

INDEX MAP

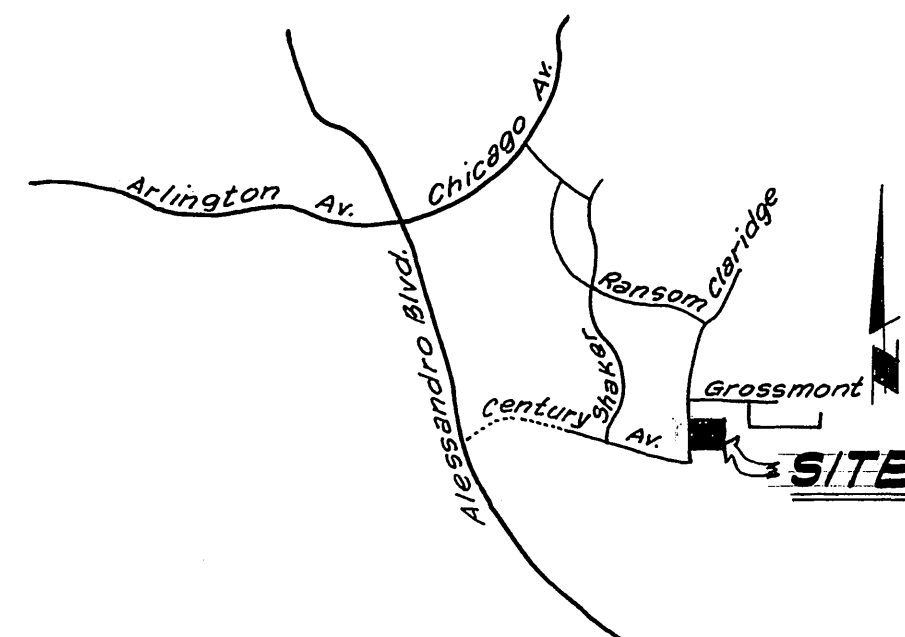
STREET NAME & TRAFFIC SIGN SCHEDULE		
(A)	BAYLOR COURT	1200
	CLARIDGE DRIVE	6200
(B)	WS3 (NOT A THROUGH STREET) 24" x 24"	

18. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
19. 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/FINAL ACCEPTANCE THE 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.
20. THE DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
21. 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.
22. STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	SPACING	NO. REQ.
A. CLARIDGE DR.	JACARANDA / JACARANDA	15 GAL.	45'	4
B. BAYLOR CT.	MIMOS/FOLIA	15 GAL.	45'	9
	LIQUIDAMBER / AMERICAN STYRACIFLUA / SWEET GUM			

GENERAL NOTES - CONTINUED

14. 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 PERMITS 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.
15. THE PRIVATE ENGINEER PREPARING THESE PLANS SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
16. 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.
17. IN RESIDENTIAL AREAS 6" x 6" OR 6" DIAMETER BLOCKOUTS FOR MAILBOXES ARE REQUIRED IN CURB SIDEWALK 10" TO 14" FROM CURB FACE AT THE PROPERTY LINE BETWEEN ADJACENT RESIDENCES.



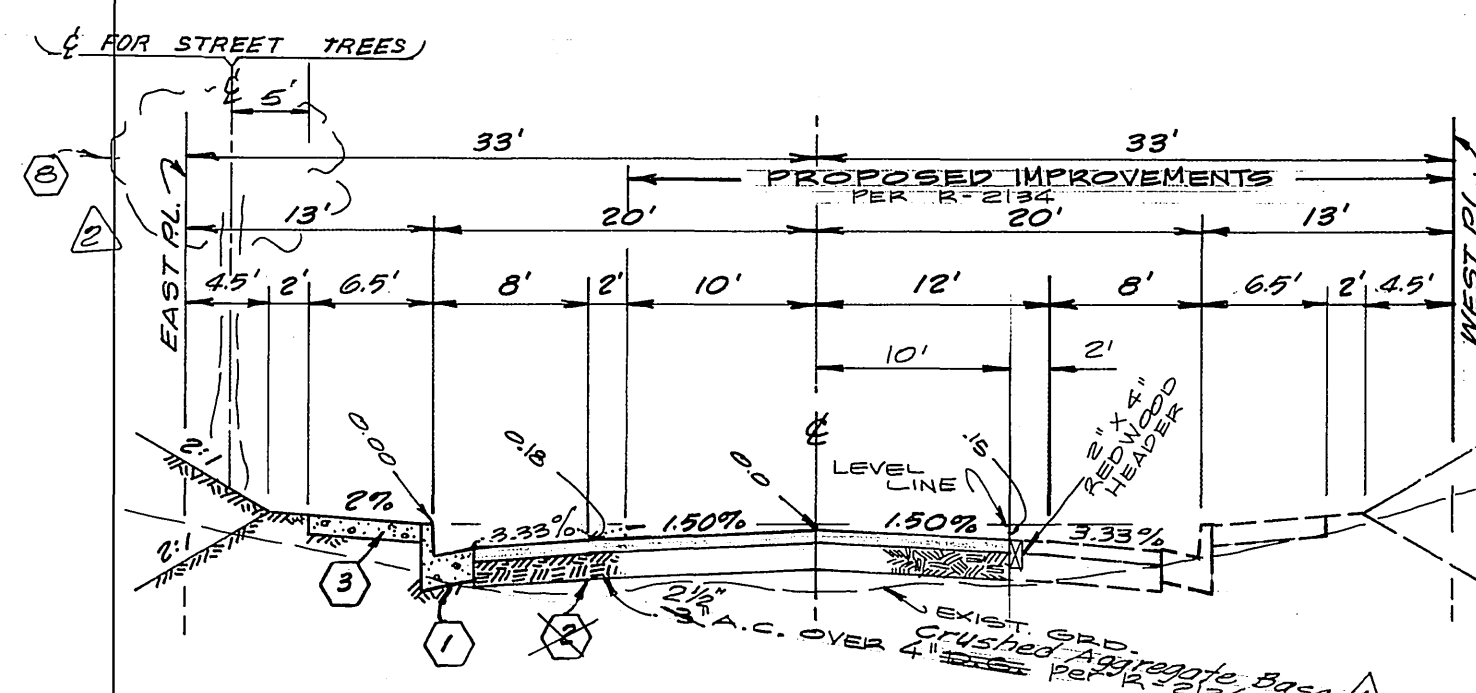
LOCATION MAP

GENERAL NOTES:

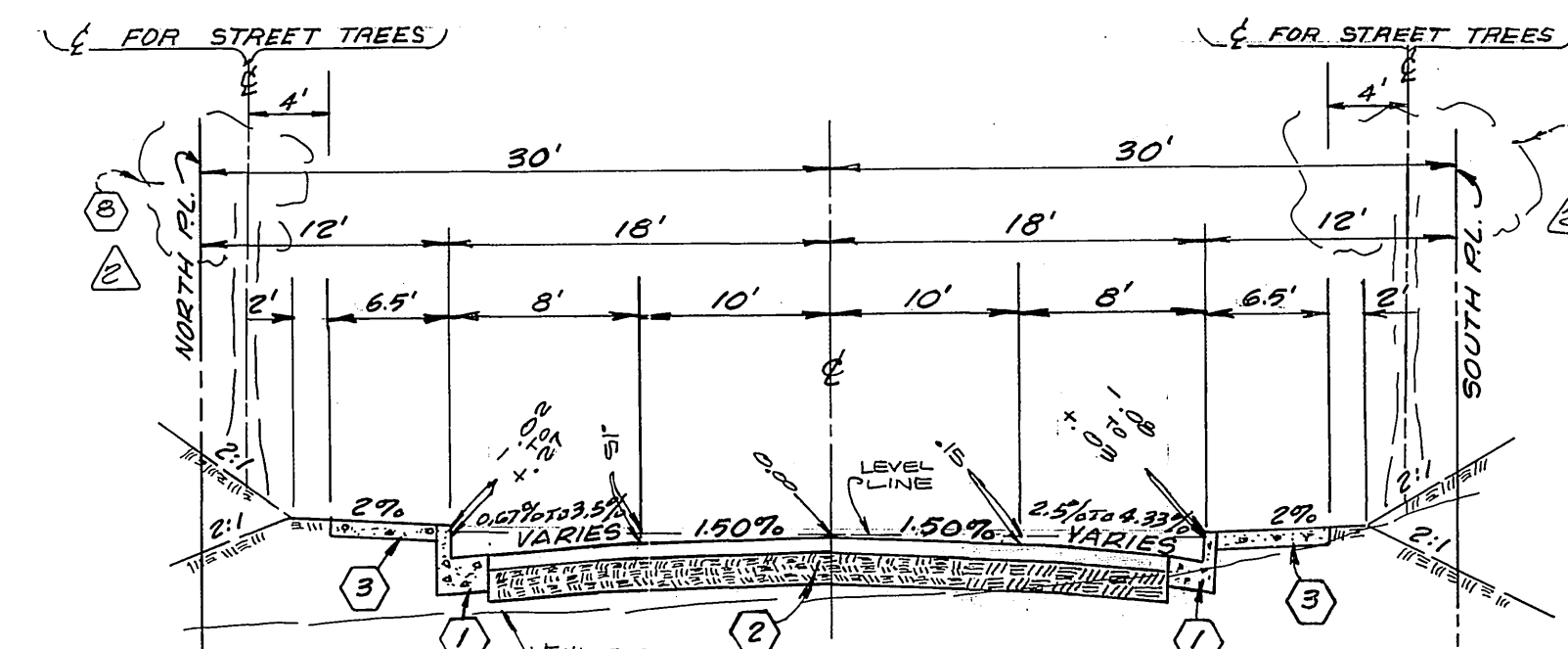
- The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the work hereon. In the event of discrepancies arising during construction, the private engineer shall be the responsible for determining an acceptable solution and revising the plans for approval by the city.
- It shall be the responsibility of the contractor to clear the right of way in accordance with 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, and the Standard Specifications for Public Works Construction, 1982 Edition.
- 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.
- Curbs and Gutters shall be staked with 3' offsets at 25' intervals.
- All traffic signs shall be installed prior to opening the streets to traffic.
- The subdivider shall arrange for a soils test to be made by a soils engineer after the streets have been prepared to rough grade. Depth of base material and A.C. paving shall be determined by the City of Riverside design standards and test procedures.
- See "Street Lighting Plans" for quantity and location of required street lights.
- All flagged elevations shall be staked in the field by the private engineer.
- The contractor shall contact the Public Service Department 787-7231 to pick up any existing Std. 180 Barricades that are being removed. The City's inspector will make the final determination on whether a barricade can be relocated.
- 4" x 4" blockouts for mail boxes required in curb sidewalks.
- Trim edge of existing pavement where new pavement joins to a smooth straight line. Construct match up paving as shown on plans and overlay paving as directed in the field to produce a smooth section. Engineer estimates overlay to be done.
- All testing & certification of treated base will be at developers cost.

CONSTRUCTION NOTES:

- Construct R.C.C. Curb and Gutter per Riverside City Std. No. 200 (6" C.F. Crushed Aggregate Base)
- Construct 2 1/2" A.C. Pavement over 4" R.C.C. or 3" A.C. Pavement over compacted native. PER S.P. 823 R= 78
- Construct Curb R.C.C. Sidewalk per Riverside City Std. No. 325.
- Construct 10' R.C.C. Cross-Gutter per Riverside City Std. No. 220.
- Construct Wheel Chair Ramp per Riverside City Std. No. 304.
- construct 340 L.F. of 2" x 4" redwood header.
- Construct C.P. per Std. 405 and 24" R.C.P. as shown on c/a dwg. R-2134 if not already constructed per dwg. R-2134.
- PLANT STREET TREES PER GENERAL NOTES NO. 18 thru 22.



TYPICAL SECTION CLARIDGE DRIVE
NO SCALE
11-5



TYPICAL SECTION BAYLOR COURT
NO SCALE
11-5

BENCH MARK:

Chisled "a" 1' north of Tract boundary of Tract No. 5137 on west curb of Claridge Dr. Elev. 1398.31, per Plan S-819, R-1460 and R-1724.

CITY OF RIVERSIDE DOMESTIC & IRRIGATION SYSTEM
PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS.
APPROVED BY: *Max Sloan* RCE 10354 DATE: 4-7-80
BY: *Max Sloan* RCE 10354 DATE: 4-7-80

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY: *Smith Wall* DATE: 7/1/77
R.E. No. 3276

ADDED: STRUCTURAL SECTION, S.R. 093, R=78
ADDED GEN. NOTES NO. 14-18 3/14/83 AND
Updated to current City of Riverside
MARK REVISIONS
DESIGNED BY: WP DRAWN BY: WP CHECKED BY: SEC

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: *Smith Wall* DATE: 6/25/80
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
CHIEF PUB. WKS. ENGR.

STREET PLAN & PROFILE
TRACT P.M. NO. 10-264-20616
INDEX SHEET

ACCOUNT No. 77-118
DRAWING NUMBER
R-2266
SHEET 1 OF 2
FILE NO. 77-118A

1400 LEFT

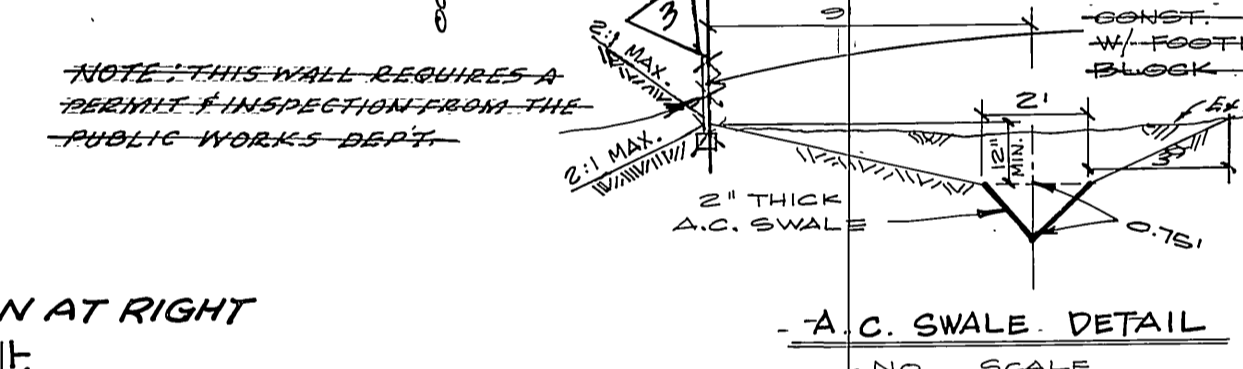
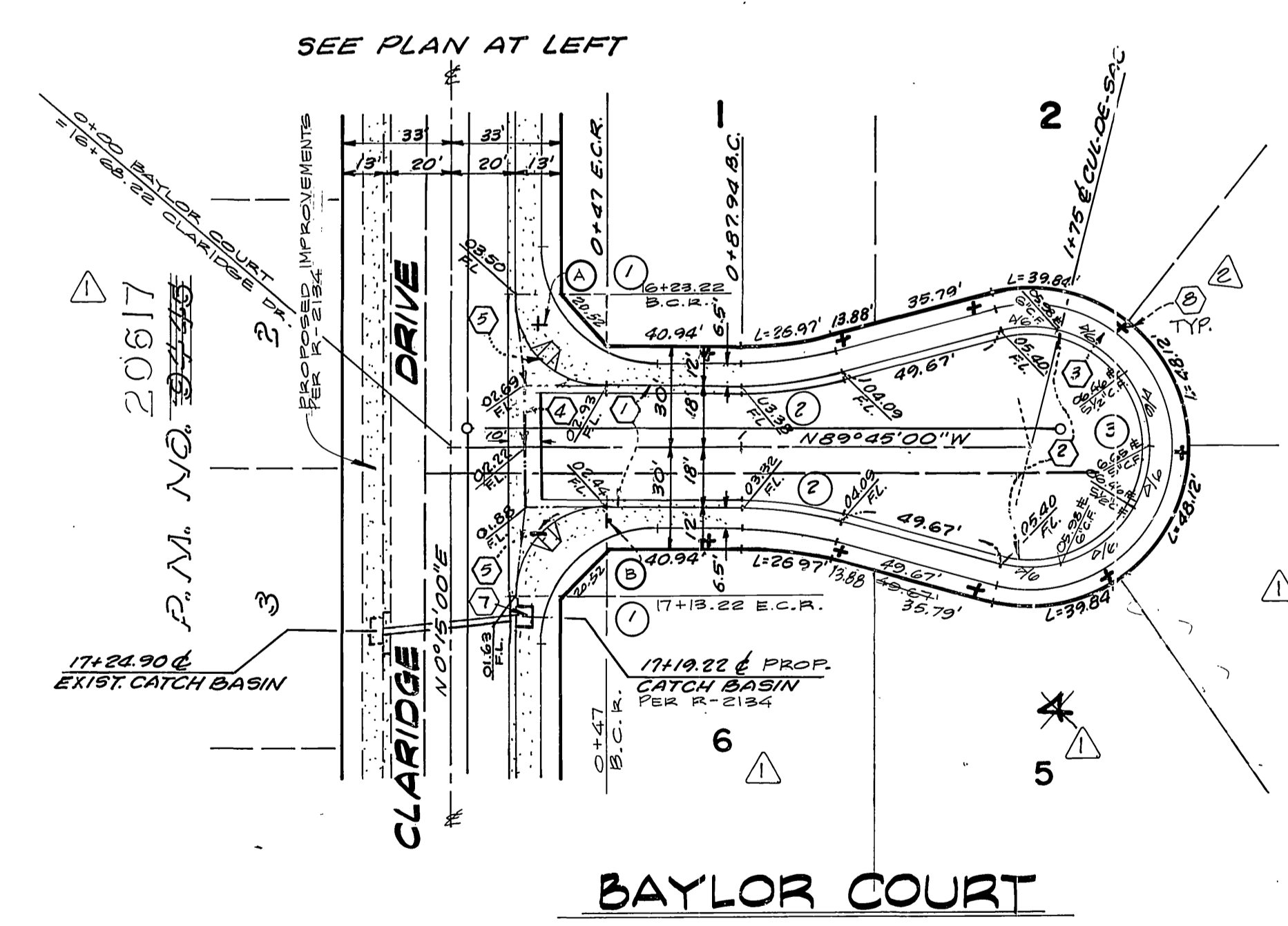
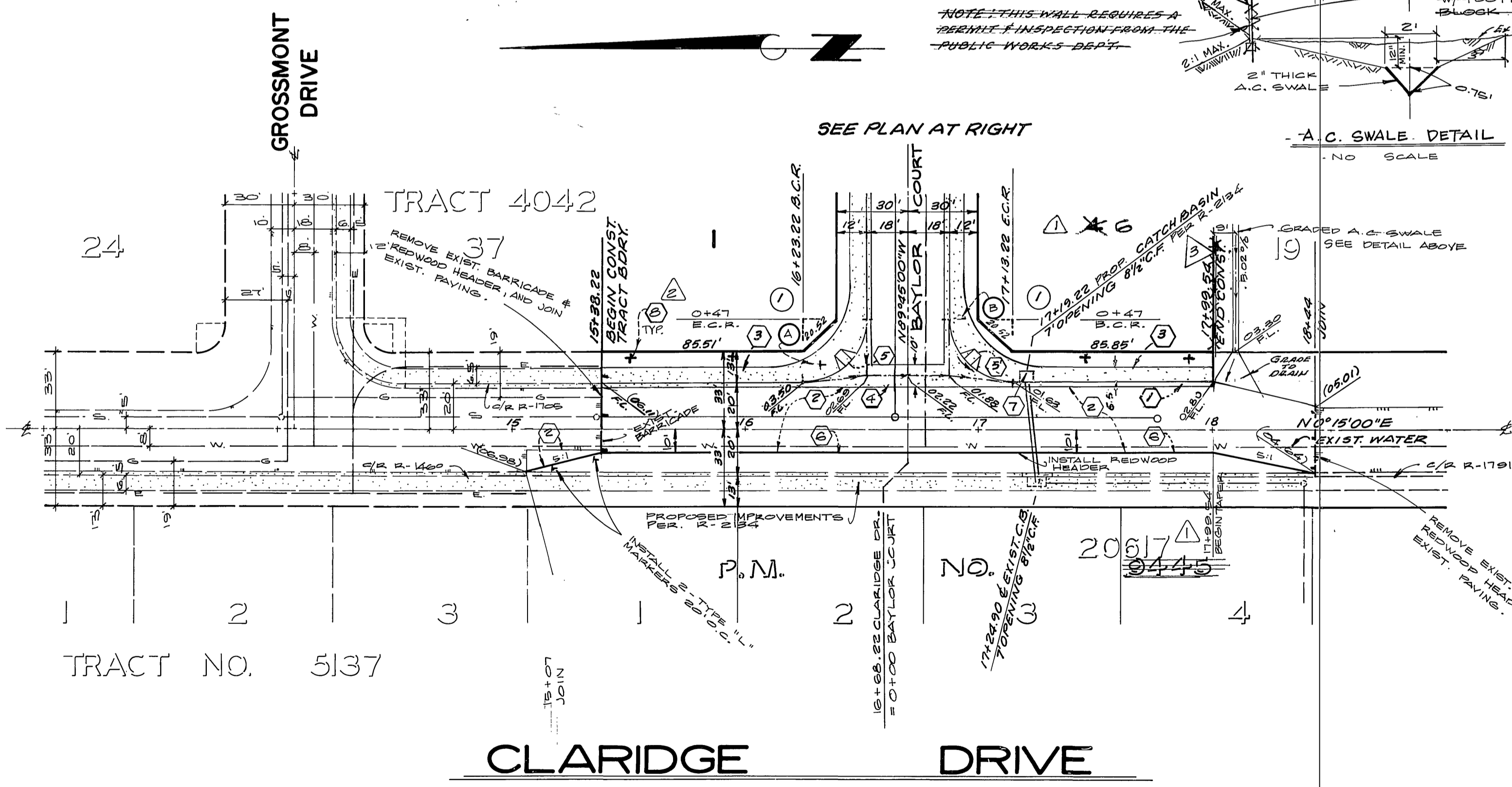
1400 E

1400 RIGHT

1400 LEFT

1400 E

1400 RIGHT



CURB DATA			
NO.	Δ	R	L
1	90°00'00"	27'	27' 42.41'
2	15°00'00"	115'	15.14' 30.11'
3	210°00'00"	30'	~ 191.95'

BENCH MARK :
 CHISELED "D" 1" NORTH OF TRACT BOUNDARY OF TRACT NO. 5137 ON WEST CURB OF CLARIDGE DR. ELEV. 1592.81, PER PLAN S-219, R-1460 AND R-1724.

CITY OF RIVERSIDE
 DOMESTIC & IRRIGATION SYSTEM
 Chief Utilities Engineer - WATER
 Fred Lamb 2/9/80

PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS.
 Max Sloan RCE 10354 4-7-80
 BERRYMAN & STEPHENSON INC. DATE

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: [Signature] DATE 9/1/77
 R.E. No. 2876

REVISIONS
 1. Removed Wall detail to [unclear] 1/1/78
 2. Paved Street Trees 2/1/83 AJG
 3. Updated to current city 11/84 RJA

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE 6/25/80
 PARK DEPARTMENT 6/25/80
 TRAFFIC DIVISION 6/25/80
 CHIEF PUB. WKS. ENGR. 6/25/80

STREET PLAN & PROFILE
 TR. P.M. NO. 2064 20616
 CLARIDGE DRIVE
 BAYLOR COURT

ACCOUNT No. 77-118
 DRAWING NUMBER R-2266
 SHEET 2 OF 2
 FILE NO. 77-118A

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