ELECTRIC
APPROVED BY: *[Signature]* DATE: 1/22/07
VOID 1 YEAR AFTER DATE APPROVED

CITY OF RIVERSIDE, PUBLIC UTILITY DEPT. WATER
APPROVED BY: *[Signature]* DATE: 2/6/07
VOID 1 YEAR AFTER DATE APPROVED

DIG ALERT
TOLL FREE
1-800-227-2600
48 HOURS BEFORE YOU DIG

SAKE ENGINEERS, INC.
ENGINEERING • SURVEYING • LAND DEVELOPMENT
400 S. RAMONA AVE., STE. 202
CORONA, CALIFORNIA 92879
(951) 279-4041 FAX: (951) 279-2830

ENGINEER IN RESPONSIBLE CHARGE
[Signature] 12-15-06
R.C.E. No. 053038 DATE
CITY OF RIVERSIDE BUSINESS TAX ACC. # 74172 EXP. 04/07/07

MARK	REVISIONS	APPR	DATE

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

APPROVED BY: *[Signature]* DATE: 2-9-07
PRINCIPLE ENGINEER
TRAFFIC DIVISION

APPROVED BY: *[Signature]* DATE: 2-6-07
CITY ENGINEER

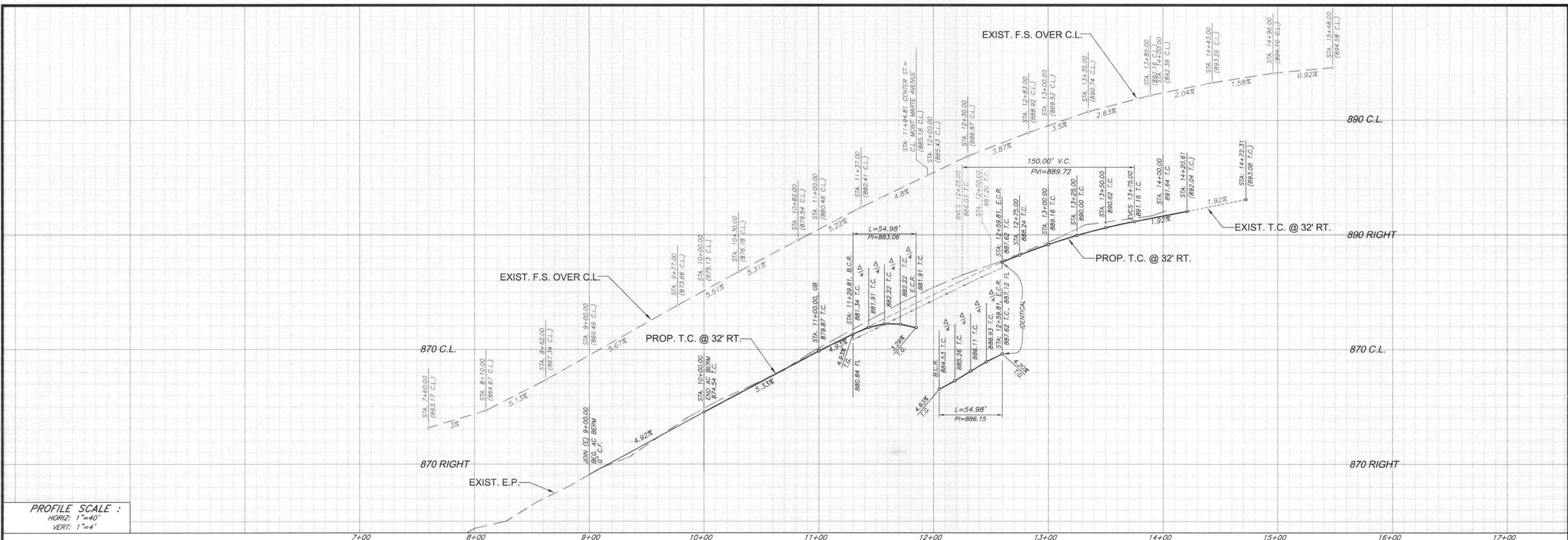
STREET IMPROVEMENT PLANS
MISSION TERRACE MHP
3444 CENTER STREET
COVER SHEET

PROJECT NO. JN109B
R-3995
SHEET 1 SHEET 2

HORIZ. SCALE: NONE VERT. SCALE: NONE FILE NO. PW05-1085

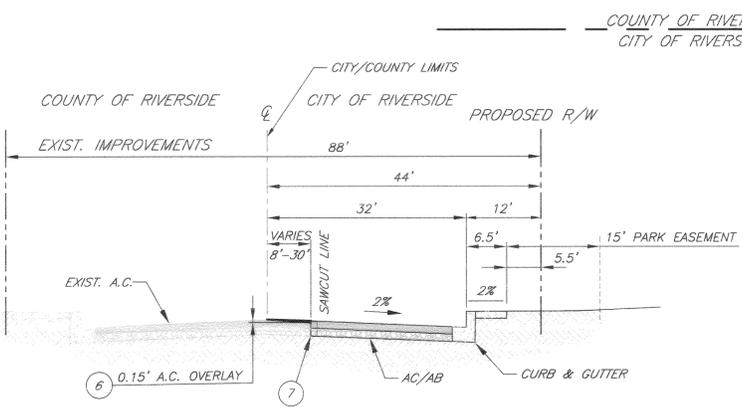
INDEXED 2-27-07 Lfh

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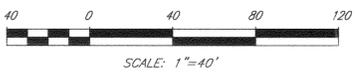
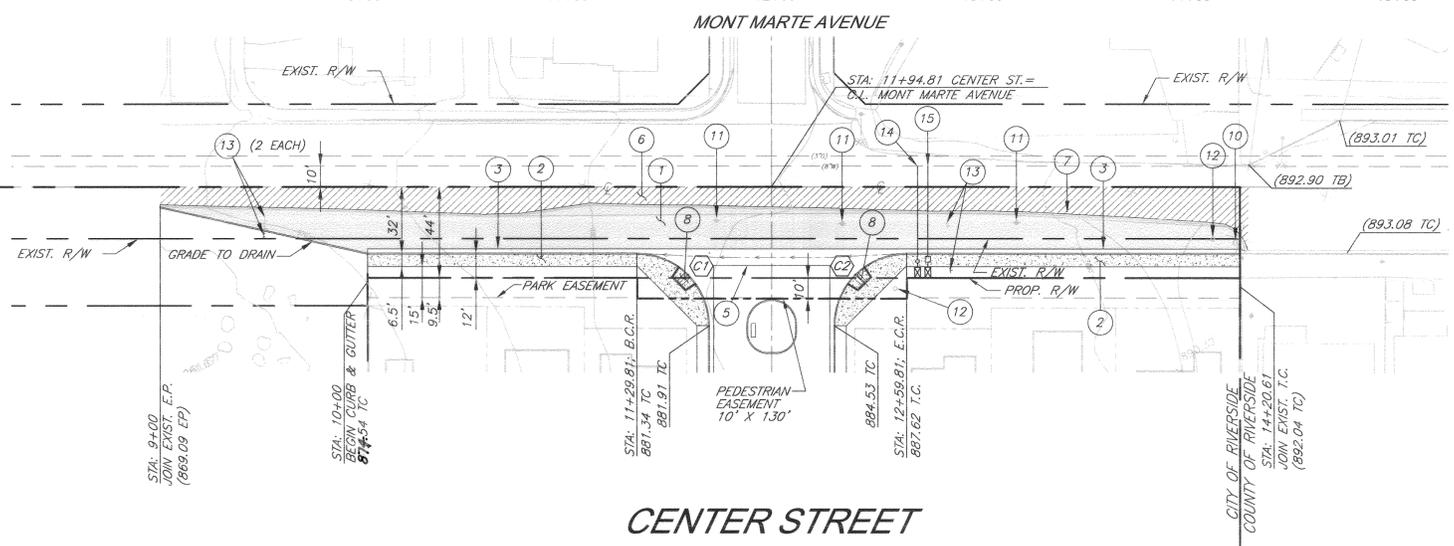


PROFILE SCALE :
HORIZ: 1"=40'
VERT: 1"=4'

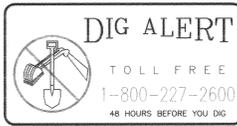
CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	90°00'00"	54.98	35.00	35.00
C2	90°00'00"	54.98	35.00	35.00



TYPICAL SECTION: INTERIOR STREETS
T.I. = 5-0
9.0

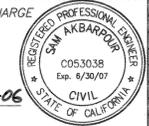


- CONSTRUCTION NOTES:**
- 1 - CONST. 3" A.C. OVER 8" A.B.
 - 2 - CONST. SIDEWALK PER CITY OF RIVERSIDE STD. 325
 - 3 - CONST. CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 TYPE 1 (6" CF)
 - 4 - CONST. CURB TRANSITION (8" CF TO 6" CF)
 - 5 - CONST. CROSS GUTTER PER CITY OF RIVERSIDE STD 220, W=8'
 - 6 - CONST. A.C. OVERLAY PER DETAIL HEREON
 - 7 - SAWCUT & REMOVE EXIST. A.C. 12" WIDE FROM EDGE OF PAVEMENT
 - 8 - CONST. WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD 304, TYPE II
 - 9 - DELETED
 - 10 - ADJUST EXIST. M.H. COVER TO GRADE
 - 11 - RELOCATE EXIST. POWER POLE PER FIELD CONDITION (BY OTHERS)
 - 12 - REMOVE EXIST. STANDPIPE AND CAP EXIST. PIPE
 - 13 - RELOCATE EXIST. SIGN PER FIELD CONDITION
 - 14 - INSTALL 8" FIRE SERVICE CONNECTION PER CWD-615 (BY CITY FORCES)
 - 15 - INSTALL 4" SERVICE 3" METER PER CWD 620-1 (BY CITY FORCES)



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www.sakeengineers.com
400 S. RAMONA AVE., STE. 202
CORONA, CALIFORNIA 92879
(951) 279-4041 FAX: (951) 279-2830

ENGINEER IN RESPONSIBLE CHARGE
S. O'NEILL 12-15-06
R.C.E. No. 053038 DATE
CITY OF RIVERSIDE BUSINESS TAX ACC. # 74172 EXP. 04/07/07



CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* DATE: 2-7-07
PRINCIPLE ENGINEER: *[Signature]* DATE: 2-7-07
TRAFFIC DIVISION: *[Signature]* DATE: 2-7-07
CITY ENGINEER: *[Signature]* DATE: 2-7-07

STREET IMPROVEMENT PLANS PROJECT NO. JN1098
MISSION TERRACE MHP
3444 CENTER STREET
STREET PLAN SHEET 2 SHEET 2
R-3995
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'
FILE NO. PW05-1085

Indexed 2-27-07 (ft)