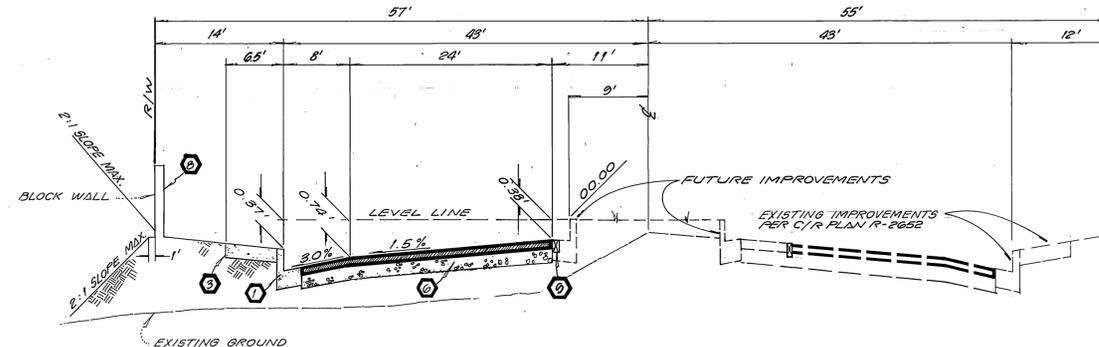
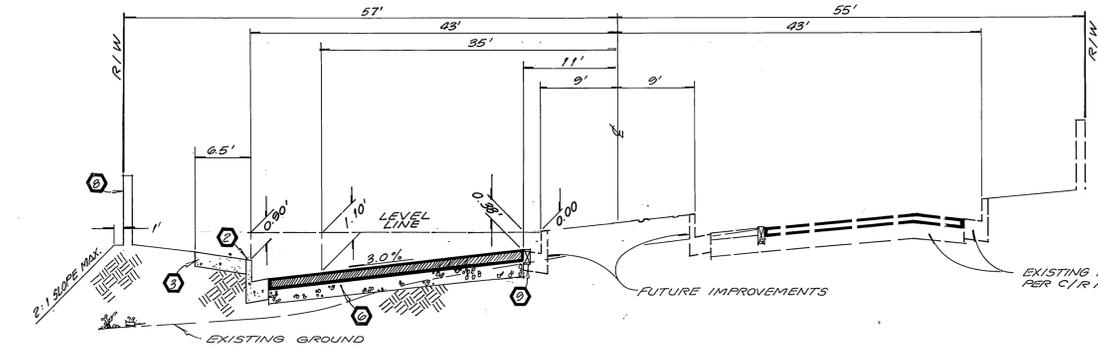


GENERAL NOTES

- 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, STANDARD DRAWING NO. 10, 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 AS 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.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- 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.
- 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 TEST PROCEDURES.
- CONSTRUCT BLOCK WALLS PER STD. DWG. 704, AS FOLLOWS:
TYPE / COLOR BLOCK: ORCO "LAPAZ" (OR EQUAL) SLUMPSTONE
SIZE: 6" X 6" X 18"
MORTAR COLOR: MATCH BLOCK
TYPE / COLOR CAP: 6" X 2" X 18"
OTHERS: PLACE CIRCO "MISSION" (OR EQUAL) PILLASTERS AT 50' CENTERS AND AT ALL CHANGES IN WALL PLANE TO MATCH THE PATTERN OF TRACT 9006-1
- 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.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, 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.
- BLANK
- BEFORE THE RIP RAP IS ACCEPTED, AS PLACED, AT THE OUTLET OF ANY DRAINAGE STRUCTURE, IT SHALL BE TESTED UNDER FLOWS AS CLOSE AS POSSIBLE TO DESIGN CONDITIONS WITH WATER OBTAINED FROM FIRE HYDRANTS IN THE IMMEDIATE AREA.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.



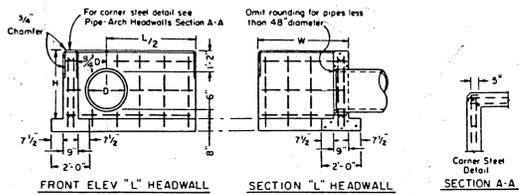
TYPICAL SECTION - OVERLOOK PARKWAY
STA. 35+10.70 - STA. 38+50.00
T.I. = 7-0 9.0



TYPICAL SECTION - OVERLOOK PARKWAY
STA. 40+50.00 - STA. 42+50.00
T.I. = 7-0 9.0

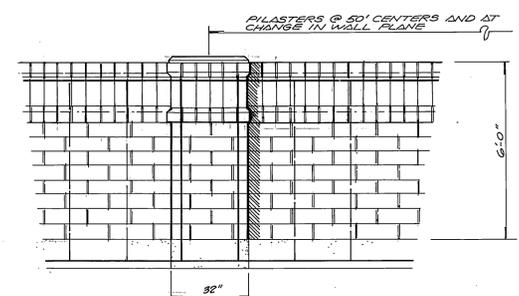
BENCH MARK:

FG-1 FOUND P.K. NAIL AND CITY ENGINEERS TAG IN M.O.C. OF SOUTHEAST CURB RETURN @ MURFIELD AND LAURIE DRIVE EL. = 1110.84'

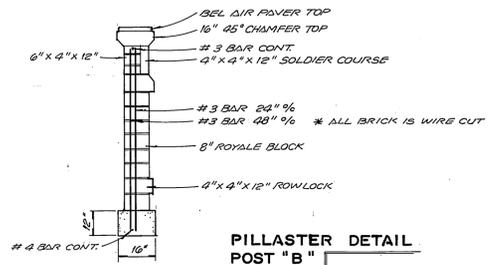


D = 18" H = 3'-2" L/2 = 3'-6" W = 4'-10" STEEL 75 lbs, CONC. 125 Cu Yds
"L" HEADWALL PER CAL TRANS STD. NO. D-89

"L" HEADWALL DETAIL
NOT TO SCALE



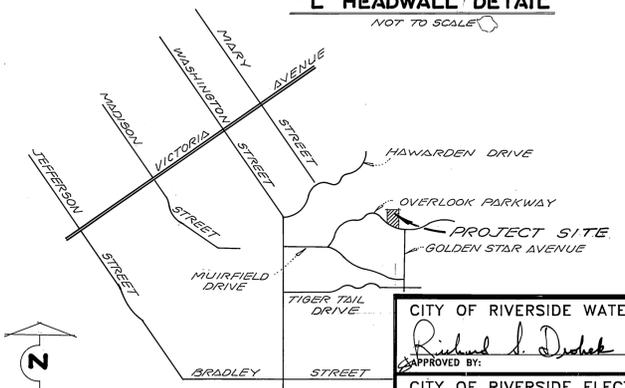
ENTRY WALL DETAIL
NOT TO SCALE



PILLAR DETAIL POST "B"

BRICK ENTRY WALL CONFIGURATION ALL OTHER WALLS LA F2Z SLUMPSTONE TO MATCH ADJOINING TRACT 9006-1 CONSTRUCTED PER C/R STD. DWG. 704

SIGN SCHEDULE	
A	OVERLOOK PARKWAY ROYAL HUNT RIDGE DRIVE
B	R1 (STOP SIGN) 30"



PROJECT LOCATION
NOT TO SCALE

CITY OF RIVERSIDE WATER SYSTEM
Richard L. Duda 4-19-89
APPROVED BY: DATE

CITY OF RIVERSIDE ELECTRIC OVERHEAD AND UNDERGROUND
A. W. Whitten 4/13/89
APPROVED BY: DATE

SOUTHERN CALIFORNIA GAS COMPANY
R. P. Baughman 4-3-89
APPROVED BY: DATE

PACIFIC TELEPHONE COMPANY
John J. ... 3-29-89
APPROVED BY: DATE



JIN BEELER
and associates LAND SURVEYING AND MAPPING
6104 RIVERSIDE AVENUE SUITE B
RIVERSIDE, CA 92506
(714)882-2216

PLANS PREPARED UNDER THE SUPERVISION OF:
DATE 2-28-89
R.C.E. 27983 EXP. 3-30-89

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

APPROVED BY: DATE BY
PRINCIPAL ENGINEER 10-17-87
PARKS DEPARTMENT 5-8-89
TRAFFIC DIVISION 10-11-87
CHIEF P.W. ENGINEER 12-4-87
PLANNING 5-30-89

APPROVED BY: DATE BY
PUBLIC WORKS DIRECTOR Barry Beel
DATE 12/4/89

STREET IMPROVEMENTS PLAN & PROFILE TITLE SHEET OVERLOOK PARKWAY TRACT NO. 21006

HORIZ. SCALE: 1" = ... VERT. SCALE: 1" = ...

ACCOUNT NO. **R-3002**
SHEET 1 OF 2
INDEXED 1-11-90

PARKS DEPARTMENT NOTES

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
 - CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 782-5223 TO SCHEDULE INSPECTION. INSPECTIONS SHALL BE REQUIRED:
 - PRIOR TO THE INSTALLATION OF IRRIGATION LINES OR COMPONENTS;
 - PRIOR TO INSTALLATION OF HARDSCAPE;
 - WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS;
 - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES;
 - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE;
 - 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).
 - THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- NOTE:
- ALL WIRES UNDER CONCRETE SHALL BE SLEEVED PER CITY OF RIVERSIDE - PARK AND RECREATION DEPARTMENT STANDARDS.
- ALL PIPING UNDER CONCRETE SHALL BE SEPARATELY SLEEVED PER CITY OF RIVERSIDE - PARK AND RECREATION DEPARTMENT STANDARDS.

STREET NAME: OVERLOOK PARKWAY: SEE REVERSE FRONTAGE LANDSCAPE PLAN # 2846. PREPARED BY THOMAS R. WEBB LANDSCAPE ARCHITECT PHONE NO. (714) 682-4359

CONSTRUCTION NOTES

- CONSTRUCT STANDARD 200 CURB AND GUTTER-6" FACE TYPE I.
- CONSTRUCT STANDARD 200 CURB AND GUTTER-8" FACE TYPE I.
- CONSTRUCT STANDARD 325 CURBLINE SIDEWALK.
- CONSTRUCT STANDARD 220, 6' WIDE CROSS GUTTER.
- CONSTRUCT STANDARD 304 WHEELCHAIR RAMP.
- CONSTRUCT 4" A.C. OVER COMPACTED NATIVE (PER S.R. 14500 1405, R-70) AS INDICATED BY ON PLAN.
- SEE REVERSE FRONTAGE LANDSCAPE PLAN NO. 2846 FOR PLANTING DETAILS.
- CONSTRUCT STANDARD 704, 6' BLOCK WALL. (THIS WALL REQUIRES A PERMIT AND INSPECTION FROM PUBLIC WORKS ENGINEERING DIVISION), REFER TO GENERAL NOTE NO. 8
- INSTALL 2" X 4" REDWOOD HEADER.
- REMOVE EXISTING PAVING, AS INDICATED BY ON PLAN
- INSTALL 18" & CLASS IV R.C.P.
- CONSTRUCT "L" HEADWALL PER CALTRANS STD. D-89. SEE "L" HEADWALL DETAIL
- CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. NO. 405, W = 21", V = 3.5'.
- INSTALL LIGHT RIP-RAP, 200 1/8, AS INDICATED ON PLAN
- INSTALL F-1 FLEXIBLE DELINEATORS @ 20' C-C. PER STD. NO. 665
- CONSTRUCT 6" A.C. BERM PER STD. 250 TYPE I.