

INDEX
No Scale

(138-02-10) Indicates Assessor's No.
Sheet flow

Street Name Sign Schedule

(A)	PARK SIERRA DR	5700
	MAGNOLIA AVE	10800
(B)	HEPBURN CT	10800
(C)	PARK SIERRA DR	3700
	SANGER CT	10800
	PARK SIERRA DR	3600
(D)	21 (STOP SIGN) 30" OCTAGON	
(E)	W33 (NOT A THROUGH STREET) 24" x 24"	

NOTE: STREET NAME SIGN AND 21 (STOP) SIGN INSTALLATION PER STD. DWG. 992 A AND 999, RESPECTIVELY.

Street Tree Planting Schedule

Street Name	Botanical Name / Common Name	Min. Size	Approx. Spacing
Park Sierra Dr.	Eucalyptus sideroxylon (Red Iron Bark eucalyptus)	15gal	150'±
Magnolia Ave	As noted	-	-

CONSTRUCTION NOTES

- (200) CONSTRUCT STD. 200 CURB AND GUTTER (6" C.F.) TYPE I
- (325) CONSTRUCT STD. 325 CURBLINE SIDEWALK.
- (304) CONSTRUCT STD 304 WHEELCHAIR RAMP.
- (220) CONSTRUCT STD 220 CROSS GUTTER.
- (1) CONSTRUCT 3" A.C. OVER 6" D.G. SEE G.N.#7.
- (180) CONSTRUCT STD. 180 BARRICADE.
- (2) CONSTRUCT MODIFIED WHEELCHAIR RAMP PER DETAIL ABOVE.
- (3) REMOVE EXISTING TREE. SEE GENERAL NOTE # 10
- (200) CONSTRUCT STD. 200 CURB ONLY TYPE II (MODIFIED 6" C.F.)
- (200) CONSTRUCT STD. 200 CURB & GUTTER (6" C.F.) TYPE I
- (4) EXISTING PALM TREES TO BE RELOCATED
- (25) PLANT STREET TREES IN ACCORDANCE WITH PARK & RECREATION DEPARTMENT STANDARDS
- (4) NEW SITE FOR RELOCATED PALM
- (7) REMOVE AND REPLACE 1" MIN AC PAVING
- (8) PLACE 3" A.C. OVER 6" D.G. PER E-1306 E-10
- (9) CONSTRUCT MODIFIED WHEELCHAIR RAMP PER DETAIL ABOVE.
- (10) PLACE 2 1/2" TEMP A.C. OVER COMPACTED NATIVE.

GENERAL NOTES

1. The private engineer signing these plans is responsible for 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.
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, and the Standard Specifications for Public Works Construction, 1979 Edition.
4. 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.
5. Curb and gutter shall be staked with 3' offsets at 25' intervals.
6. All traffic signs shall be installed prior to opening the streets to traffic.
7. 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 A.C. paving shall be determined by the City of Riverside design standards and test procedures.
8. See "Street Lighting Plans" for quantity and location of required street lights.
9. All flagged elevations shall be staked in the field by the private engineer.
10. Contact the Park and Recreation Dept., Tree Division, at 787-7598 48 hours prior to relocation or removal of trees.
11. Curb and gutter shall be staked at 3' offset at 12.5' intervals and two rows of number 3 re-bar shall be placed in gutter where grades is less than 0.50%. Place 3/8" dowel pins at all expansion joints.
12. All related work shall conform to the City of Riverside, Park & Recreation Dept. Standards.
13. Contact the Parks 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 & planting/relocating trees, c) after planting & all other indicated or specified work has been completed for start of maintenance, and d) at end of maintenance/final acceptance developer will be released from maintenance only upon receipt of written notification from the city that the Park & Recreation Dept. is assuming maintenance responsibilities.
14. The developer shall maintain all planting for a minimum period of one (1) year.
15. See street tree planting schedule this sheet.
16. Electrical U.G. facilities to be installed by developer after construction of curb & gutter but prior to placement of X-gutters, spondrals, sidewalk and paving.

NOTICE TO CONTRACTOR

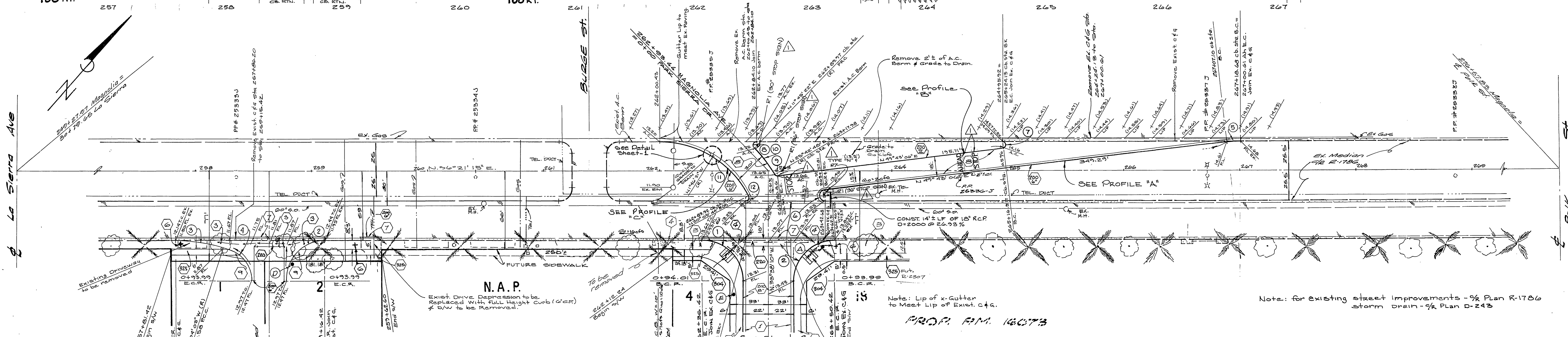
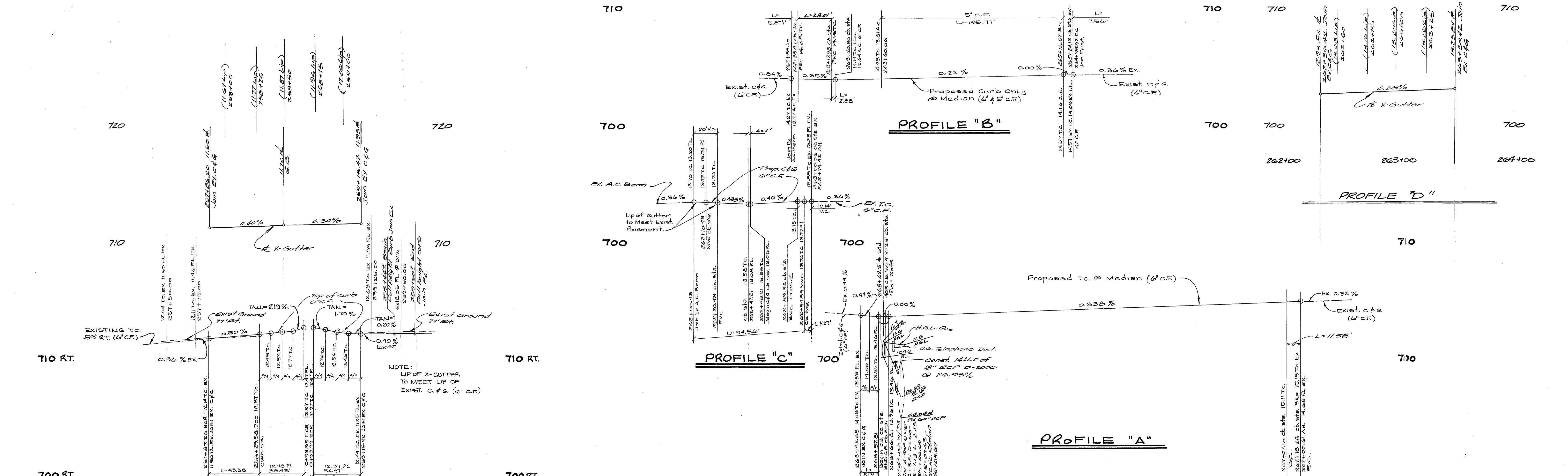
The existence and location of any underground utility pipes or structures shown on these plans are obtained by a search of the available records. To the best of our knowledge, there are no existing utilities except as shown on these plans.
The Contractor is required to take due precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.

BENCH MARK

SEPT. 4, 1973, (A. A. WEBB FB 1032/45) A LEVEL RUN WAS ESTABLISHED BETWEEN CITY BENCH MARK 601-25-68 (NEAR TYLER AND INDIANA) AND CITY BENCH MARK 601-27-68 (AT POLK AND MAGNOLIA).
ELEVATION 756.665 WAS THE STARTING ELEVATION FOR BENCH MARK 601-25-68. AN ELEVATION OF 717.141 WAS ESTABLISHED FOR CITY BENCH MARK 601-27-68 VS. A RECORD ELEVATION OF 717.161 FOR THIS POINT. AT THIS TIME A TEMPORARY BENCH MARK HAVING AN ELEVATION OF 726.096 WAS ESTABLISHED ON A CHISELED SQUARE ON TOP OF CURB AT 80R AT S.E. CURB RETURN AT POLK AND WHITE OAK.
AUGUST 27, 1979, (A. A. WEBB FB 1046/98) A LEVEL RUN WAS ESTABLISHED, USING AN ELEVATION OF 717.161 FOR BENCH MARK 601-27-68. SEPTEMBER 5, 1980, (A. A. WEBB FB 1046/157) A LEVEL RUN WAS ESTABLISHED, USING AN ELEVATION OF 726.096 ON THE TEMPORARY BENCH MARK DESCRIBED ABOVE, WHICH ESTABLISHED AN ELEVATION OF 716.814 FOR BENCH MARK 601-27-68 VS. THE RECORD ELEVATION OF 717.161.
FROM THIS IT MAY BE SEEN THAT THE RUN ESTABLISHED IN AUGUST 1979 WAS BASED UPON A DATUM WHICH WAS 0.347 TOO HIGH (717.161 ELEVATION ASSIGNED MINUS 716.814 ELEVATION DETERMINED IN SEPTEMBER 1980). THEREFORE, YOU MUST SUBTRACT 0.347, OR 0.35, FROM ALL ELEVATIONS SHOWN ON THIS PLAN TO OBTAIN 1970 PRECISE DATUM.

* AS BUILT 3-16-84 P&T

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY: <i>[Signature]</i> DATE: 6/19/80 R.E. No. 2376 W.O. 79-215 FOR T. & S. Dev. F.B. 1036		CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: <i>[Signature]</i> DATE: 6/19/80 TRAFFIC DIVISION: <i>[Signature]</i> CHIEF PUB. WKS. ENGR. DATE: 12/1/80 DESIGNED BY: <i>[Signature]</i> DRAWN BY: <i>[Signature]</i> CHECKED BY: <i>[Signature]</i>		STREET PLAN AND PROFILE INDEX P.M. - 15817 SCALE: AS SHOWN	INDEXED BLD ACCOUNT No. 79-215 DRAWING NUMBER 2-2306 SHEET 1 OF 4 79-215 A
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CURB CURVE DATA

#	Δ	R	T	L
1	90° 00' 35"	35'	35.01'	54.95'
2	89° 59' 25"	35'	34.99'	54.97'
3	16° 34' 15"	150'	21.04'	43.38'
4	73° 24' 20"	30'	22.38'	38.45'
5	6° 35' 09"	100'	5.00'	11.58'
6	173° 21' 51"	5'	86.25'	15.13'
7	173° 21' 51"	2.5'	43.12'	7.56'
8	134° 59' 55"	2.5'	5.95'	5.87'
9	45° 59' 42"	2.5'	1.42'	2.88'

#	Δ	R	T	L
10	13° 57' 24"	115.00'	14.06'	29.01'
11	63° 44' 29"	85.00'	52.05'	94.52'
12	114° 15' 31"	2.5'	4.02'	5.07'

BENCH MARK
 Brass disc in conc. stamped
 601-21-68 flush with ground
 80' S.W. from E Polk St &
 9' S.E. of E Magnolia Ave.
 Elevations: 710.514 (BASE)
 FOR THIS PROJECT VS. RECORD
 ELEV. OF 717.161. THEREFORE,
 SUBTRACT 0.35 FROM ALL
 ELEVATIONS SHOWN TO OBTAIN
 1970 PRECISE DATUM.

SEE SHEET 1 FOR GENERAL AND CONSTRUCTION NOTES.

* AS BUILT 3-16-84 BIE!

APPROVED BY: *W. D. ...* DATE: 11-17-80

City of Riverside
 Overhead & Underground
 For: *M. ...*
 Chief Electrical Engineer Date: 6-25-80

STREET PLAN PROFILE
MAGNOLIA AVE
 PARCEL MAP 15817

79-215
 1046
 RLT
 EL
 P.A. PLANNING
 12/1/80
 79-215A

720 LT.

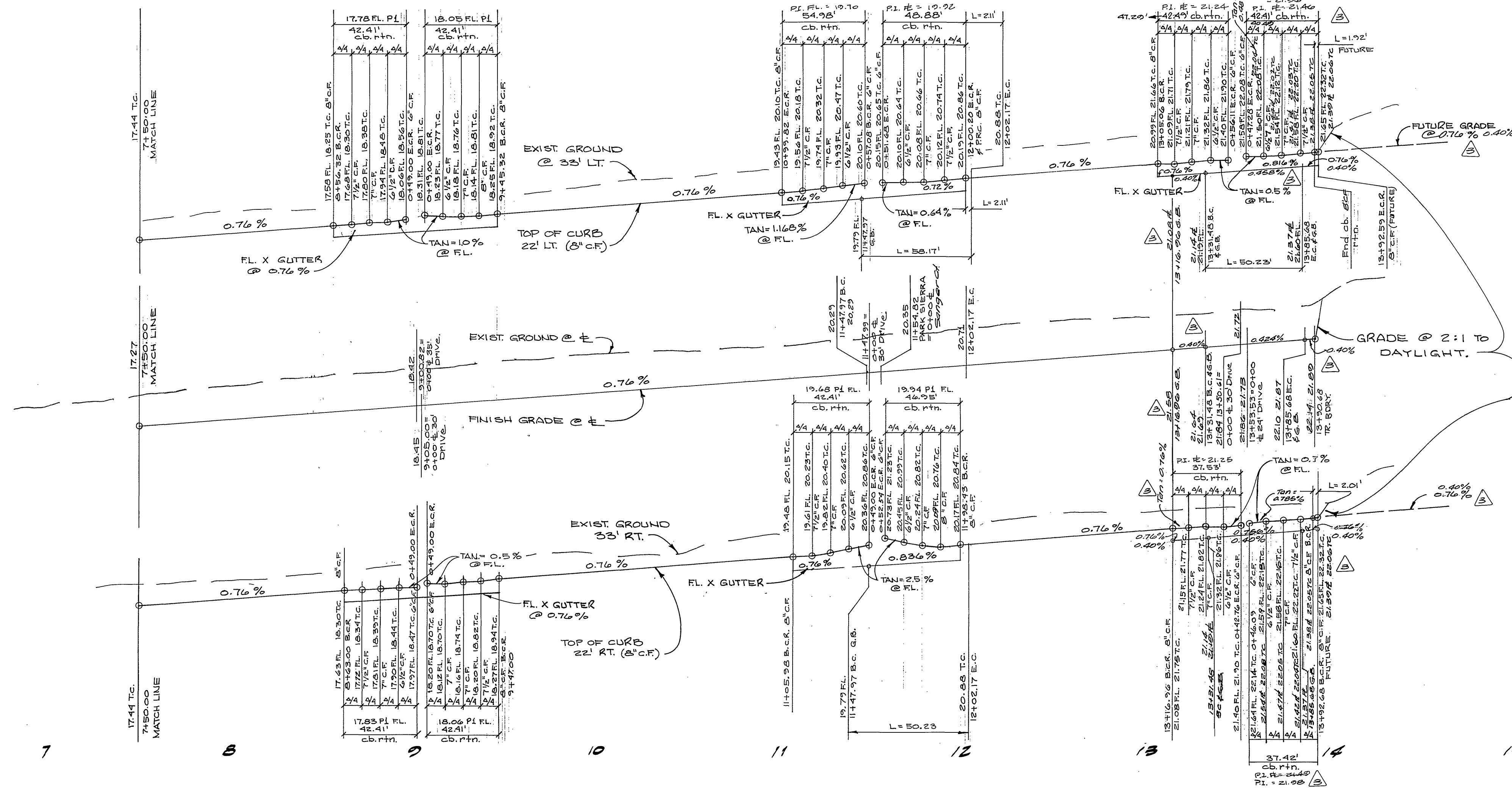
720 E

720 RT.

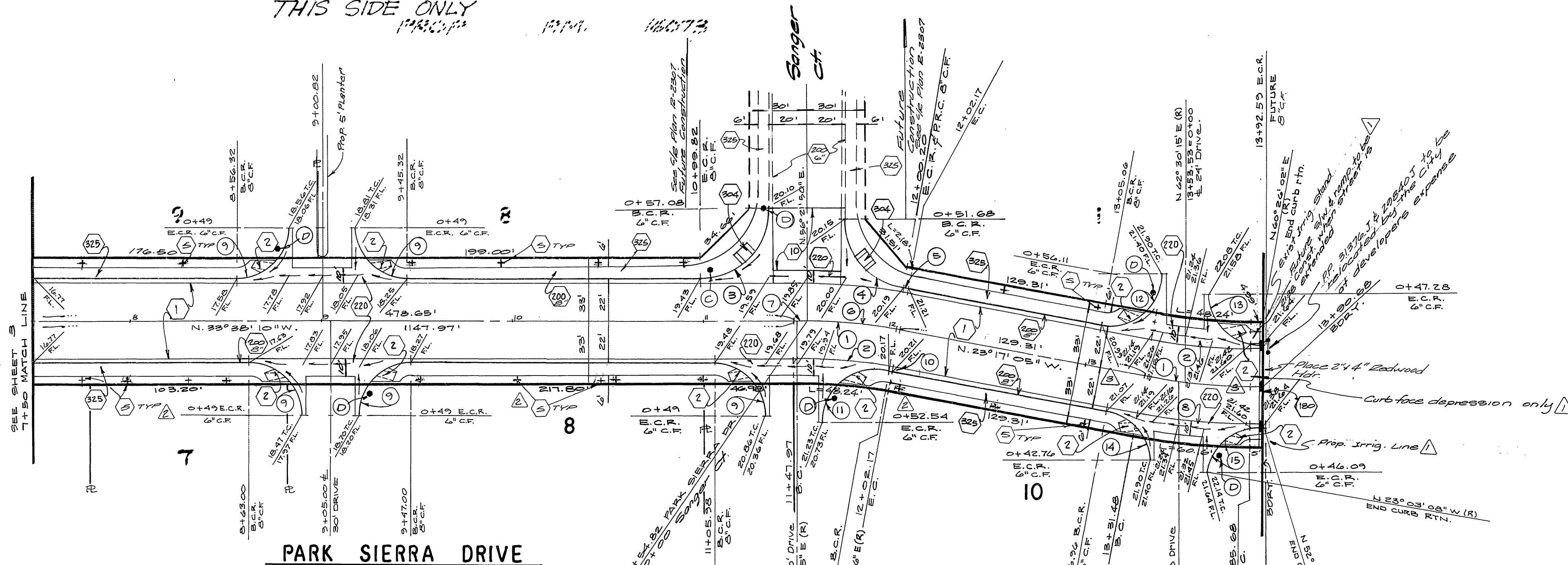
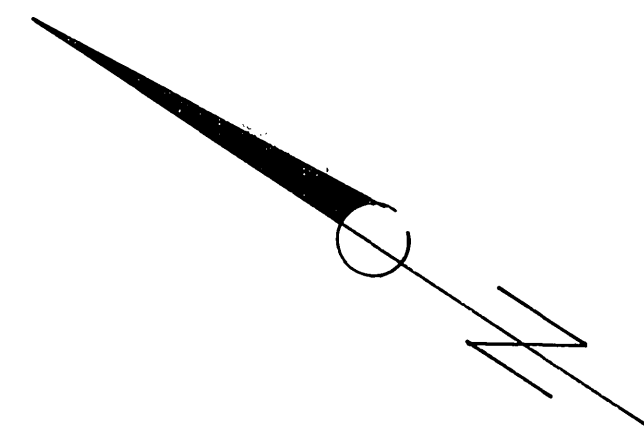
720 LT.

720 E

720 RT.



* LANDSCAPE TO BE DONE WILL GO IN WITH FUTURE BUILDING. (AS PER PARKS.) THIS SIDE ONLY



CURVE DATA				
#	A	R	T	L
1	10° 21' 05"	300'	27.17'	54.20'
2	10° 21' 05"	278'	25.18'	50.23'
3	20° 00' 00"	35'	35'	54.20'
4	20° 01' 26"	35'	29.28'	48.82'
5	0° 22' 31"	322'	1.09'	2.11'
6	8° 40' 07"	300'	22.74'	45.28'
7	1° 18' 27"	300'	3.42'	6.85'
8	10° 21' 05"	322'	23.17'	58.17'
9	90° 00' 00"	27'	27'	42.41'
10	0° 42' 53"	278'	1.73'	3.47'
11	99° 37' 43"	27'	31.97'	46.95'
12	100° 21' 05"	27'	32.35'	47.29'
13	85° 55' 40"	27'	25.15'	40.40'
14	79° 38' 55"	27'	22.52'	37.53'
15	75° 09' 04"	27'	20.77'	35.41'

PARK SIERRA DRIVE

BENCH MARK

Bronze disc in conc. stamped 60127-05 flush with ground 60' SW from E 2nd St. & S. E. of Magnolia Ave. Elevation: 716.814 (BASIS FOR THIS PROJECT) VS. RECORD ELEV. OF 717.161. THEREFORE, SUBTRACT 0.35 FROM ALL ELEVATIONS SHOWN TO OBTAIN 1970 PRECISE DATUM.

NOTE: SEE SHEET 1 FOR GENERAL AND CONSTRUCTION NOTES AND STREET TREE PLANTING REQUIREMENTS.

* AS BUILT 3-16-84 ELET.

INDEXED BLD City of Riverside Overhead & Underground

for *P. P. Puffin* Chief Electrical Engineer 8-14-80 Date

STREET PLAN & PROFILE

PARK SIERRA DRIVE R-230G

R.M. 15B17

4 4

HORIZ. 1/4" = 40' VERT. 1" = 4'

79-215A

79-215 T&S Dev.

1040

RLT

E.L.

RA

PLANNING

DATE 12-8-80

14/1/80