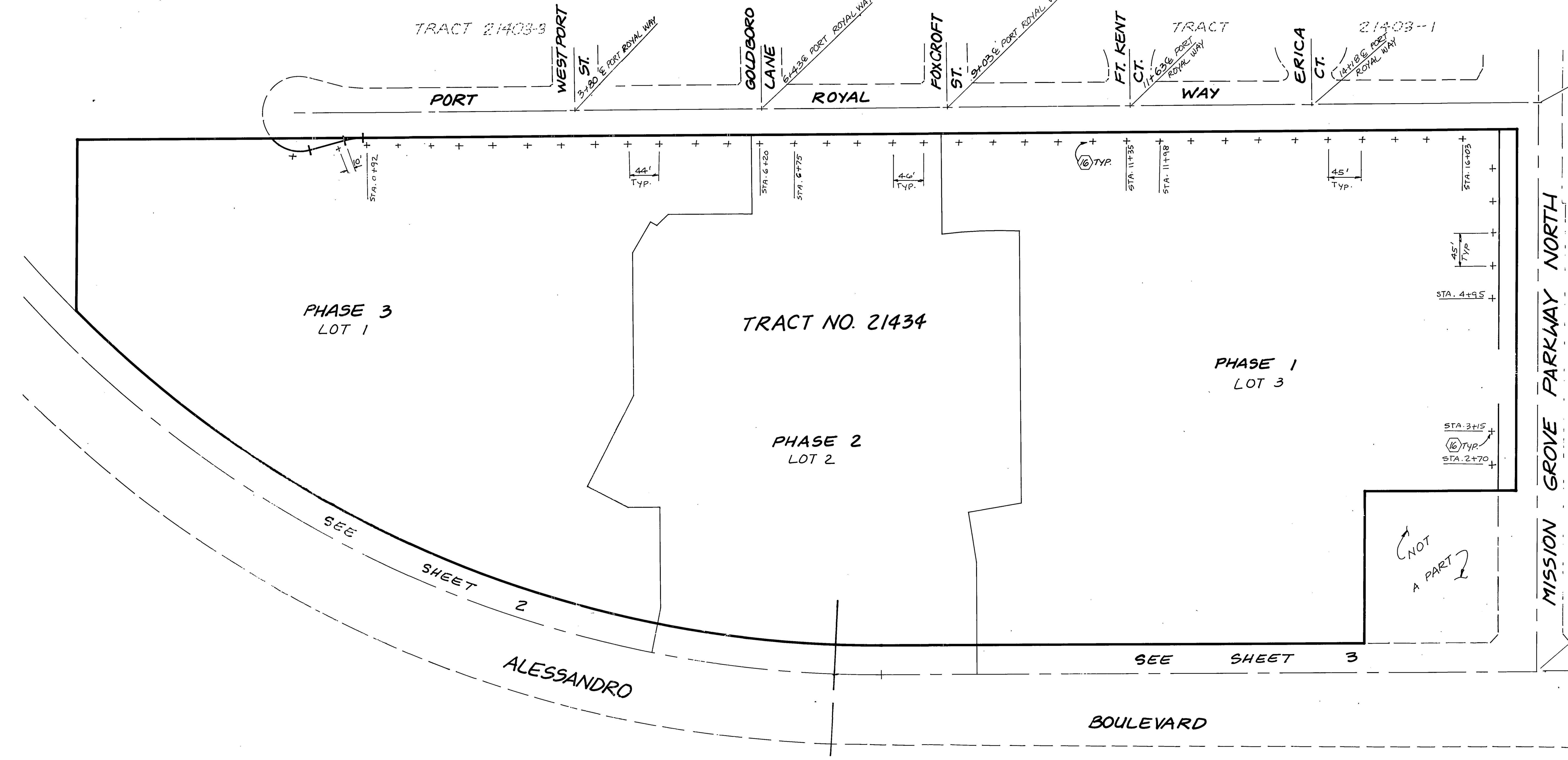
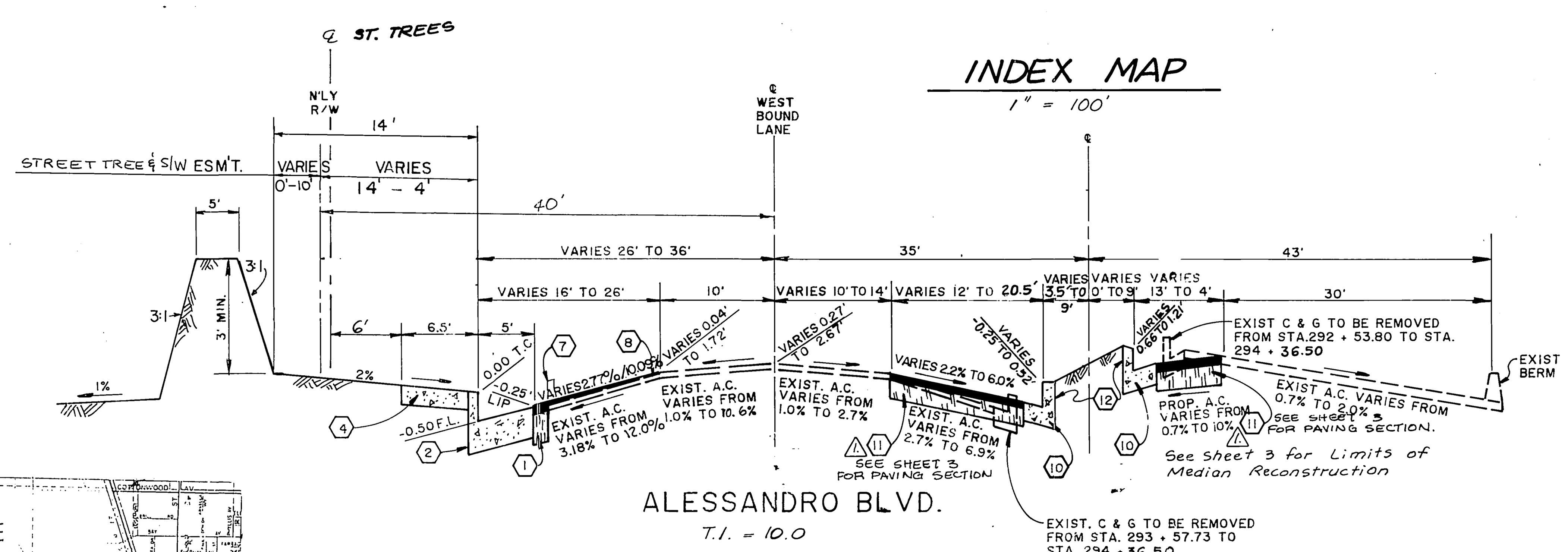


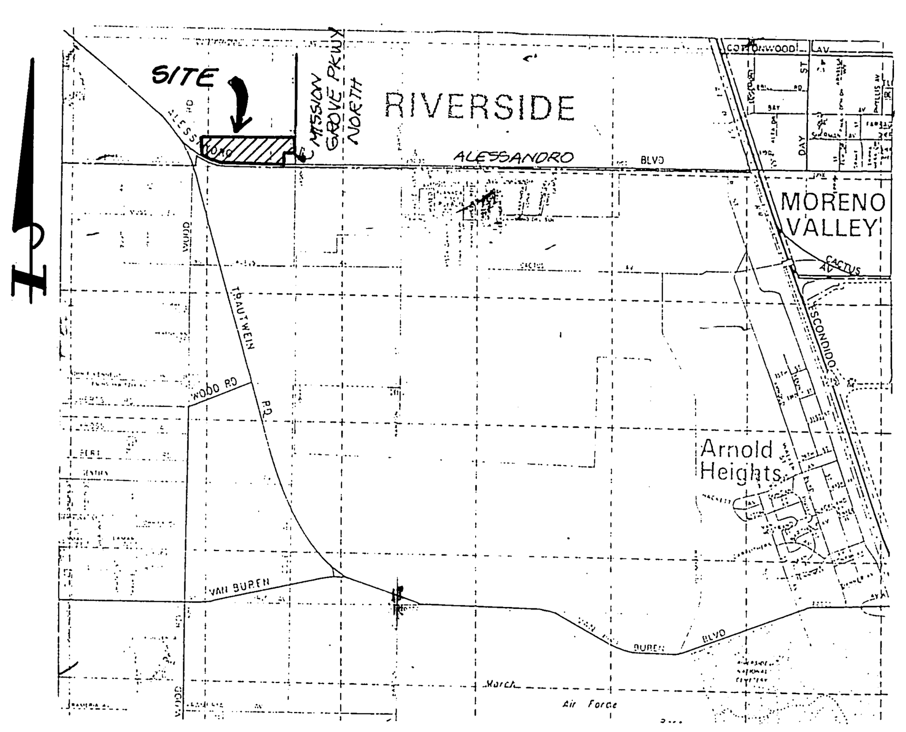
NOTE: ⚠2
PAC. BELL (TELE.)
CONTACT JACK BRADY
(FIELD INSPECTOR) TO
VERIFY PAC BELL LAY-OUT
OFFICE: (714) 683-0209
MOBILE: (714) 328-1770

INDEX MAP

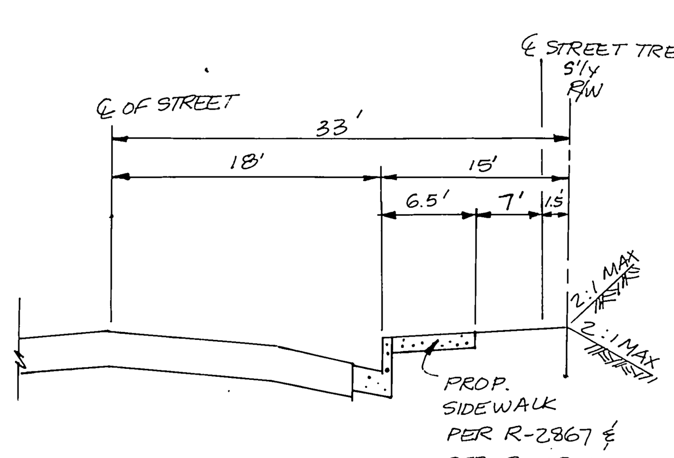
1" = 100'



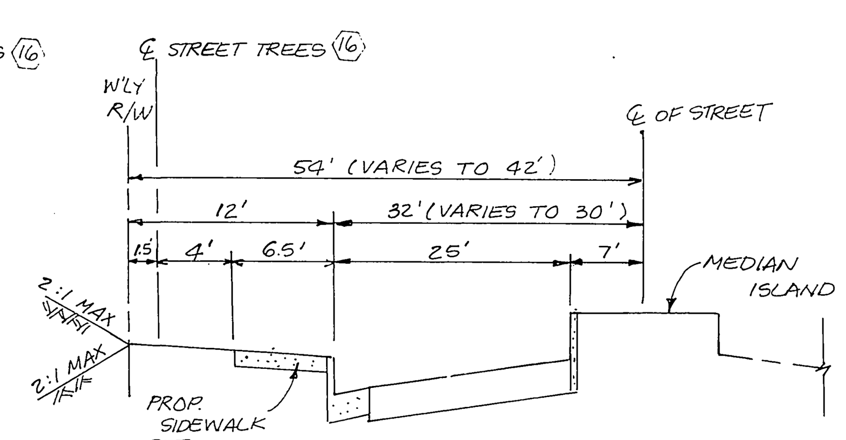
ALESSANDRO BLVD.
T.I. = 10.0



VICINITY MAP
NTS



TYPICAL SECTION OF PORT ROYAL WAY
NTS



TYPICAL SECTION OF MISSION GROVE PKWY NORTH
NTS

CONSTRUCTION NOTES

1. CONSTRUCT A.C. PAVEMENT OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION & PER GENERAL NOTE No. 5.
2. CONSTRUCT C & G PER CITY OF RIVERSIDE STANDARD DRAWING No. 200 TYPE I (6" C.F.) WITH 5' GUTTER WIDTH.
3. CONSTRUCT P.C.C. CROSS GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING No. 220.
4. CONSTRUCT P.C.C. CURB SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING No. 325.
5. CONSTRUCT 9' DRIVEWAY WING PER CITY OF RIVERSIDE STANDARD DRAWING No. 302.
6. REMOVE EXIST. CONC. CURB & CONC. DRIVEWAY.
7. REMOVE EXIST. A.C. BERM.
8. PLACE A.C. OVERLAY AS SHOWN.
9. CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD DRAWING No. 405.
10. ~~CONSTRUCT C & G PER CITY OF RIVERSIDE STANDARD DRAWING No. 200 TYPE I (6"C.F.) WITH 2' GUTTER WIDTH.~~
11. SAWCUT & REMOVE EXIST. PAVING AND REPLACE A.C. PAVING OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION & GENERAL NOTE No. 5.
12. ~~CONSTRUCT MEDIAN PER CITY OF RIVERSIDE STANDARD DRAWING No.'s 121, 122 & 123.~~
13. CONSTRUCT 6" A. C. BERM.
14. CONSTRUCT WHEEL CHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304.
15. INSTALL TYPE F-1 DELINEATOR.
16. ~~PLANT STREET TREES PER CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STD.~~

GENERAL NOTES

1. 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.
2. Construction shall be in accordance with the City of Riverside Dept. of Public Works, Standard Drawings, Std. Dwg. No. 10, and the Standard Specifications for Public Works Construction, Current Edition.
3. 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.
4. Construct driveway approaches per Std. Dwg. 302. Exact size and location to be determined at the time of construction as approved by the Traffic Engineer.
5. *The subdivider shall arrange for a soil 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 text procedures.
6. All flagged elevations shall be staked in the field by the private engineer.
7. 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.
8. 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.
9. 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 engineeer, certifying the compaction of the fill below subgrade, prior to issuance of the Construction Permit/Cut Sheets.
10. All traffic signs shall be installed prior to opening the streets to traffic.
11. See "Street Lighting Plans" for quantity and location of required street lights.
12. 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 utility lines shown and any other lines not of record or not shown on these plans.
13. 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.
14. Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
15. 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.
16. All related work shall conform to the City of Riverside, Park and Recreation Department Standards.
17. Contact the park projects inspector a minimum of 48 hours in advance at 787-7223 to schedule inspections. 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, and D) At end of maintenance/field acceptance (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).
18. The developer shall maintain all plantings for minimum period of one year.
19. A Public Works Department permit is 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.
20. Contractor is to give the City Water Division 24 hours notice prior to irrigation pipeline inspection. Contact Dan Parks at 787-7428.
21. Street tree planting shall be as follows:

Street Name	Botanical Name/Common Name	Size	Spacing	No. Required
Alessandro Blvd.	Washingtonia robusta / Mexican Fan Palm	4' Brown Trunk	45'	37 Ea
Port Royal Way	Magnolia grandifloral / Magnolia-Majesty Beauty	15 gal	45'	36 Ea
Mission Grove Pkwy No.	Pinus Canariensis / Canary Island Pine	15 gal	45'	7 Ea

22. *See Traffic Engineering Signal Plan X-494 for signals, striping, signing, and pavement markings at the intersection of Alessandro Blvd. & Mission Grove Parkway North.*
23. *In pavement overlay areas, distressed existing pavement shall be removed and replaced as directed by Inspector prior to overlaying with AC paving.*

AS BUILT 2-21-91 LH
INDEXED 6-14-86 LH

Underground Service Alert
CALL BEFORE YOU DIG
Call: TOLL FREE
1-800 422-4133
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

6/30/89

PREPARED UNDER THE DIRECTION OF: (signature)
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 9/14/87
APPROVED BY:

J.F. DAVIDSON ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
P.O. BOX 493, RIVERSIDE, CA 92502, (714) 686-0844
11200 SO. MT. VERNON AVE. #D, COLTON, CA 92324, (714) 825-1082
73-080 EL PASEO, #103, PALM DESERT, CA 92260, (619) 346-5691
JFD ASSOCIATES

DATE APR. 1987

BENCH MARK: F8-E
P.K. NAIL & CITY TAG TOP OF LARGE ROCK 70' SLY. OF ALESSANDRO & 0.60 MI. S.E.LY. OF VIA VISTA DR. NEAR P.P. # 775963-H. ELEVATION = 1502.195'

MARK	REVISIONS	APPR.	DATE
2	ADDED NOTE		
1	REVISED PAVING SECTION NOTE AROUND MEDIAN	DLL	4/3/88

DESIGNED BY LRS DRAWN BY CMF CHECKED BY LRS

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		5-13-88
PARK DEPARTMENT		1-13-88
TRAFFIC DIVISION		5/9/88
CHIEF P.W. ENGR.		5/25
		5/26/88

APPROVED BY (signature)
DIRECTOR OF PUBLIC WORKS
DATE 5/26/88

STREET PLAN & PROFILE
TRACT 21434
TITLE SHEET
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PROJECT NO. R-2942
SHEET 1 OF 3
FILE NO. 86-9190 (M)

FRED
Ck 12/12/89 12/12/89
12/10/89 12/12/89

CURVE DATA

NO	R	Δ	L	T
1	1600.00'	41°36'47"	1162.05'	607.99'
2	~~1574.00'~~	~~08°20'34"~~	~~229.26'~~	~~114.84'~~
3	647.53'	08°25'33"	95.23	47.70'
4	1564.00'	~~16°05'20"~~ 24°26'04"	~~439.18'~~ 666.99'	~~221.04'~~ 338.64'
5	1564.00'	04°39'49"	127.30'	63.69'
6	35.00'	~~82°38'52"~~ 92°03'41"	~~50.49'~~ 56.24'	~~30.77'~~ 36.28'
7	35.00'	~~101°22'44"~~ 91°48'20"	~~61.93'~~ 56.08'	~~42.75'~~ 36.12'

NOTE: FOR NEW STRIPING AND MARKINGS SEE TRAFFIC PLAN X-494.

CROSS FALL CHART

STATION	℄ TO 10' LT	10' LT TO LIP OF GUTTER	REMARKS	STATION	℄ TO 10' LT.	10' LT TO LIP OF GUTTER	REMARKS
273+50	(8.10%)	10.08 % ~~10.09% (10.3%)~~		279+50	(7.70%)	8.38% (9.7%)	
274+00	(8.50%)	8.54% ~~8.80% (10.3%)~~		280+00	(7.70%)	8.90% (10.5%)	
274+50	(8.20%)	6.71% ~~8.27% (9.6%)~~		280+50	9.50% (10.60%)	9.43% (8.4%)	OVERLAY TO ℄
275+00	(8.30%)	5.80 % ~~7.55% (7.7%)~~		281+00	(8.70%)	9.14% (9.1%)	
275+50	(7.90%)	5.67% ~~7.54% (7.9%)~~		281+50	(8.20%)	8.95% (10.4%)	
276+00	(7.80%)	7.43 % ~~7.80% (7.8%)~~		282+00	(8.90%)	8.24% (8.9%)	
276+50	(8.50%)	7.43% ~~7.88% (8.9%)~~		282+50	(7.90%)	7.52% (10.4%)	
277+00	(8.00%)	8.00% ~~8.64% (9.1%)~~		283+00	(7.90%)	7.10% (11.5%)	
277+50	(8.00%)	8.05% ~~8.21% (8.7%)~~		283+50	(8.60%)	6.30% (11.2%)	
278+00	(7.70%)	8.24% ~~8.29% (8.9%)~~		284+00	(7.90%)	6.16% (9.8%)	
278+50	(8.00%)	7.86% (7.9%)		284+50	(6.10%)	5.96% (12.0%)	
279+00	(7.50%)	7.71% (9.4%)		285+00	(5.30%)	6.60% (11.7%)	

LEGEND

A.C. OVERLAY

NEW A.C.

NOTE: EXIST. CURB ELEV. & GRADES TO BE VERIFIED PRIOR TO CONSTRUCTION.

PACIFIC TELEPHONE CO.
REVIEWED BY C.M. [signature] DATE 1-4-88

AS BUILT 2-21-91 LH

INDEXED 6-14-88 LH

Underground Service Alert
Call: TOLL FREE 1-800 422-4133
CALL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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4/30/89

PREPARED UNDER THE DIRECTION OF: [signature]
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6/30/89 DATE: 9/8/87
APPROVED BY:

J.F. DAVIDSON ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
P.O. BOX 493, RIVERSIDE, CA 92502, (714) 686-0844 — 11200 SO. MT. VERNON AVE. #D, COLTON, CA 92324, (714) 825-1082 — 73-080 EL PASEO, #103, PALM DESERT, CA 92260, (619) 346-5691
JFD ASSOCIATES

DATE APR. 1987

BENCH MARK: F8-E
P.K. NAIL & CITY TAG TOP OF LARGE ROCK 70' S'LY. OF ALESSANDRO & 0.60 MI. S.E.LY. OF VIA VISTA DR. NEAR P.P. # 775963-H. ELEVATION = 1502.195'

MARK	REVISIONS	APPR.	DATE
3	RELOCATE ACCESS DR. PER T27653	[initials]	6/10/93
2	ADDED TELEPHONE LINE	[initials]	6/10/93
1	REV. CURB LOCATION TO MATCH CFD 86-1 PLANS	[initials]	3/16/89

DESIGNED BY LRS DRAWN BY CMF CHECKED BY LRS

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	RCM G.K.K.	5-19-88
PARK DEPARTMENT	[initials]	1-3-88
TRAFFIC DIVISION	[initials]	5/9/88
CHIEF P. W. ENGR.	[initials]	5-25
	[initials]	5/20/88

APPROVED BY [signature] DIRECTOR OF PUBLIC WORKS
DATE 5/26/88

STREET PLAN & PROFILE
TRACT 21434
ALESSANDRO BOULEVARD
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PROJECT NO. R-2942
SHEET 2 OF 3
FILE NO. 86-9190 (M)

FRED RFR 12/12/89 12/12/89 12/12/89

CROSS FALL CHART

STATION	℄ TO 10' LT	10'LT TO LIP OF GUTTER	REMARKS
285+50	5.60% (6.50%)	5.96% (7.5%)	OVERLAY TO ℄
286+00	5.60% (6.40%)	5.61% (6.9%)	OVERLAY TO ℄
286+50		(4.20%)	4.93% (4.9%)
287+00		(3.70%)	4.38% (4.7%)
287+50		(3.00%)	3.55% (4.3%)
288+00		(2.10%)	2.77% (3.4%)
288+50		(2.20%)	2.82% (3.2%)
289+00		(2.60%)	3.36% (3.8%)
289+50		2.50%	4.09% (4.6%)
290+00		(2.90%)	3.73% (3.7%)
290+50		(2.40%)	3.25% (5.0%)
291+00		(2.30%)	4.13% (5.2%)
291+50		(1.80%)	3.86% (5.0%)
292+00		(1.00%)	2.91% (5.6%)
292+50		(1.45%)	4.68%
293+00		(1.90%)	(5.0%)
293+50		(1.80%)	(5.8%)
294+00		(1.90%)	(5.6%)

CURVE DATA				
NO	R	Δ	L	T
①	1600.00'	02°21'51"	66.02'	33.01'
②	429.65'	03°19'26"	24.93'	12.47'

LEGEND

- A.C. OVERLAY
- NEW A.C.
- A.C. REMOVAL
- PROPOSED TRAFFIC SIGNAL PER TRAFFIC SIGNAL PLAN: X-494

CONSTRUCT 7" FULL DEPTH A.C. PAVING OVER NATIVE AROUND AREA OF MEDIAN CONSTRUCTION.

NOTE: SEE TRAFFIC SIGNAL PLAN X-494 FOR SIGNALS, STRIPING, AND SIGNING OF INTERSECTION.

AS BUILT 2-21-91 WH

INDEXED 6-14-88 WH

SOUTHERN CALIFORNIA GAS CO.	CITY OF RIVERSIDE ELECTRICAL DEPT.	PACIFIC TELEPHONE CO.
REVIEWED BY	12/1/87 DATE	REVIEWED BY 1-4-88 DATE
REVIEWED BY	4/11/88 DATE	

Underground Service Alert — Call TOLL FREE 1-800 422-4133 — TWO WORKING DAY - BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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No. 17550 — 6/30/89 — REGISTERED CIVIL ENGINEER — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF: John W Landry

REGISTERED CIVIL ENGINEER NO. 17550

EXPIRATION DATE 6/30/89 DATE: 9/18/87

APPROVED BY:

DATE APR. 1987

J.F. DAVIDSON ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
P.O. BOX 493, RIVERSIDE, CA 92502, (714) 686-0844 — 11200 SO. MT. VERNON AVE. #D, COLTON, CA 92324, (714) 825-1082 — 73-080 EL PASEO, #103, PALM DESERT, CA 92260, (619) 346-5691

JFD ASSOCIATES

BENCH MARK: F-8-E
P.K. NAIL & CITY TAG TOP OF LARGE ROCK 70' S'LY. OF ALESSANDRO & 0.60 MI. S.E'LY. OF VIA VISTA, DR. NEAR P.P. # 77593-H. ELEVATION = 1502.195

MARK	REVISIONS	APPR.	DATE
3	ADDED TELEPHONE LINE		9/14/87
2	REVISED STATIONS TO MATCH CFD 86-1 PLANS	LRS	4/5/88
1	ADDED PAVING SECTION AROUND MEDIAN	LRS	4/5/88

DESIGNED BY LRS DRAWN BY CMF CHECKED BY LRS

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	APPROVED BY	DATE
PRINCIPAL ENGINEER	[illegible]	5-10-88
PARK DEPARTMENT	[illegible]	5-13-88
TRAFFIC DIVISION	[illegible]	6/14/88
CHIEF P.W. ENGR.	[illegible]	5.25
	[illegible]	5/26/88

APPROVED BY [illegible] DIRECTOR OF PUBLIC WORKS

DATE 5/26/88

STREET PLAN & PROFILE

TRACT 21434

ALESSANDRO BOULEVARD

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

PROJECT NO. R-2942

SHEET 3 OF 3

FILE NO. 86-9190 (M)