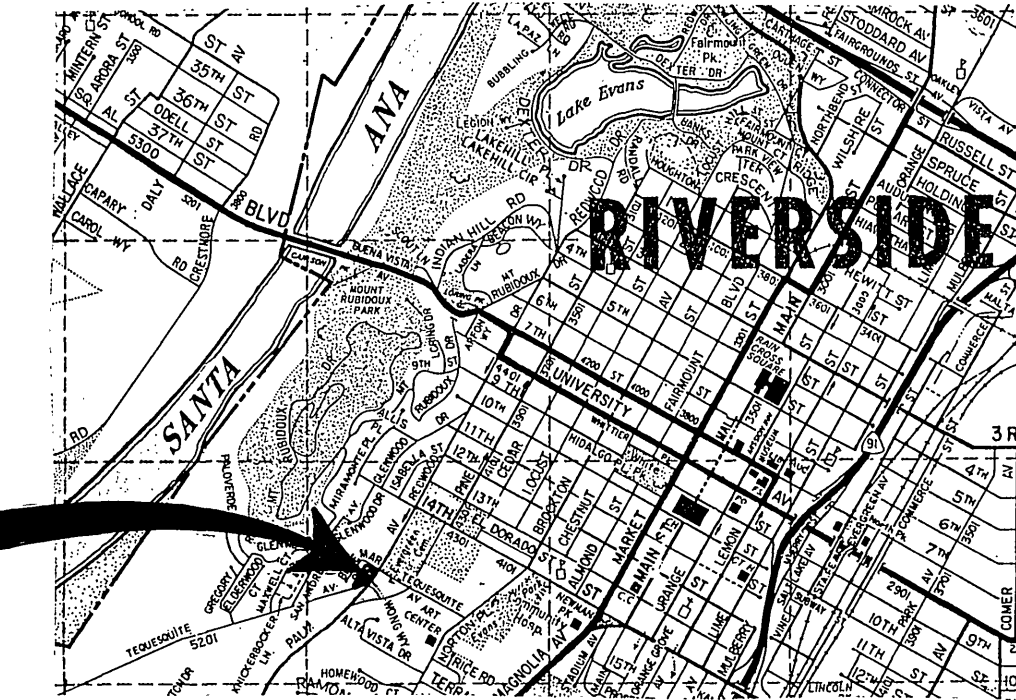
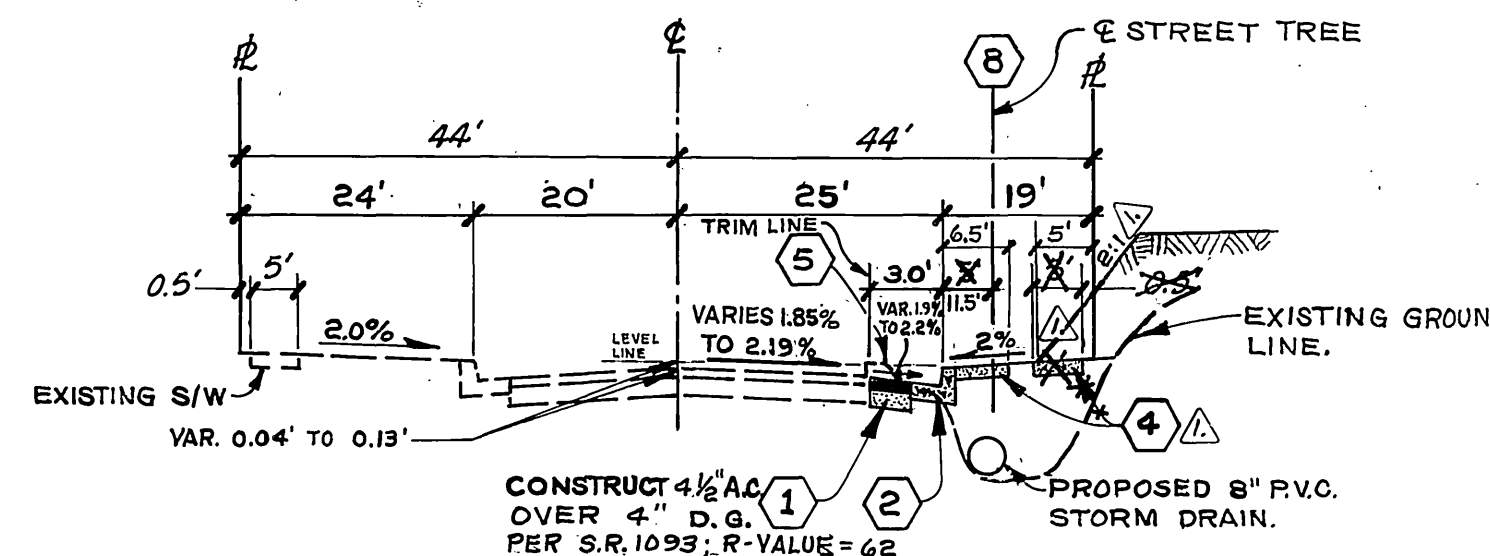


PARCEL MAP 11299



VICINITY MAP
(NO SCALE)



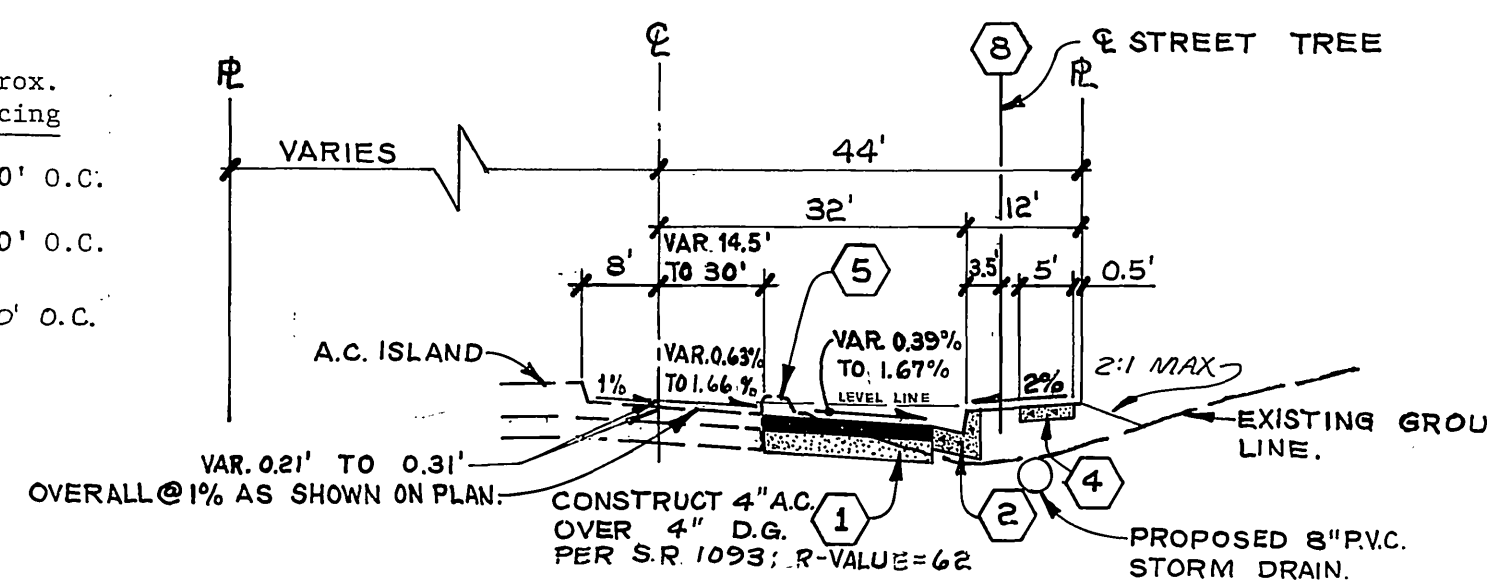
PALM AVENUE
TYPICAL SECTION
T.I. = 7.5 (NO SCALE)

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 and Specifications for Public Works Construction, 1979 Edition.
- Prime coat, seal coat, and paint binder are required.
- NOTICE TO CONTRACTOR: The existence and location of any underground utility pipes or structures shown on these plans were 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 precautionary measures to protect the utility lines shown any other lines not of record or not shown on these plans.
- Driveway approaches shall be constructed per City of Riverside Standard Drawing No. 302. Exact size and location to be determined at time of construction as approved by the traffic 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 as directed in the field to produce a smooth section. Engineer estimates overlay to be 5 Tons.
- The private engineer signing these plans is responsible for assuring the accuracy and acceptability hereon. In the event of discrepancies arising during construction, the private engineer signing these plans shall be responsible for determining an acceptable solution and revising the plans for approval by the City.
- Curb and gutter shall be staked by the private engineer with 3.0 foot off-sets at 10.5 foot intervals for all 2.0 grades less than 0.40% and 25 foot intervals for all 2.0 grades greater than 0.40%. All flagged elevations shown on the plans shall also be staked.
- All traffic signs shall be installed prior to opening the streets to traffic.
- The subdivider shall arrange for a soil test to be made by a soil engineer after the streets have been prepared to rough grade. Depth of base material and the paving shall be determined by the City of Riverside design standards and test procedures.
- All flagged elevations shall be staked in the field by the private engineer.
- The contractor shall contact the Public Service Department (787-7251) 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.
- All testing and certification of the treated base will be at the developer's cost.

- All street tree 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 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 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 Developer shall maintain all plantings for a minimum period of one (1) year.
- Street tree planting shall be as follows:

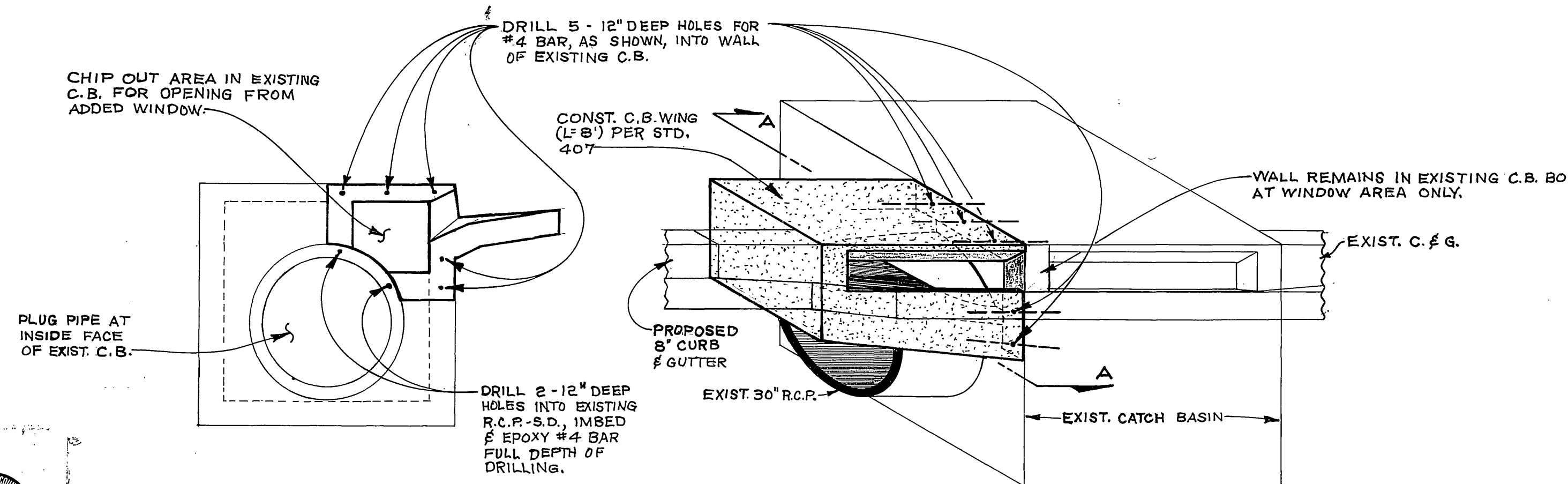
Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing
a. Palm Avenue	Washingtonia filifera/California Fan Palm	15 gal.	± 30' O.C.
b. Tequesquite Avenue	Washingtonia filifera/California Fan Palm	15 gal.	± 30' O.C.
c. Breemar Place	Washingtonia filifera/California Fan Palm	15 gal.	± 30' O.C.



TEQUESQUITE AVENUE
TYPICAL SECTION
T.I. = 7.0 (NO SCALE)

CONSTRUCTION NOTES

- Place asphaltic concrete (A.C.) over base as shown in typical sections.
- Construct concrete curb and gutter, type "I", with 8" curb face per City of Riverside, Std. #200.
- Construct wheel chair ramps per City of Riverside Std. #304.
- Construct sidewalk per City of Riverside Std. # 325.
- Remove barriers and A.C. berm.
- Overlay @ 1%
- Remove existing pavement & replace per (1)
- Plant street trees per Park and Recreation Dept Standards.
- Construct 6" V.C.P. Sewer lateral per City of Riverside Std. # 562. Exact location to be determined at time of construction.



SECTION A-A
NO SCALE

CATCH BASIN DETAIL
NO SCALE

BENCH MARK:
Brass Cap Stamped 16-C Int. &
PINE ST. & PALM AVE. Elev. 773.83
F.B. 735/42

* AS BUILT 3-15-84 (8)ET!

INDEXED BLD

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS • SURVEYORS • PLANNERS
3426 TENTH STREET RIVERSIDE, CAL. 11200 S. MT. VERNON AVE. COLTON, CAL.

APPROVED BY: *John W. Coyle* DATE 6/26/82
P.E. NO. 175501
W.O. 6751 TEQUESQUITE ENTERPRISES F.B.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *John W. Coyle* DATE 6/26/82
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
CHIEF P. W. ENGR.
DESIGNED BY: C.L.S. DRAWN BY: T.M. CHECKED BY: J.P.

TITLE SHEET
PARCEL MAP NO. 11,299
IMPROVEMENT PLANS
HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 4'

PROJECT NO. R-2336
SHEET 1 OF 2
FILE NO. 80-6731(M)

785 E

780 E

775 E

780 RT.

775 RT.

780 E

775 E

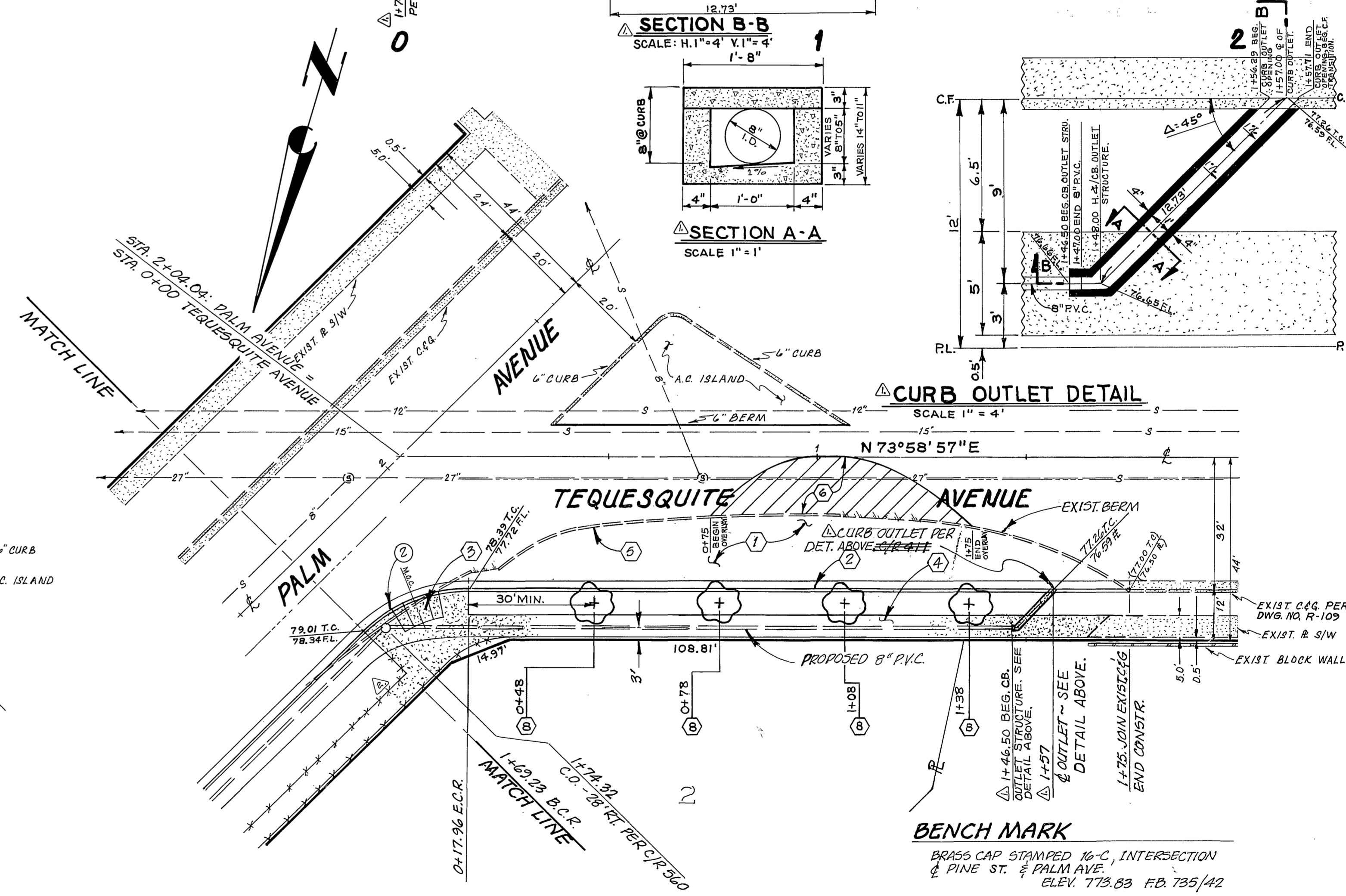
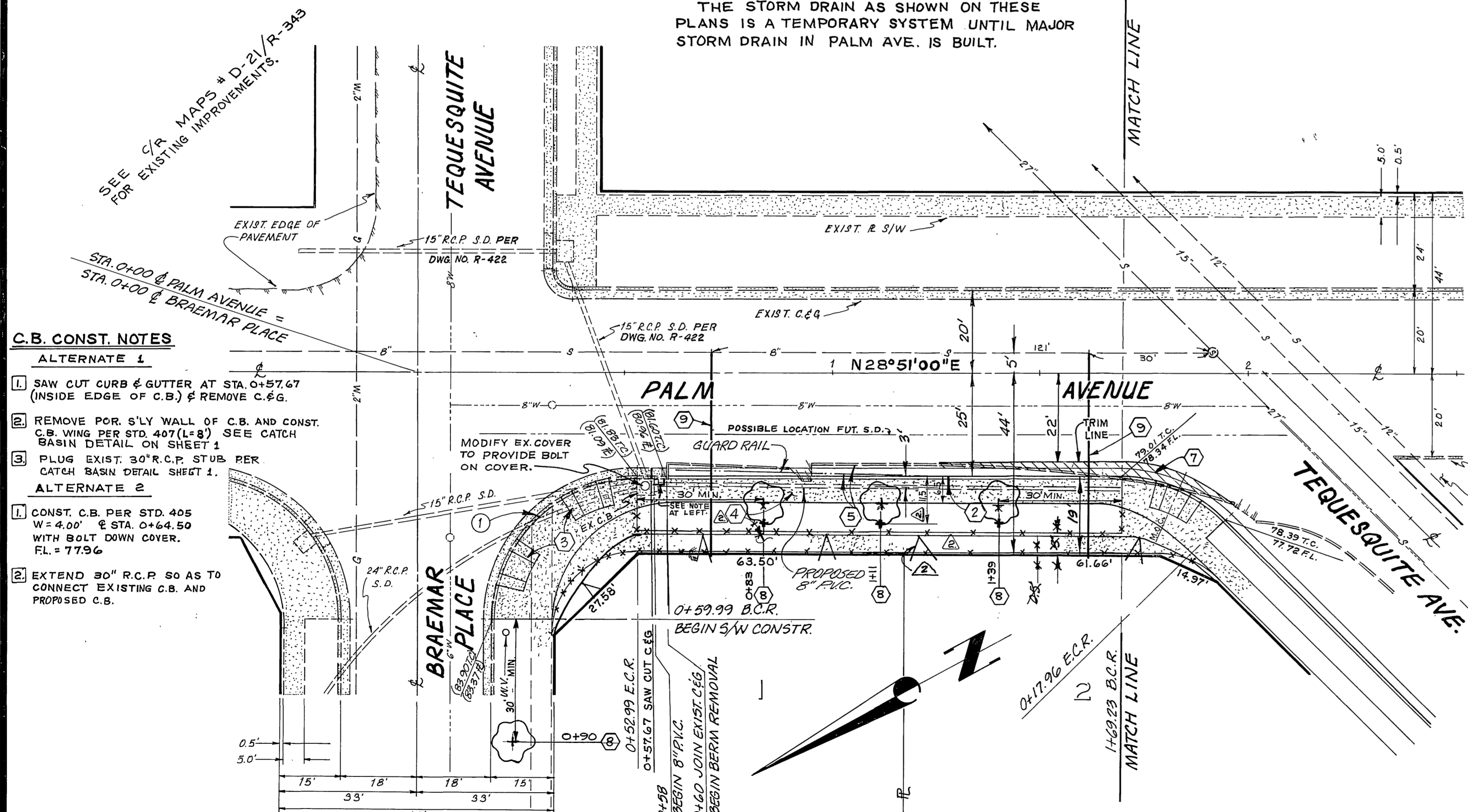
780 RT.

775 RT.

780

775

NOTE: THE STORM DRAIN AS SHOWN ON THESE PLANS IS A TEMPORARY SYSTEM UNTIL MAJOR STORM DRAIN IN PALM AVE. IS BUILT.



C.B. CONST. NOTES

- ALTERNATE 1
- 1 SAW CUT CURB & GUTTER AT STA. 0+57.67 (INSIDE EDGE OF C.B.) & REMOVE C.B.G.
 - 2 REMOVE POR. S'LY WALL OF C.B. AND CONST. C.B. WING PER STD. 407 (L=8) SEE CATCH BASIN DETAIL ON SHEET 1
 - 3 PLUG EXIST. 30" R.C.P. STUB PER CATCH BASIN DETAIL SHEET 1.
- ALTERNATE 2
- 1 CONST. C.B. PER STD. 405 W=4.00' @ STA. 0+64.50 WITH BOLT DOWN COVER. FL. = 77.96
 - 2 EXTEND 30" R.C.P. SO AS TO CONNECT EXISTING C.B. AND PROPOSED C.B.

CURB RETURN DATA

- 1 $\Delta = 89^{\circ}59'30"$
R = 35.00'
L = 54.97'
T = 34.99'
- 2 $\Delta = 45^{\circ}07'57"$
R = 35.00'
L = 27.57'
T = 14.54'

Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this Project, including safety of all persons and property...



J. F. DAVIDSON ASSOCIATES CIVIL ENGINEERS - SURVEYORS - PLANNERS RIVERSIDE, CALIFORNIA APPROVED BY: <i>[Signature]</i> DATE: 6/26/80 R.E. No. 17550 W.O. 6731 FOR TEQUESQUITE ENTERPRISES, INC.	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: <i>[Signature]</i> DATE: 7/1/80 TRAFFIC DIVISION CHIEF P.W. ENGR.	IMPROVEMENT PLAN PARCEL MAP 11,299 TEQUESQUITE & PALM AVENUES		PROJECT NO. R-2336
		HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'		SHEET 2 OF 2 FILE NO. 80-6731(M)