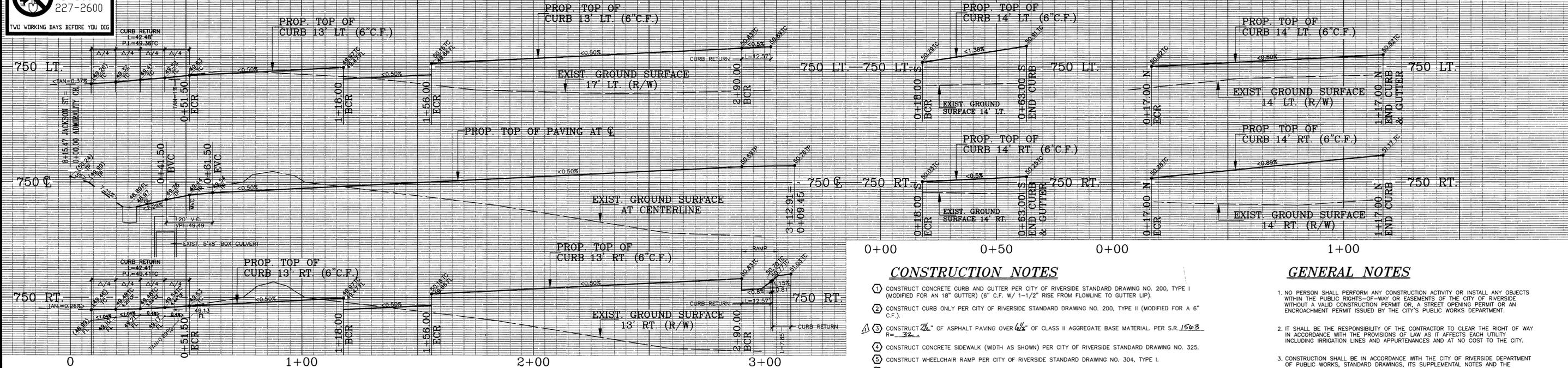


Underground Service Alert  
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1-800-227-2600  
TWO WORKING DAYS BEFORE YOU DIG



**CONSTRUCTION NOTES**

1. CONSTRUCT CONCRETE CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200, TYPE I (MODIFIED FOR AN 18" GUTTER) (6" C.F. W/ 1-1/2" RISE FROM FLOWLINE TO GUTTER LIP).
2. CONSTRUCT CURB ONLY PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200, TYPE II (MODIFIED FOR A 6" C.F.).
3. CONSTRUCT 2" OF ASPHALT PAVING OVER 1/4" OF CLASS II AGGREGATE BASE MATERIAL. PER S.R. 1503 R=32.
4. CONSTRUCT CONCRETE SIDEWALK (WIDTH AS SHOWN) PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325.
5. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304, TYPE I.
6. CONSTRUCT WHEELCHAIR RAMP WITH DIMENSIONS, AS SHOWN.
7. CONSTRUCT 3" WIDE CONCRETE CROSS GUTTER.
8. SAWCUT AND REMOVE EXISTING CURB & GUTTER AND SIDEWALK. CONSTRUCT 6" WIDE CONCRETE CROSS GUTTER AND SPANDRELS PER CITY OF RIVERSIDE STANDARD DRAWING NO. 220.
9. SAWCUT AND REMOVE EXISTING DRIVE APPROACH. CONSTRUCT CURB & GUTTER AND SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200 & 325. (CURB AND SIDEWALK TO MATCH EXISTING).
10. CONSTRUCT DRIVE APPROACH PER CITY OF RIVERSIDE STANDARD DRAWING NO. 302. EXACT WIDTH AND LOCATION TO BE DETERMINED IN THE FIELD. (SEE DETAILS ON SHEET 2)
11. INSTALL 4' WIDE BIKE/PEDESTRIAN LANE WITH 4" WIDE WHITE PAINTED LIMIT LINE AND 2' HIGH WHITE PAINTED PAVEMENT MARKINGS AS SHOWN.
12. INSTALL TYPE 1 (10) ARROW (PAVEMENT MARKER).
13. INSTALL TYPE IV (R) ARROW (PAVEMENT MARKER).
14. INSTALL STOP BAR W/TEXT AT ALL LOCATIONS SHOWN.
15. SAWCUT, REMOVE AND REPLACE A 2' WIDE STRIP OF EXISTING ASPHALT PAVING AS REQUIRED TO FORM A SMOOTH TRANSITION FROM THE EDGE OF PAVING TO THE EDGE OF THE PROPOSED CROSS GUTTER.
16. SEE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT DWG: U05-XXXX FOR LOCATION & QUANTITY OF REQUIRED STREET LIGHTS. CONTACT BILL ARMENTA AT (909) 782-5629.

**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 RE-ESTABLISHING 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. 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.
9. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
10. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE AS SHOWN. SEE CONSTRUCTION NOTE NO. 10
11. 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.
12. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
13. ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE 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.
14. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
15. 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.
16. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
17. 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 PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
18. IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
19. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
20. SEE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT DWG: U05-XXXX FOR LOCATION & QUANTITY OF REQUIRED STREET LIGHTS. CONTACT BILL ARMENTA AT (909) 782-5629.

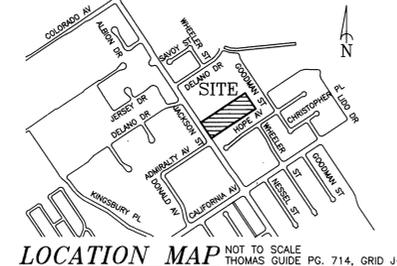
**CURVE DATA**

1. R=27.00'  
Δ=90°08'31"  
L=42.48'  
T=27.07'
2. R=27.00'  
Δ=89°58'17"  
L=42.40'  
T=26.99'
3. R=4.00'  
Δ=90°00'00"  
L=6.28'  
T=4.00'
4. R=5.00'  
Δ=90°00'00"  
L=7.85'  
T=5.00'
5. R=8.00'  
Δ=90°00'00"  
L=12.57'  
T=8.00'

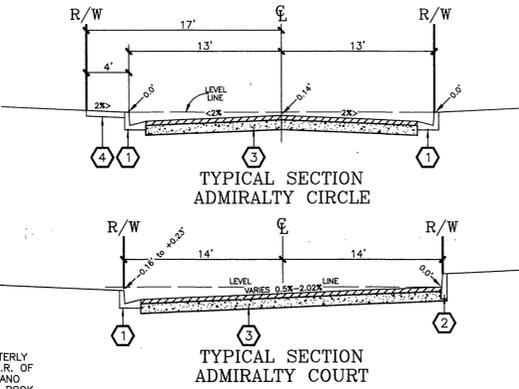
**SIGN SCHEDULE**

1. JACKSON STREET / ADMIRALTY CIRCLE
2. ADMIRALTY CIRCLE / ADMIRALTY COURT
3. ADMIRALTY CIRCLE
4. R1 (30') STOP SIGN
5. R26 NO PARKING SIGN
6. R41 RIGHT TURN ONLY SIGN

SCALE: 1" = 20'

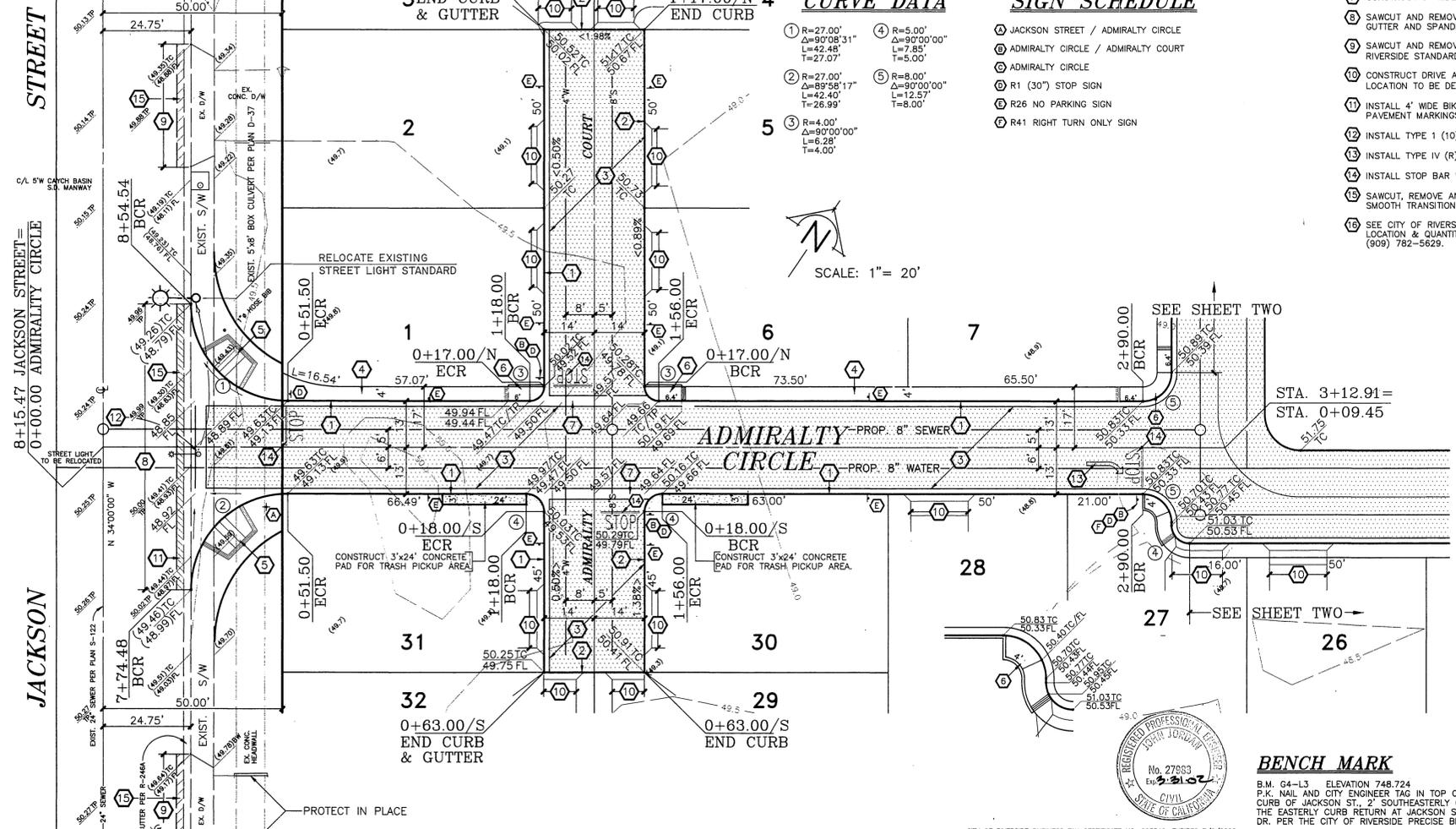


LOCATION MAP NOT TO SCALE THOMAS GUIDE PG. 714, GRID J-4



**BENCH MARK**

B.M. 64-13 ELEVATION 748.724  
P.K. NAIL AND CITY ENGINEER TAG IN TOP OF THE EASTERLY CURB OF JACKSON ST., 2' SOUTHEASTERLY OF THE B.C.R. OF THE EASTERLY CURB RETURN AT JACKSON ST. AND DELANO DR. PER THE CITY OF RIVERSIDE PRECISE BENCH MARK BOOK



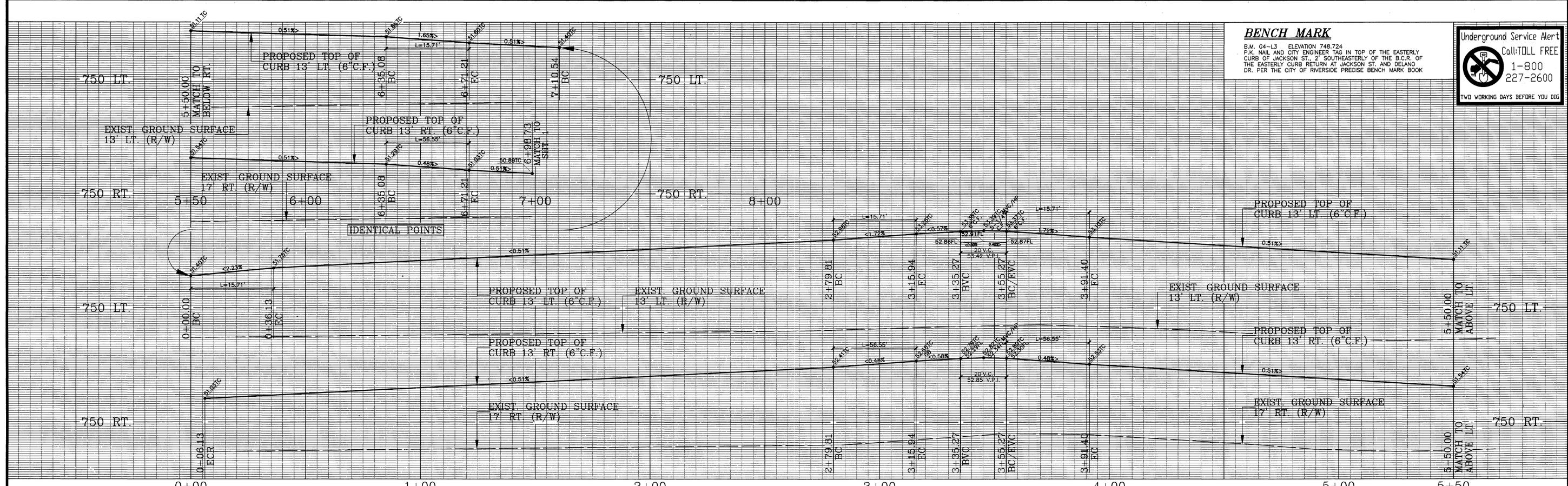
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. 025540, EXPIRES 7/2/2000

<b>CITY OF RIVERSIDE WATER SYSTEM</b> APPROVED BY: <i>Richard J. Doherty</i> 4/1/00 DATE: 4/1/00		<b>SOUTHERN CALIFORNIA GAS COMPANY</b> APPROVED BY: <i>Larry W. Baker</i> 9-20-00 DATE: 9-20-00		<b>JUN BEILER and associates</b> LAND SURVEYING AND MAPPING 1845 VAN BUREN BLVD., SUITE 5C RIVERSIDE, CA 92508 (909) 789-4454 FAX (909) 789-1712		<b>CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT</b> APPROVED BY: <i>R. McBrath</i> DATE: 12-4-2000		<b>PRIVATE STREET IMPROVEMENT PLAN</b> ACCOUNT NO. TRACT NO. 29405/PD-002-990 <b>ADMIRALTY CIRCLE</b> STA. 0+00 TO STA. 3+12.91 <b>ADMIRALTY COURT</b> SHEET ONE OF TWO		<b>R-3562</b> 99-710-03	
<b>CHARTER COMMUNICATIONS</b> APPROVED BY: <i>[Signature]</i> 9-18-00 DATE: 9-18-00		<b>CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD AND UNDERGROUND</b> APPROVED BY: <i>[Signature]</i> 10-24-00 DATE: 10-24-00		<b>PACIFIC BELL</b> APPROVED BY: <i>[Signature]</i> 10-25-00 DATE: 10-25-00		<b>PLANS PREPARED UNDER THE SUPERVISION OF:</b> DATE: 12-20-00		DESIGNED BY WAYNE DRAWN BY WAYNE CHECKED BY <i>[Signature]</i>		INDEXED 1-8-01 LK	

**BENCH MARK**

B.M. G4-L3 ELEVATION 748.724  
P.K. NAIL AND CITY ENGINEER TAG IN TOP OF THE EASTERLY CURB OF JACKSON ST. 2' SOUTHEASTERLY OF THE B.C.R. OF THE EASTERLY CURB RETURN AT JACKSON ST. AND DELANO DR. PER THE CITY OF RIVERSIDE PRECISE BENCH MARK BOOK

**Underground Service Alert**  
Call/TOLL FREE  
1-800-227-2600  
TWO WORKING DAYS BEFORE YOU DIG



**CURVE DATA**

① R=10.00' Δ=90°00'00" L=15.71' T=10.00'	② R=23.00' Δ=90°00'00" L=36.13' T=23.00'	③ R=36.00' Δ=90°00'00" L=56.55' T=36.00'
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**CONSTRUCTION NOTES**

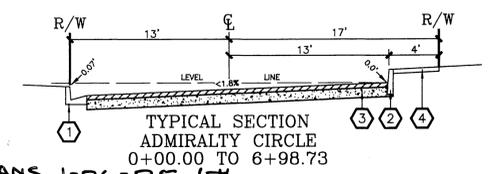
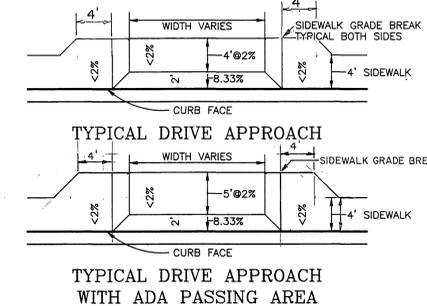
1. CONSTRUCT CONCRETE CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200, TYPE I (MODIFIED FOR AN 18" GUTTER) (6" C.F. W/ 1-1/2" RISE FROM FLOWLINE TO GUTTER LIP).
2. CONSTRUCT CURB ONLY PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200, TYPE II (MODIFIED FOR A 6" C.F.).
3. CONSTRUCT 2 1/2" OF ASPHALT PAVING OVER 6 1/2" OF CLASS II AGGREGATE BASE MATERIAL.
4. CONSTRUCT CONCRETE SIDEWALK (WIDTH AS SHOWN) PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325.
5. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304, TYPE I.
6. CONSTRUCT WHEELCHAIR RAMP WITH DIMENSIONS, AS SHOWN.
7. CONSTRUCT 3" WIDE CONCRETE CROSS GUTTER.
8. SAWCUT AND REMOVE EXISTING CURB & GUTTER AND SIDEWALK. CONSTRUCT 6" WIDE CONCRETE CROSS GUTTER AND SPANDRELS PER CITY OF RIVERSIDE STANDARD DRAWING NO. 220.
9. SAWCUT AND REMOVE EXISTING DRIVE APPROACH. CONSTRUCT CURB & GUTTER AND SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO'S. 200 & 325. (CURB AND SIDEWALK TO MATCH EXISTING).
10. CONSTRUCT DRIVE APPROACH PER CITY OF RIVERSIDE STANDARD DRAWING NO. 302. EXACT WIDTH AND LOCATION TO BE DETERMINED IN THE FIELD. (SEE DETAILS HEREON).
11. INSTALL 4" WIDE BIKE/PEDESTRIAN LANE WITH 4" WIDE WHITE PAINTED LIMIT LINE AND 2" HIGH WHITE PAINTED PAVEMENT MARKINGS AS SHOWN.
12. INSTALL TYPE I (10) ARROW (PAVEMENT MARKER).
13. INSTALL TYPE IV (R) ARROW (PAVEMENT MARKER).
14. BIKE/PED LANE MARKINGS SHALL BE WHITE IN COLOR AND A MINIMUM OF 4" WIDE.
15. INSTALL STOP BAR W/TEXT AT ALL LOCATIONS SHOWN.

**GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION**

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
2. WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (909) 351-8126 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
  - A. AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERAL HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS. ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR;
  - 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 THE MAINTENANCE PERIOD, THE CONTRACTOR / DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (909) 351-8126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPER'S BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
3. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
6. BOTH A STREET TREE RELOCATION/REMOVAL PERMIT AS ISSUED BY THE PARK AND RECREATION DEPARTMENT AND A STREET OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPARTMENT ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL EXISTING TREES WITHIN WHAT WILL ULTIMATELY BE THE PUBLIC RIGHT-OF-WAY PAVEMENT AREA, BACKFILL OF ALL HOLES MUST BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR PROPER COMPACTION.
7. ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENTIAL USES.

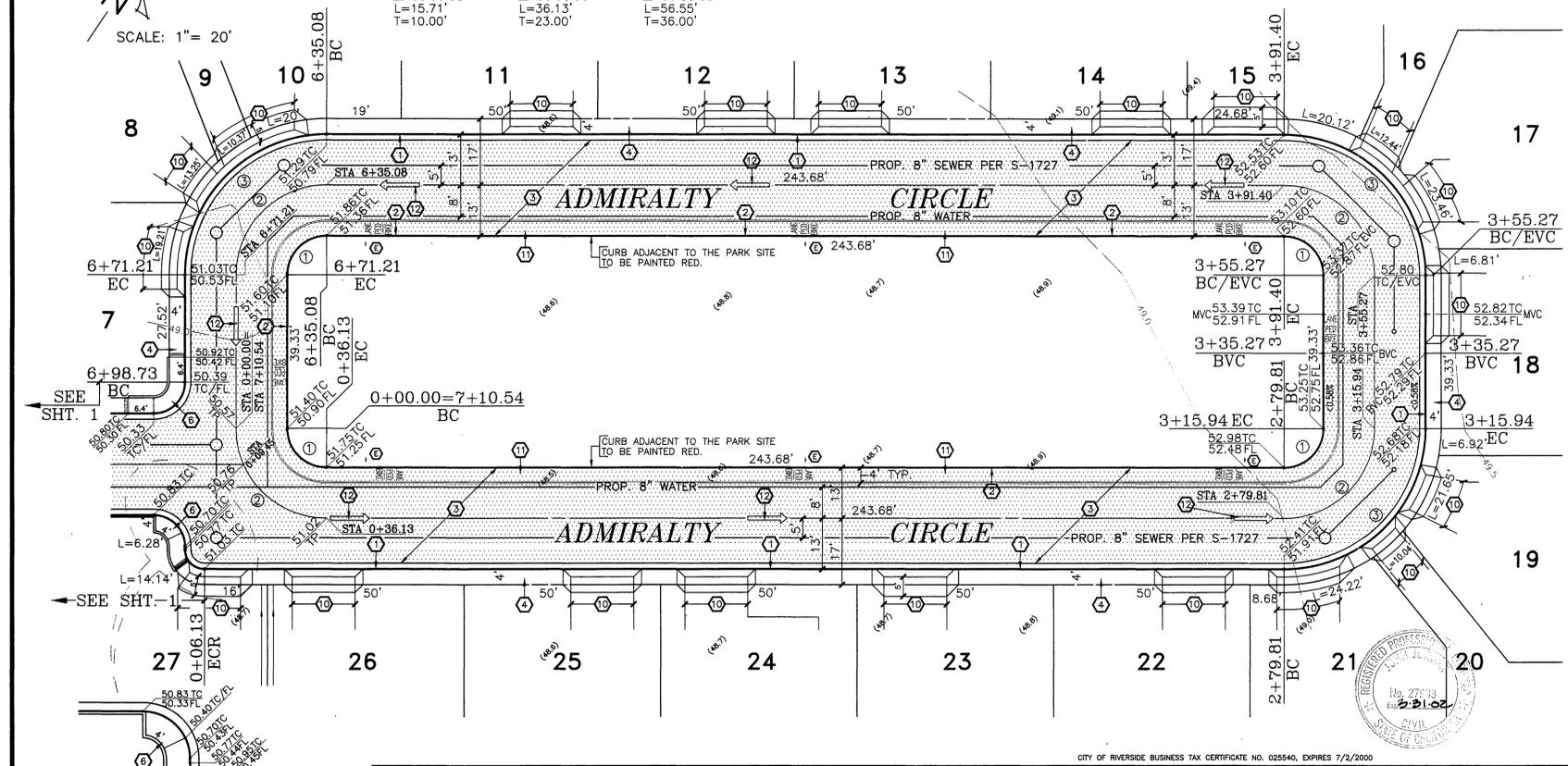
NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.
5. STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL/COMMON NAME	MIN. SIZE	APPROX. NO.
ADMIRALTY CIRCLE	(PRIVATE STREET)		
ADMIRALTY COURT	(PRIVATE STREET)		
JACKSON STREET	(SEE LANDSCAPE PLAN R-3562L PREPARED BY LEVI LANDSCAPE DATED FEBRUARY, 2000.)		



\*AS-BUILT PER PLANS 1-06-05 LFT

SCALE: 1" = 20'



SEE SHT. 1

<b>CITY OF RIVERSIDE WATER SYSTEM</b> Approved By: <i>Richard J. Dinkel</i> 11/1/00 DATE	<b>SOUTHERN CALIFORNIA GAS COMPANY</b> Approved By: <i>Larry W. Baker</i> 9-20-00 DATE	<b>JN BEILER and associates</b> LAND SURVEYING AND MAPPING 18645 VAN BUREN BLVD., SUITE 5C RIVERSIDE, CA. 92508 (909) 789-4434 FAX (909) 789-1712	<b>CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT</b> APPROVED BY: <i>K. McElyett</i> DATE: 12-8-2000 BY: <i>[Signature]</i> DATE: 11/10/00 TRAFFIC DIVISION P.W. ENGINEERING MANAGER STREET SERVICES	<b>PRIVATE STREET IMPROVEMENT PLAN</b> TRACT NO. 29405/PD-002-990 <b>ADMIRALTY CIRCLE</b> STA. 0+00 TO STA. 6+98.73 ACCOUNT NO. <b>R-3562</b> SHEET TWO OF TWO 99-710-03
<b>CHARTER COMMUNICATIONS</b> APPROVED BY: <i>[Signature]</i> 9-18-00 DATE	<b>CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT - ELECTRIC OVERHEAD AND UNDERGROUND</b> APPROVED BY: <i>[Signature]</i> 10-24-00 DATE	<b>PACIFIC BELL</b> APPROVED BY: <i>[Signature]</i> 10-25-00 DATE	<b>PLANS PREPARED UNDER THE SUPERVISION OF:</b> <i>[Signature]</i> DATE: 1-29-00 DESIGNED BY WAYNE DRAWN BY WAYNE CHECKED BY E.B. OR	<b>HORIZ. SCALE: 1"=20'</b> <b>VERT. SCALE: 1"=2'</b> INDEXED 1-8-01 LFT

C:\ACAD\FLE\7100351-2.dwg Tue Apr 25 10:27:15 2000