

# CONSTRUCTION PLANS FOR TRACT NO. 3488

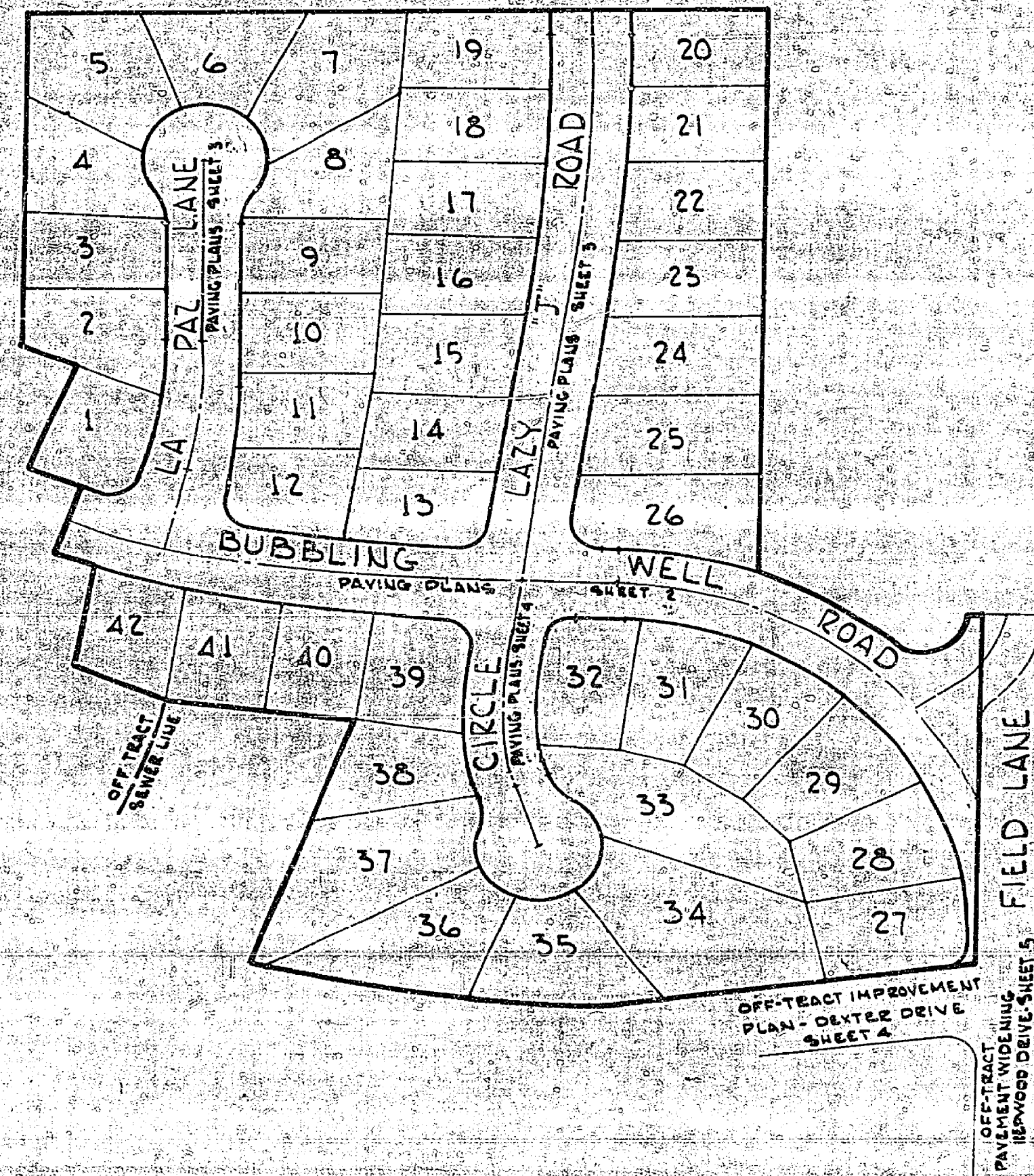
## GENERAL NOTES

1. All construction shall be in conformance with the approved plans.
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, Specifications No. 461 and Standard Drawings.
4. Prime coat, seal coat, and paint binder are required.
5. Grading will require a permit under Ordinance 1093 for a cut or fill exceeding 100 cu yards, or a fill over one foot in depth.
6. The subdivider shall arrange for a soil test to be made by a soils engineer after the streets have been prepared to rough grade. Depth of base material and AC paving shall be determined by City of Riverside Design Standards and Test Procedures.
7. Trim edge of existing pavement, where new paving joins existing pavement, to a clean, straight line. Construct match-up paving as shown and overlay paving as directed in the field to produce a smooth crown section. Engineer estimates the overlay to be 10 tons.
8. Sewer is to be constructed prior to street paving.
9. Street name signs and posts to be furnished and installed by contractor per City specifications and Standard Drawing No. 662.
10. The contractor shall notify the City Engineer at least 24 hours prior to the commencement of any construction and shall obtain the necessary construction permits, etc.
11. Any existing street torn up by the construction shall be posted and lighted in accordance with the directions of the City Engineer.
12. Pavement replacement for off tract sewer construction shall be completed within 10 days after excavation is made.
13. The contractor shall obtain the approval of the owner and the engineer prior to disturbing existing trees.
14. Note to Contractor: The existence and location of any underground utility pipes or structures shown on these plans are obtained by a search of the available records. Approval of these plans by the City of Riverside does not constitute a representation as to the accuracy or completeness of the location or the existence or non-existence of any underground utility pipe or structure within the limits of this project. The contractor is required to take all due precautionary means to protect any utility lines not of record or not shown on these plans.
15. The finished subgrade shall have a compaction of not less than 95% to a depth of 0.5' as specified in city standards. No. 40 section 4.04 is revised by page B of addendum, immediately prior to placement of cover.

PREPARED BY  
**R.M. GALLOWAY & ASSOCIATES INC.**  
504 N. NEWPORT BLVD  
NEWPORT BEACH, CALIFORNIA

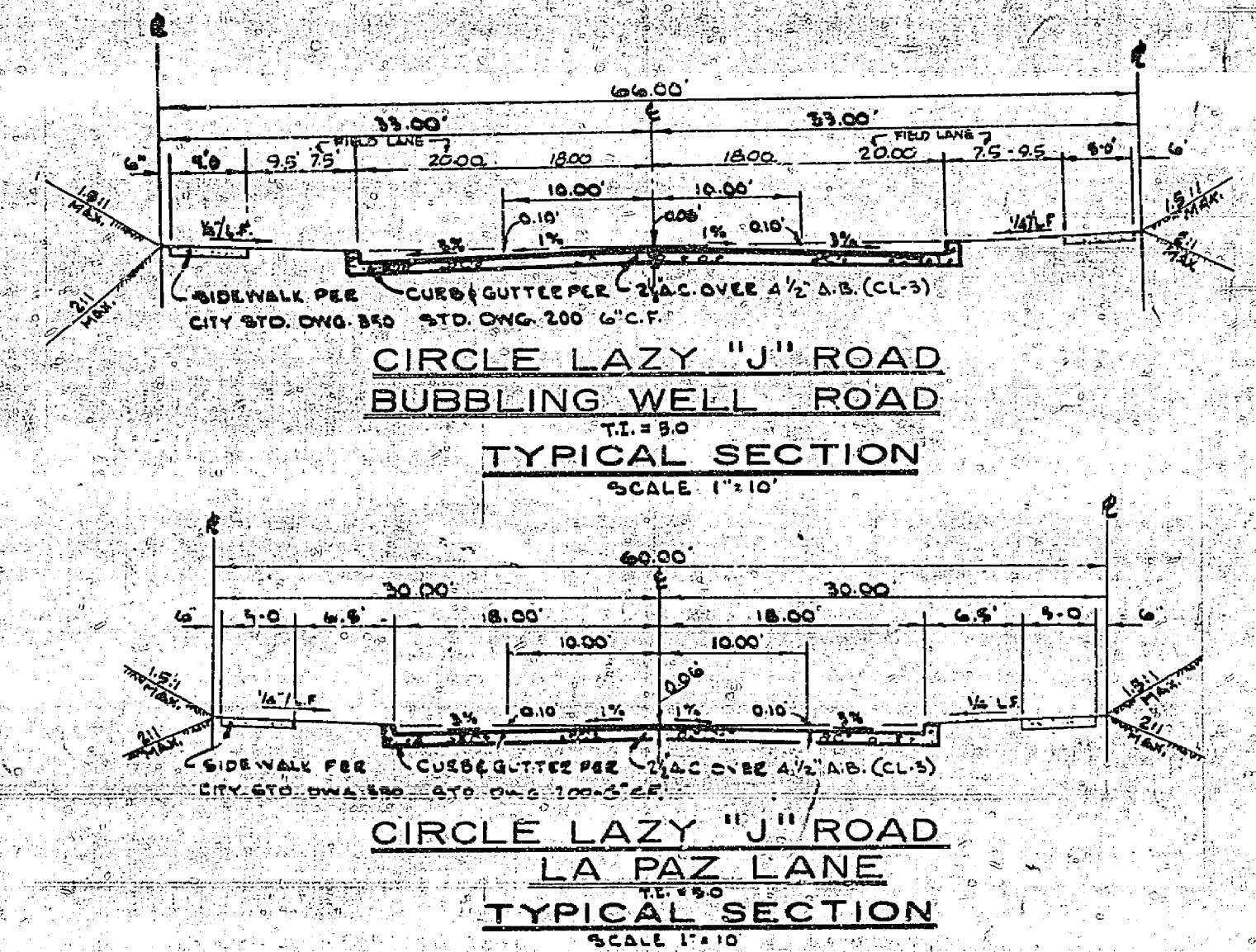
PREPARED FOR  
**TRUMAN JOHNSON**  
2599 FIELD LANE  
RIVERSIDE, CALIFORNIA

## INDEX MAP



## QUANTITY ESTIMATE

ITEM DESCRIPTION	QUANTITY
1. 8" I.P. SANITARY SEWER	L.F.
2. 4" I.P. LATERALS	L.F.
3. MANHOLES	EA.
4. CLEANOUTS	EA.
5. SEWER CROSSING	S.F.
6. 2" A.C. / 4" A.B.	82,100 S.F.
7. 6" CURB AND GUTTER	5791 L.F.
8. 6" CURB ONLY	58 L.F.
9. 6" A.C. DEEM	491 L.F.
10. X-GUTTER	2443 S.F.
11. 4" PROPERTY LINE SIDEWALK	19,326 S.F.
12. 6" RESIDENTIAL DRIVEWAY	8084 S.F.
13. BARRICADE	80 L.F.
14. DRAINAGE DITCH	112 L.F.
15. 2x4 REDWOOD HEADER	87 L.F.
16. STREET SIGNS	5 EA.
17. 2x8 REDWOOD HEADER	66 L.F.



STREET NAME	SCHEDULE
A	LA PAZ LANE
A	BUBBLING WELL ROAD
B	CIRCLE LAZY 'J' ROAD
B	BUBBLING WELL ROAD
C	CIRCLE LAZY 'J' ROAD
C	BUBBLING WELL ROAD
D	BUBBLING WELL ROAD
D	FIELD LANE

NOTE: CONTACT THE TRAFFIC DIVISION FOR BLOCK NUMBERS BEFORE CROSSING THE STREET NAME SIGNS.

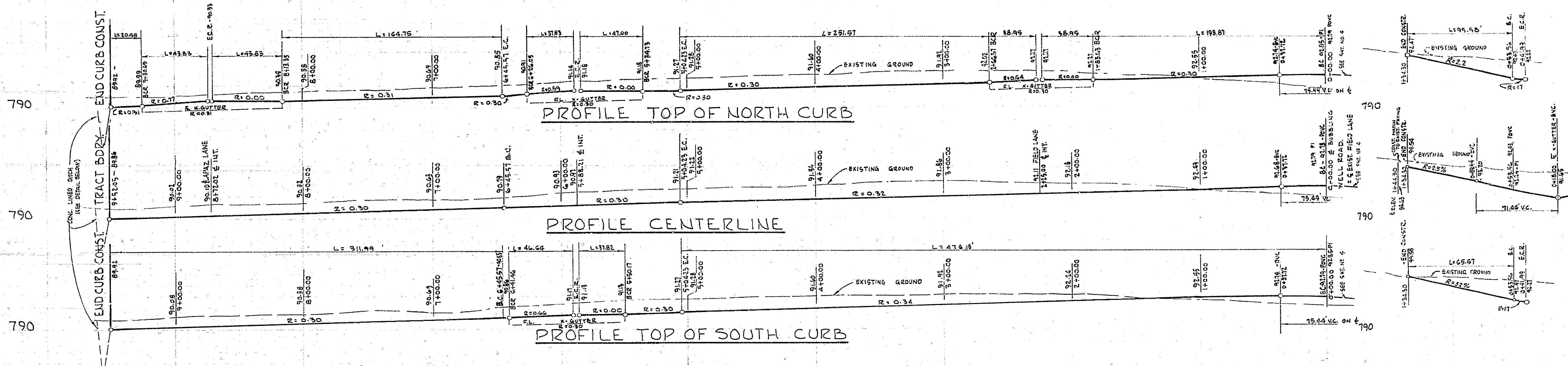
**BENCH MARK:**  
RE-TICULATED NEAR P.P. 5542-J ON EASTERLY SIDE CENTER DRIVE APPROXIMATELY 125 FT ± S.W. AMERICAN LEGION BUILDING - PER CITY OF RIVERSIDE S.M. BOOK 121, PAGE 58.

I CERTIFY:  
THAT THESE PLANS COMPLY WITH PWA OBJECTIVES, PWA MINIMUM PROPERTY STANDARDS (M.P.S.), PWA LOCAL ACCEPTABLE STANDARDS (L.A.S.), PWA NEIGHBORHOOD STANDARDS (N.P.S.), AND REPRESENT THE BEST PROFESSIONAL JUDGMENT OF THE DESIGNER.

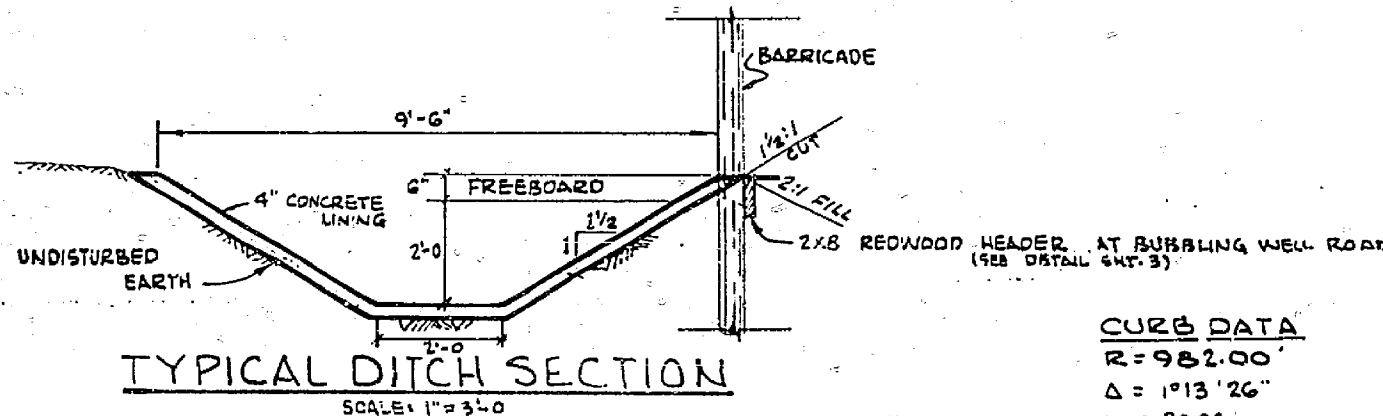
PREPARED UNDER THE SUPERVISION OF  
OF  
*R.M. Galloway*  
R.M. GALLOWAY, R.C.E. 14063

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS		CONSTRUCTION PLANS FOR TRACT 3488		PROJECT NO. 192-0100 R-1271 SHEET 1 OF 5 FILE NO.
DESIGNED BY: J.M.V.	DRAWN BY: J.Y.	CHECKED BY: J.Y.	DATE: 5-29-68	

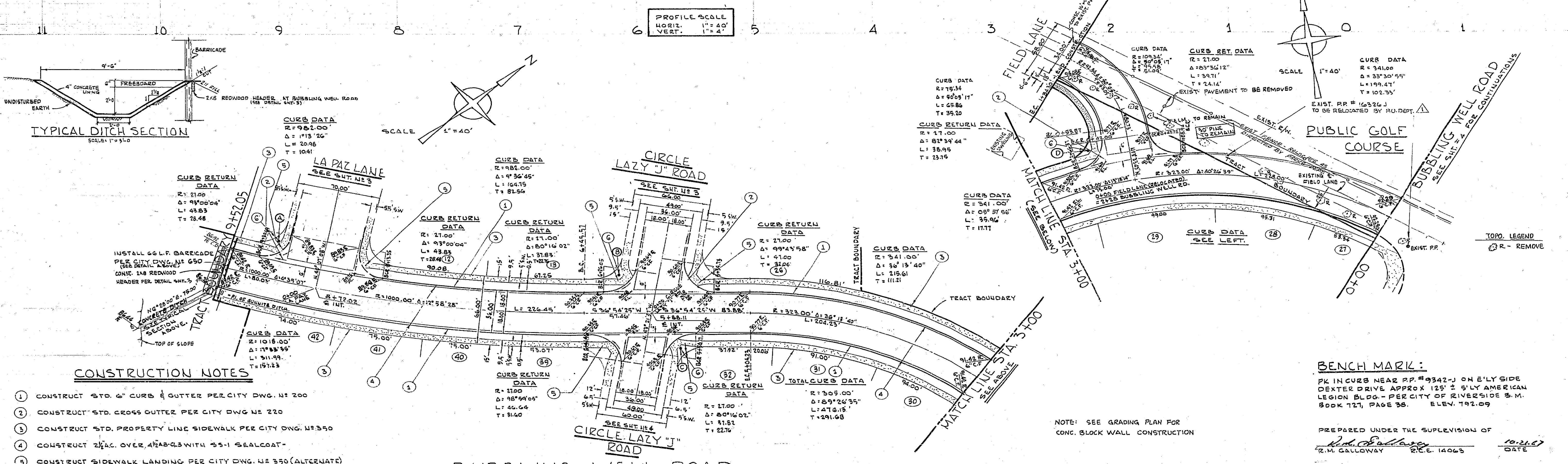




FIELD LANE PROFILES



TYPICAL DITCH SECTION



**CONSTRUCTION NOTES**

1. CONSTRUCT STD. 6" CURB & GUTTER PER CITY DWG. N° 200
2. CONSTRUCT STD. CROSS OUTER PER CITY DWG. N° 220
3. CONSTRUCT STD. PROPERTY LINE SIDEWALK PER CITY DWG. N° 350
4. CONSTRUCT 2 1/2" AC. OVER 4 1/2" AB-GS WITH 55-1 SEALCOAT
5. CONSTRUCT SIDEWALK LANDING PER CITY DWG. N° 350 (ALTERNATE)
6. INSTALL STREET NAME SIGN AS REQUIRED BY CITY

**BENCH MARK:**  
 PK IN CURB NEAR P.P. #9342-J ON ELY SIDE  
 DEXTER DRIVE APPROX 125' ± S'LY AMERICAN  
 LEGION BLDG. - PER CITY OF RIVERSIDE S.M.  
 BOOK 721, PAGE 38. ELEV. 192.09

NOTE: SEE GRADING PLAN FOR  
 CONC. BLOCK WALL CONSTRUCTION

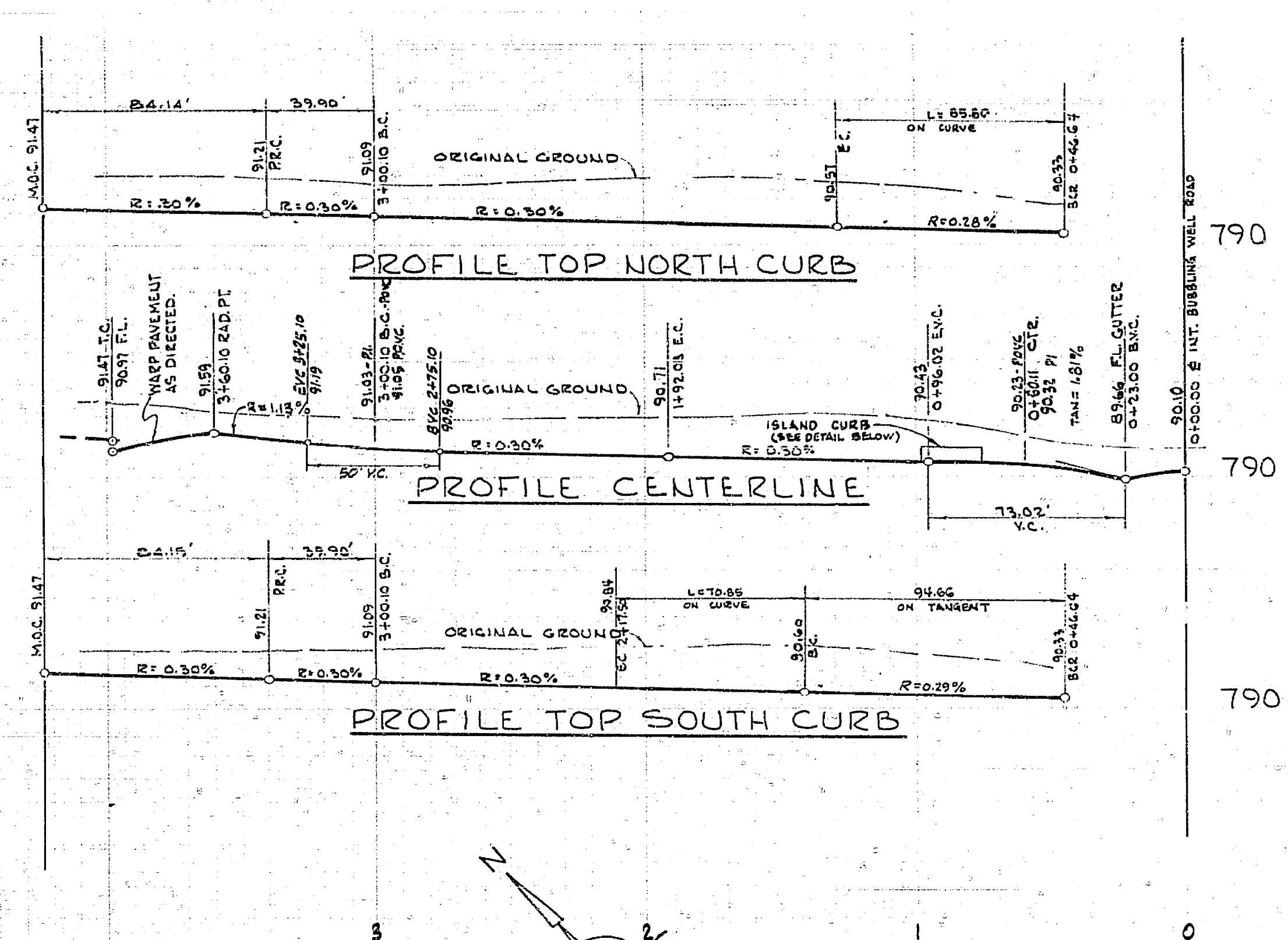
PREPARED UNDER THE SUPERVISION OF  
*R.M. Galloway*  
 R.M. GALLOWAY R.C.E. 14063 DATE 10-26-66

Rev. Chainlink Fence Location adj. to Golf Course.		<b>CITY OF RIVERSIDE, CALIFORNIA</b> <b>DEPARTMENT OF PUBLIC WORKS</b>	<b>CONSTRUCTION PLANS</b> FOR <b>BUBBLING WELL ROAD</b> <b>TRACT 3488</b>		PROJECT NO. 192-0100
REV. ST. WIDTH & CURB DATA (SEE PLAN)			APPROVED BY: <i>[Signature]</i> OFFICE ENGINEER PARK DEPARTMENT TRAFFIC DIVISION	APPROVED BY: <i>[Signature]</i> DIRECTOR OF PUBLIC WORKS	SHEET 2 OF 5
DESIGNED BY J.M.N. DRAWN BY J.V. CHECKED BY <i>[Signature]</i>		DATE 10-20-66	DATE 10-20-66	HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'	FILE NO.

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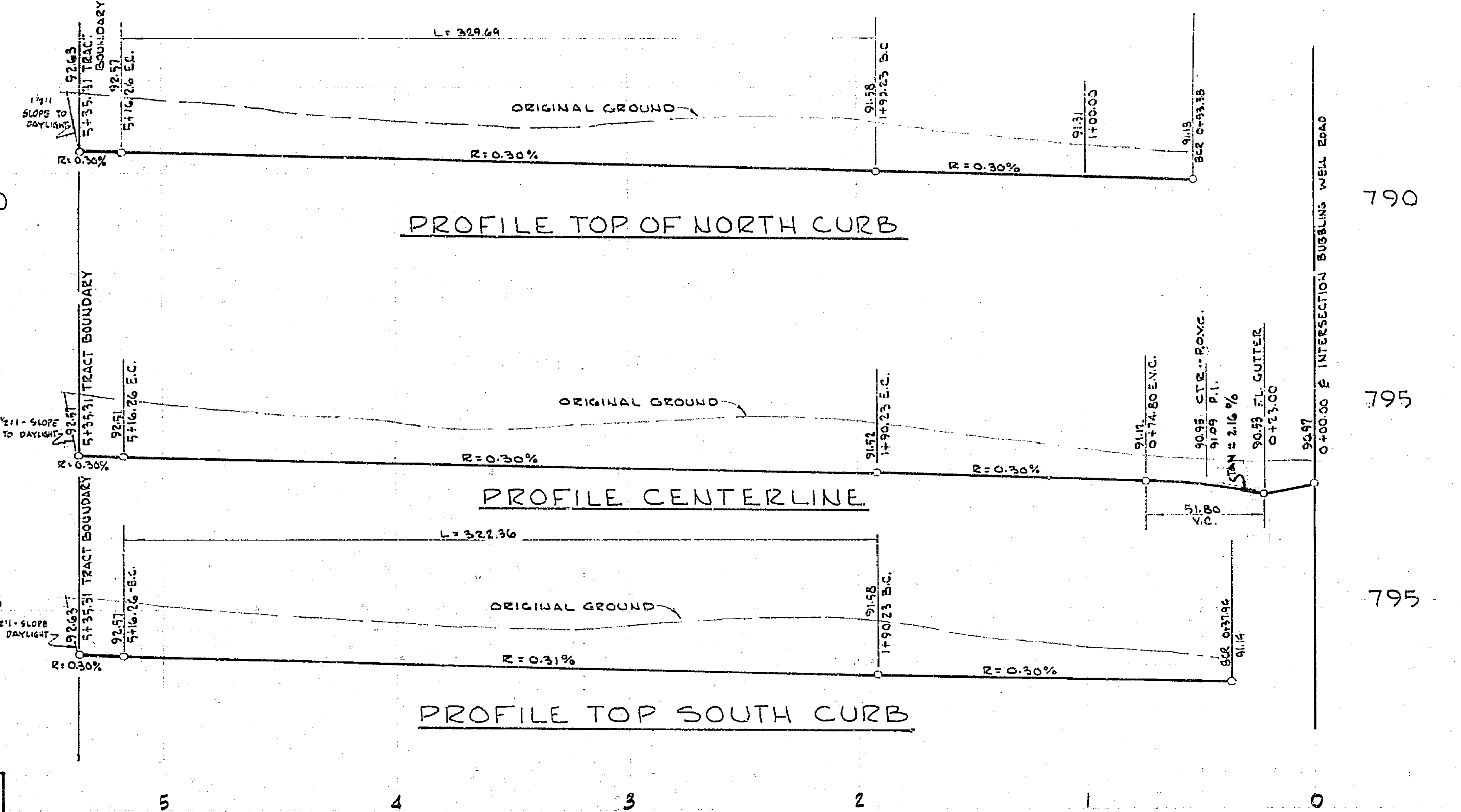
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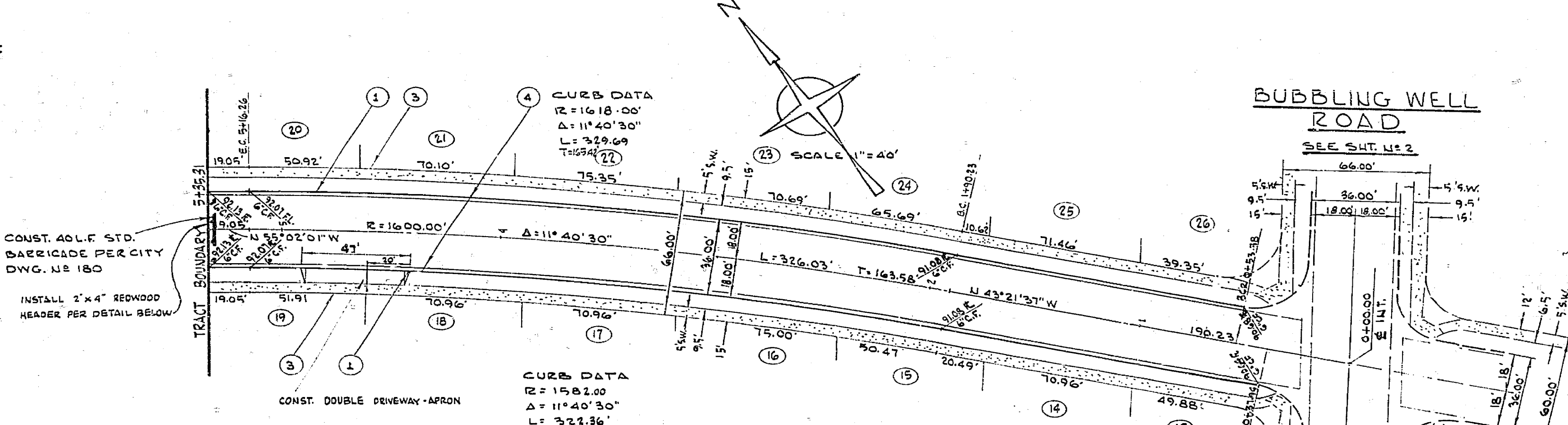
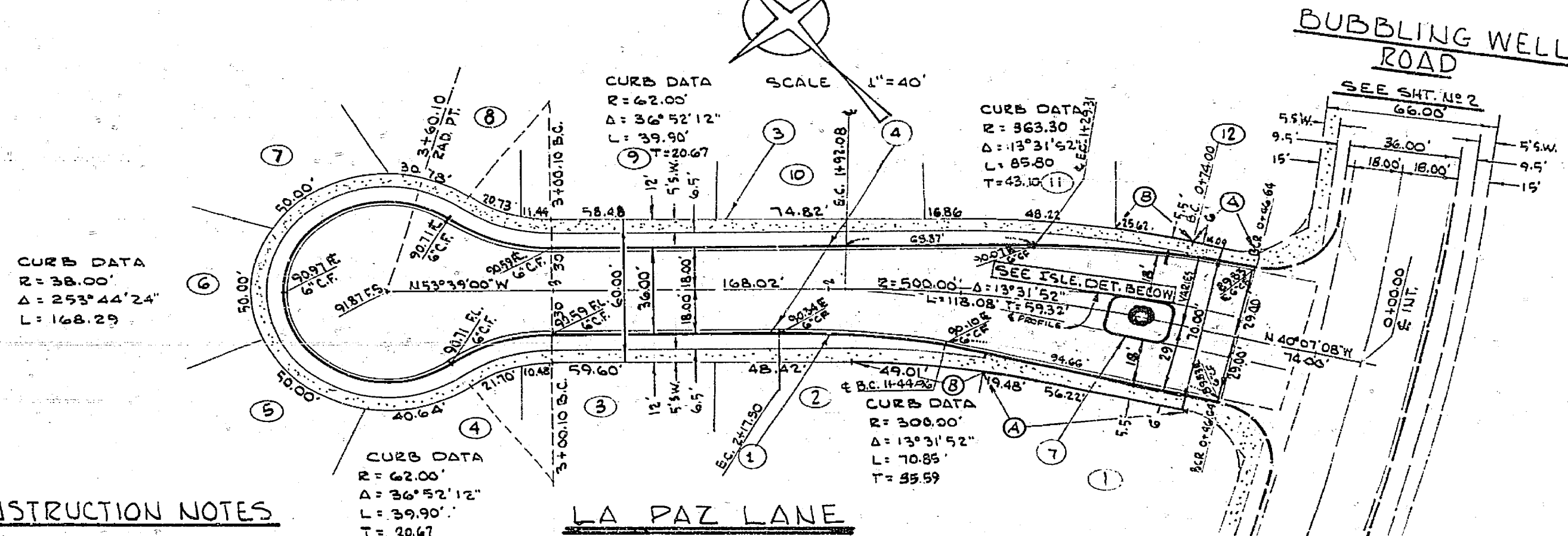
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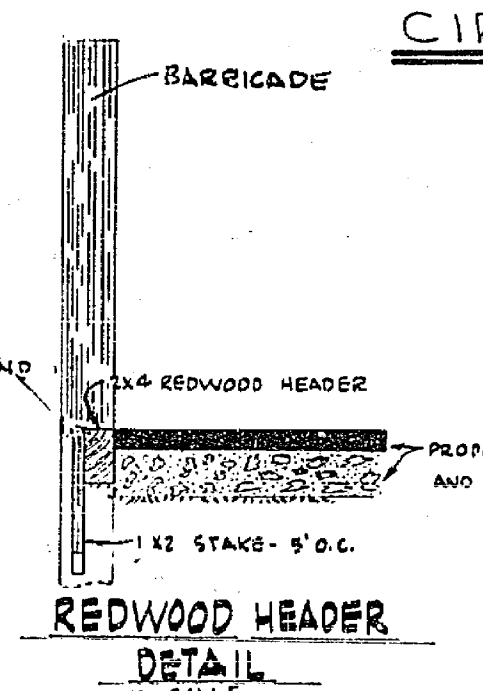
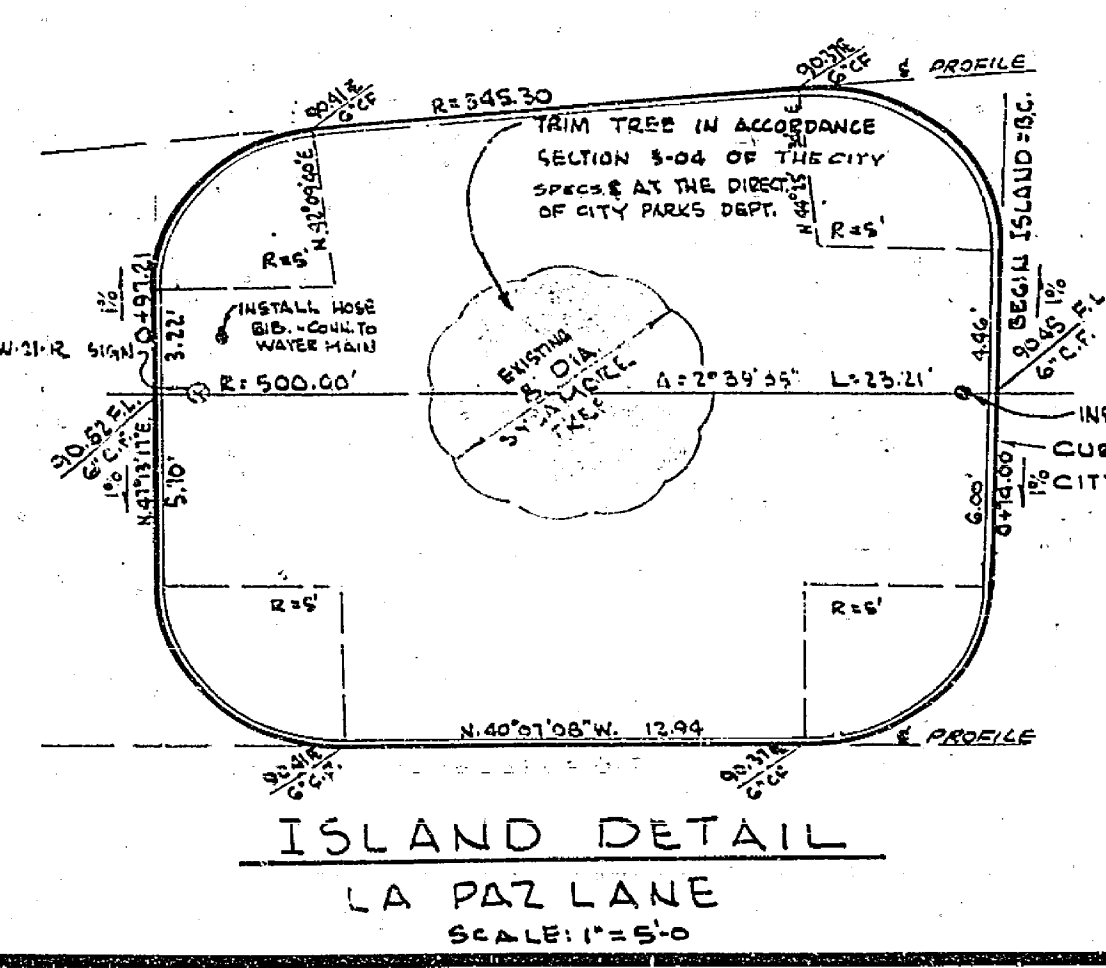


PROFILE SCALE:  
1" = 40'  
HORIZ.  
1" = 40'  
VERT.



**CONSTRUCTION NOTES**

- 1) CONSTRUCT STD. 6" CURB & GUTTER PER CITY DWG. NO. 200
- 2) CONSTRUCT STD. PROPERTY LINC SIDEWALK PER CITY DWG. NO. 350
- 3) CONSTRUCT 2 1/2" A.C. OVER 4 1/2" A.B. - C.L.S
- 4) CONSTRUCT STD. CURB ONLY PER CITY DWG. NO. 200
- 5) CONSTRUCT 5'-6" SIDEWALK ABUTTING PROPERTY LINE
- 6) TRANSITION 5'-6" SIDEWALK TO 5' SIDEWALK PER CITY DWG. NO. 350

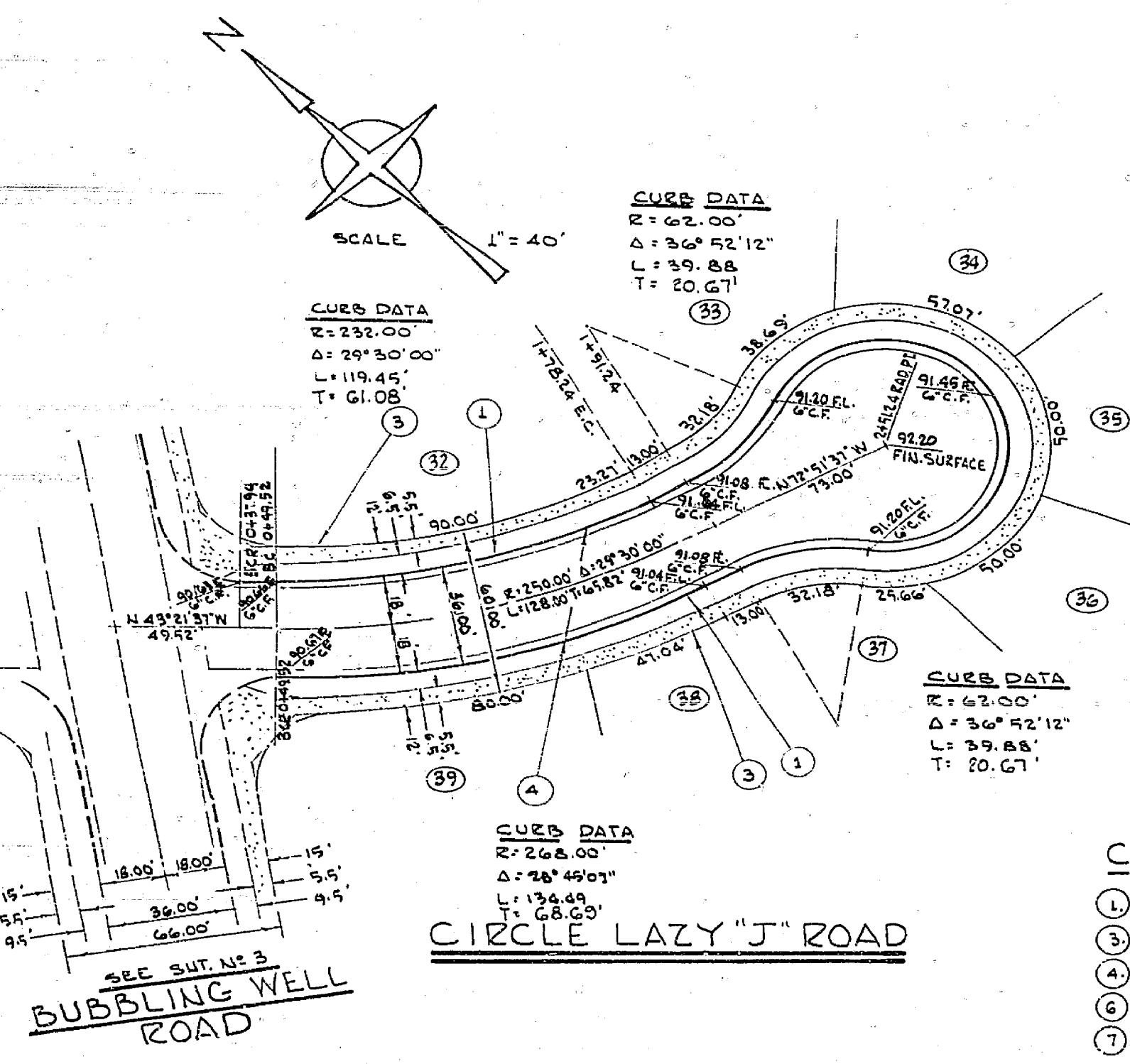
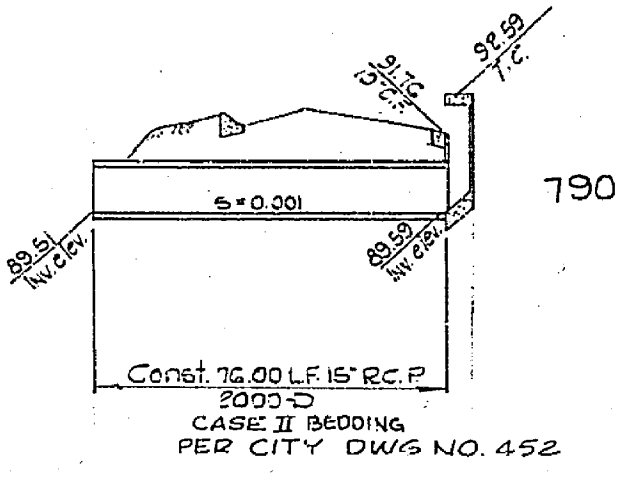
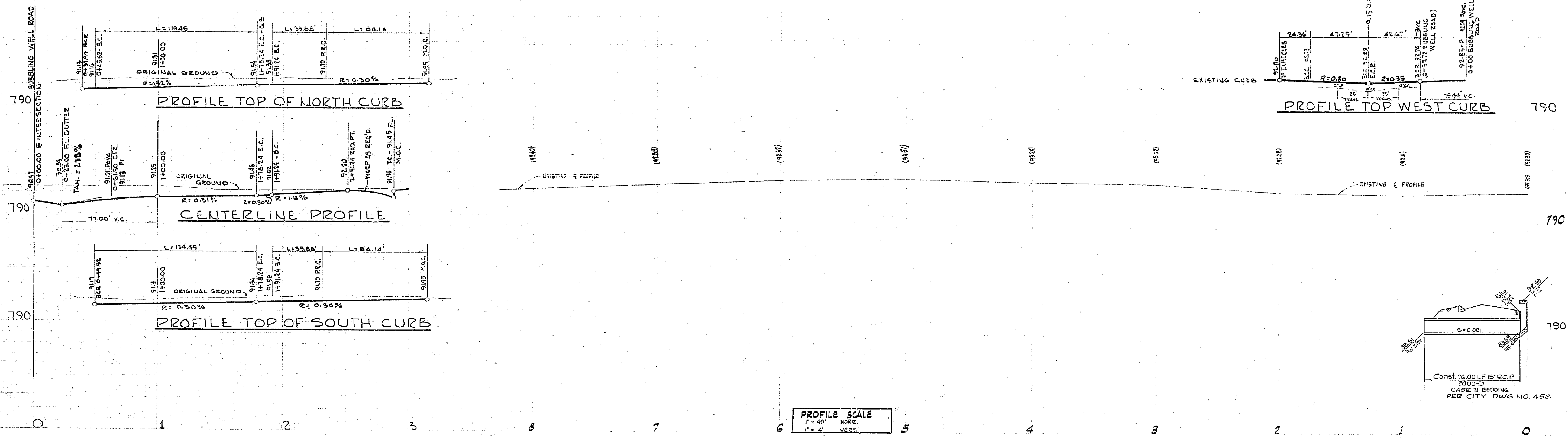


**BENCH MARK:**  
 PK IN CURB NEAR P.P. #9342-J ON ELY SIDE  
 DEXTER DRIVE APPROX. 125' ± S'LY AMERICAN  
 LEGION BLDG. - PER CITY OF RIVERSIDE B.M.  
 BOOK 127, PAGE 38. ELEV. 792.09

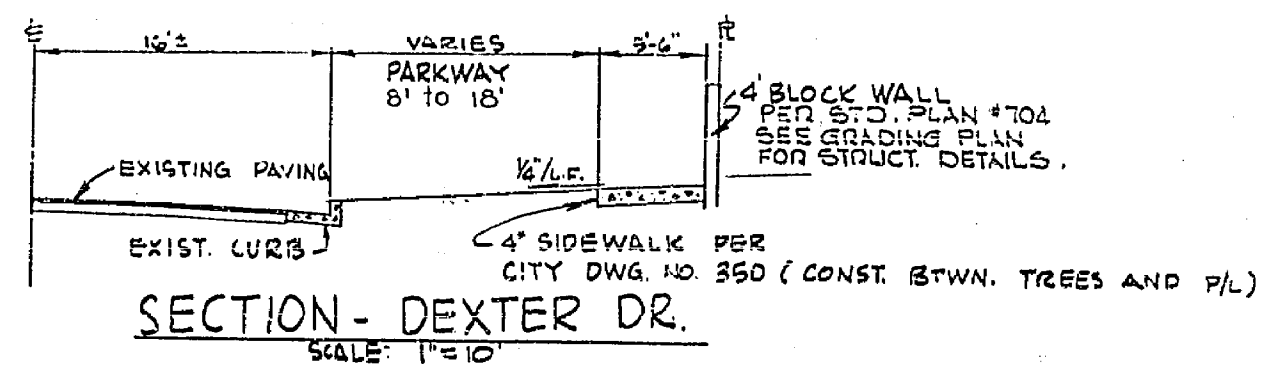
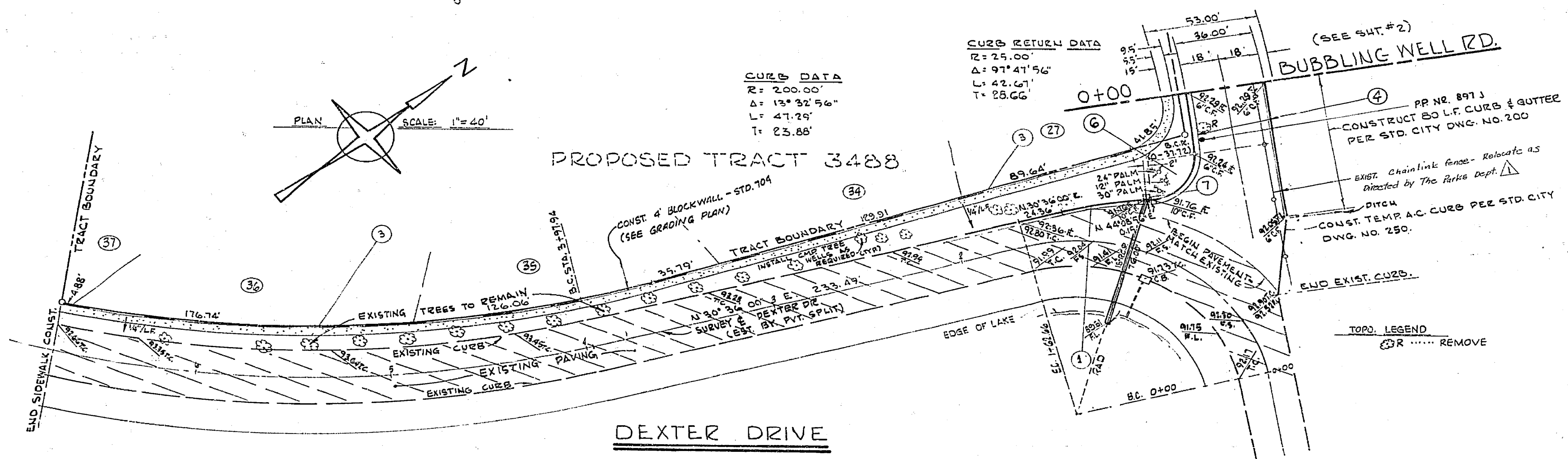
PREPARED UNDER THE SUPERVISION OF  
 R.M. GALLOWAY R.C.E. 14065  
 DATE 10-21-69

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS		CONSTRUCTION PLANS FOR LA PAZ LANE & CIRCLE LAZY "J" ROAD TRACT 3488		PROJECT NO. 191-0100
APPROVED BY OFFICE ENGINEER PARK DEPARTMENT TRAFFIC DIVISION ASSISTANT CITY ENG.	BY DATE 10-20-69	APPROVED BY DIRECTOR OF PUBLIC WORKS	DATE 10-21-69	R-1271 SHEET 3 OF 5
DESIGNED BY J.M.N. DRAWN BY J.J.Y. CHECKED BY [Signature]		HORIZ. SCALE: 1" = 40'		FILE NO.





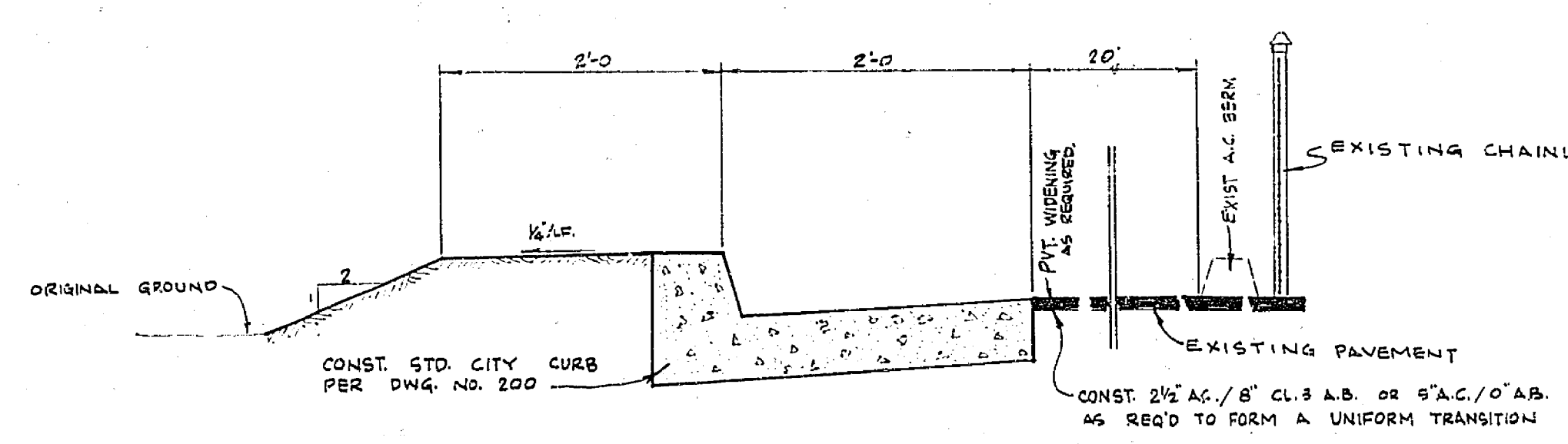
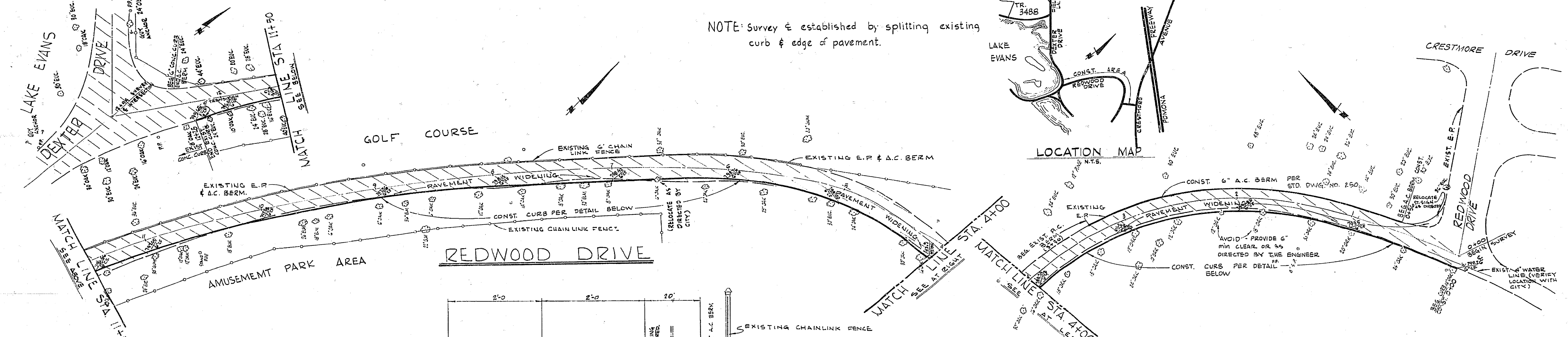
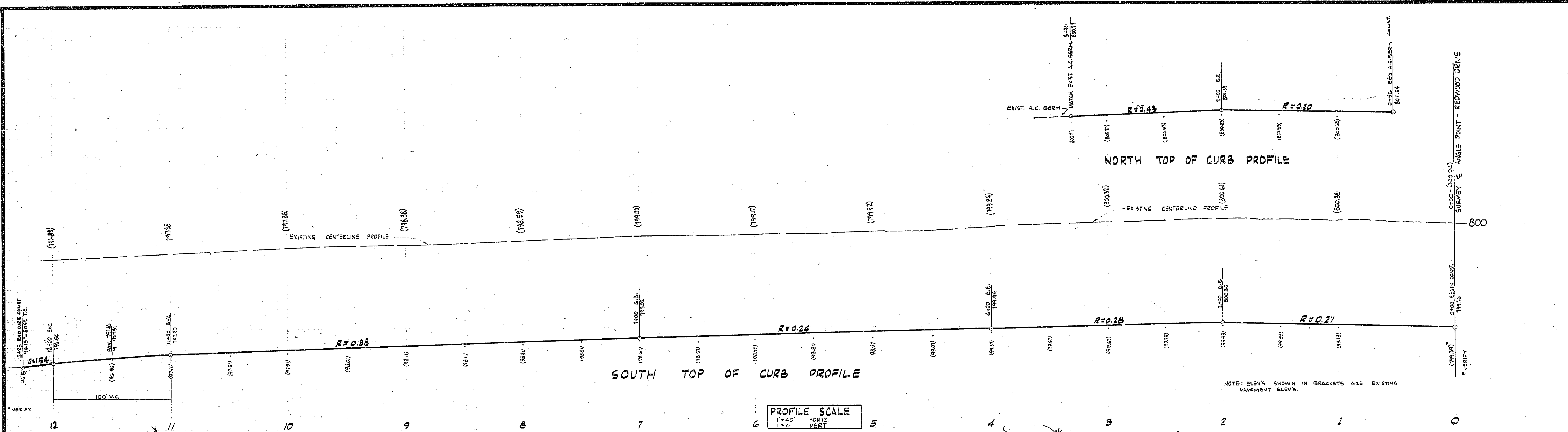
- CONSTRUCTION NOTES**
1. CONSTRUCT STD. 6" CURB & GUTTER PER CITY DWG. NO. 200.
  2. CONSTRUCT STD. PROPERTY LINE SIDEWALK PER CITY DWG. NO. 350.
  3. CONSTRUCT 2 1/2" AC. OVER 4 1/2" A.B. (CL.3)
  4. INSTALL STREET NAME SIGN AS REQUIRED BY CITY.
  5. CONST. CATCH BASIN PER CITY DWG. NO. 400-W-4.



**BENCH MARK:**  
 PK IN CURB NEAR PP. #9342-J ON ELY SIDE DEXTER DRIVE APPROX. 125' ± S'LY AMERICAN LEGION BLDG. - PER CITY OF RIVERSIDE B.M. BOOK 121, PAGE 38. ELEV. 792.09

PREPARED UNDER THE SUPERVISION OF  
 R.M. GALLOWAY  
 DATE 10-21-68

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS		CONSTRUCTION PLANS FOR DEXTER DRIVE AND CIRCLE LAZY "J" ROAD TRACT 3488		PROJECT NO. 192-0100  R-1271  SHEET 4 OF 5  FILE NO.
DESIGNED BY J.M.W. DRAWN BY J.L.Y. CHECKED BY R.M.G.	APPROVED BY DATE 5-20-68 TRAFFIC DIVISION DATE 5-30-68	APPROVED BY DATE 5-20-68 DIRECTOR OF PUBLIC WORKS	DATE 5-20-68	HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'



**BENCH MARK:**  
P.K. IN CURB NEAR P.P. # 3347-J ON ELY SIDE DEXTER DRIVE APPROX 115 FT. ± S'LY AMERICAN LEGION BLDG. - PER CITY OF RIVERSIDE B.M. BOOK 727 - PAGE 38. ELEV. 792.09

**LEGEND:**  
..... EXISTING PAVING  
..... CURB TO BE CONSTRUCTED

PREPARED UNDER THE SUPERVISION OF  
*R.M. Galloway*  
R.M. GALLOWAY P.E.C.C. 16065 DATE 10-21-67

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS		CONSTRUCTION PLANS FOR REDWOOD DRIVE PAVEMENT WIDENING TRACT 3488		PROJECT NO. 192-0100
APPROVED BY <i>[Signature]</i> OFFICE ENGINEER	BY DATE 3-6	APPROVED BY <i>[Signature]</i> DIRECTOR OF PUBLIC WORKS	DATE 3-11-68	FILE NO.
DESIGNED BY J.M.W. DRAWN BY J.Y. CHECKED BY [Signature]	REVISIONS	TRAFFIC DIVISION	RESISTANT CITY ENG.	