

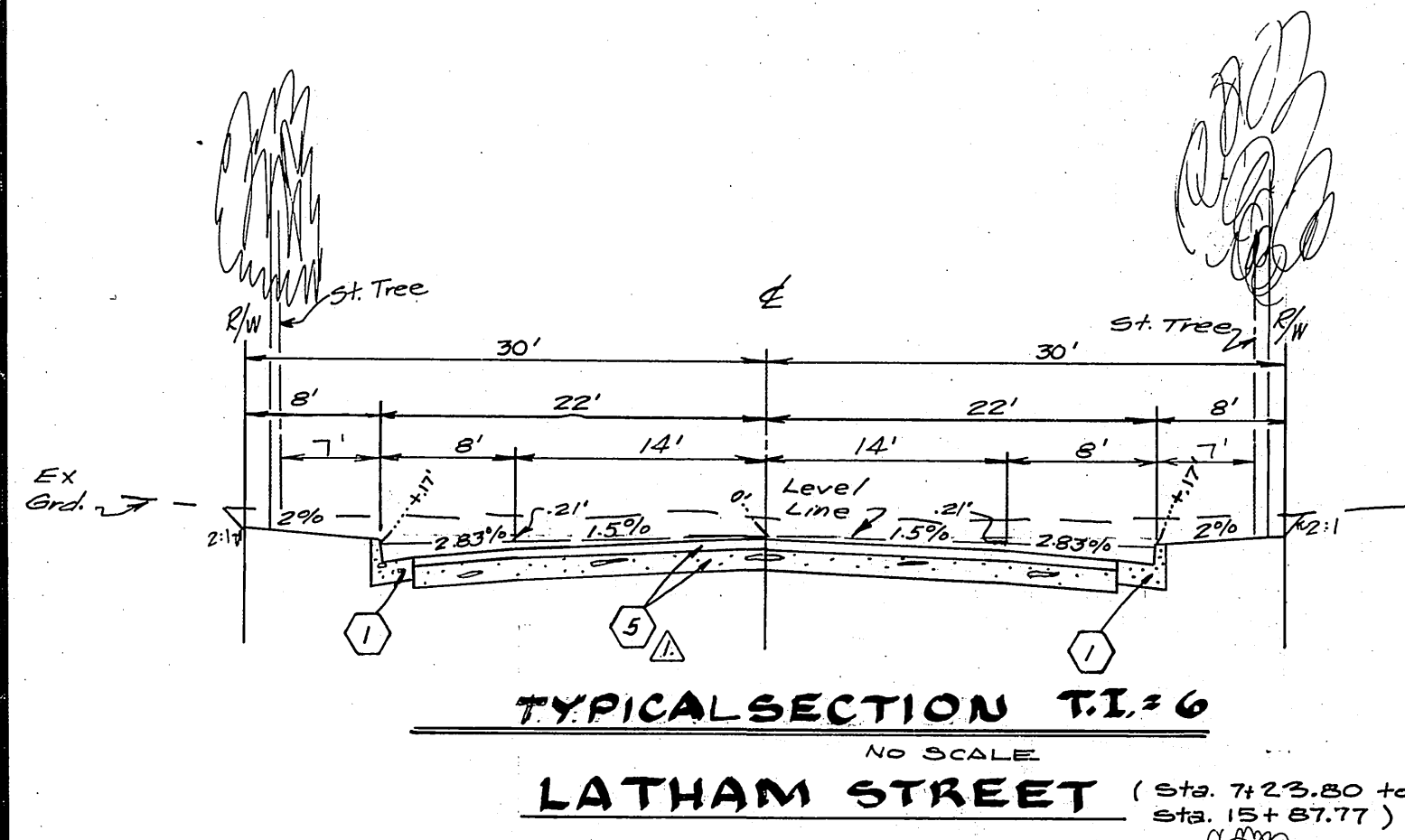
TREE PLANTING SCHEDULE				
STREET TREE PLANTING SHALL BE AS FOLLOWS:				
STREET NAME	BOTANICAL NAME / COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ.
A. RIVERA ST.	FRAXINUS VELUTINA ALABRA / MODESTO ASH C	15 GAL.	50'	8
B. LATHAM ST.	" "	15 GAL.	50'	55
C. KEATS DR.	" "	" "	" "	17
D. FAIRGROUND ST.	" "	15 GAL.	50'	16
E. LAFLE DR.	" "	15 GAL.	50'	13

- 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 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 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 THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1982 EDITION.
 - 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.
 - CURB AND GUTTER 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 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.
 - 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.
 - CONTACT THE PARK AND RECREATION DEPT., TREE DIVISION, AT 787-7598 48 HOURS PRIOR TO RELOCATION OR REMOVAL OF TREES.
 - CONSTRUCT DRIVEWAY APPROACHES PER STD. 302. EXACT SIZE & LOCATION TO BE DETERMINED AT TIME OF CONSTRUCTION BY DEVELOPER AS APPROVED BY THE TRAFFIC ENGINEER.
 - ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK & RECREATION DEPT. STANDARDS.
 - 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.
 - THE DEVELOPER SHALL MAINTAIN ALL PLANTING FOR A MINIMUM PERIOD OF ONE (1) YEAR.
 - SEE STREET TREE PLANTING SCHEDULE THIS SHEET.
 - ELECTRICAL U.G. FACILITIES TO BE INSTALLED BY DEVELOPER AFTER CONSTRUCTION OF CURB & GUTTER BUT PRIOR TO PLACEMENT OF X-GUTTERS, SANDBELLS, SIDEWALK AND PAVING.
 - ANY EXISTING PAVEMENT MARKINGS & STRIPING OBLITERATED BY THIS CONSTRUCTION SHALL BE REPLACED BY THE DEVELOPER.

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.



- CONSTRUCTION NOTES**
- CONSTRUCT STD. 200 CURB AND GUTTER (8" C.F.) TYPE I
 - CONSTRUCT STD. 200 CURB & GUTTER (6" C.F.) TYPE I
 - CONSTRUCT STD. 304 WHEELCHAIR RAMP
 - CONSTRUCT STD. 220 CROSS GUTTER
 - CONSTRUCT 3" A.C. OVER 4" CRUSHED AGGREGATE, SEE G.N.#1 OR 4" A.C. OVER COMPACTED NATIVE.
 - PLANT STREET TREES IN ACCORDANCE WITH PARK & RECREATION DEPARTMENT STANDARDS.
 - CONSTRUCT STD. 200 MODIFIED CURB ONLY (6" C.F.) TYPE II.
 - CONSTRUCT STD. 325 CURB SIDEWALK.
 - CONSTRUCT 3" A.C. OVER 5 1/2" CRUSHED AGGREGATE OR 6" A.C. OVER COMPACTED NATIVE.

BENCH MARK

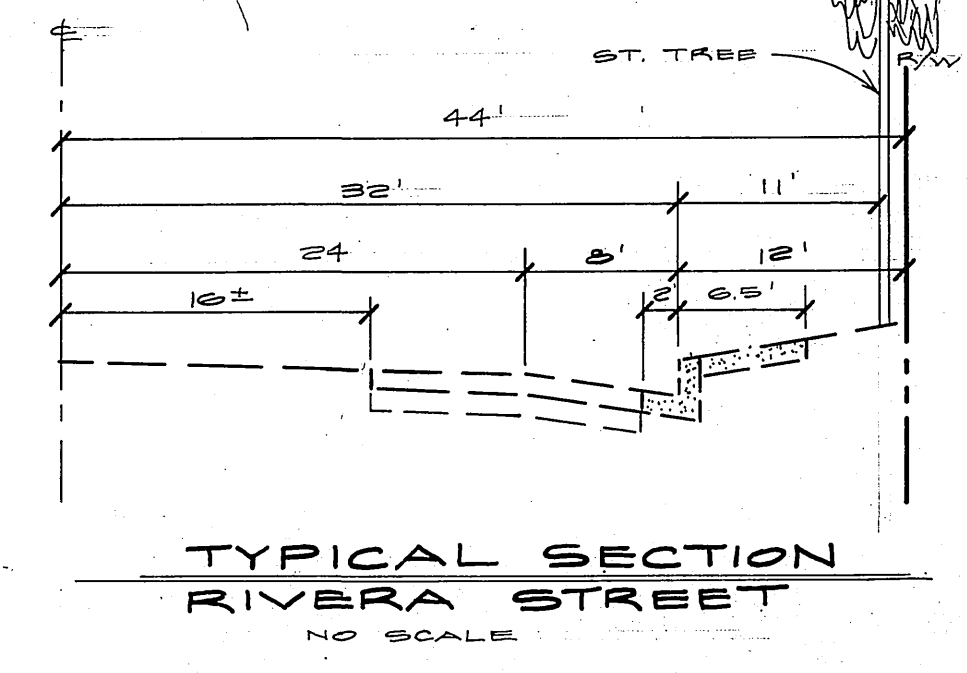
T.B.M. - P.C.F.C. AND W.C.D. B.M. 2-1191
NAIL AND TAG AT THE INTERSECTION OF THE E. OF FAIRMOUNT AND FAIRGROUNDS
ELEVATION: 800.997 (FOR THIS PROJECT ONLY)

B.M. - J7-K SET P.K. NAIL AND TAG IN EAST C.B. OF MAIN ST. 18' SOUTH OF B.C.R. AT COLUMBIA AVE. FB. 847/16 EL. 818.284

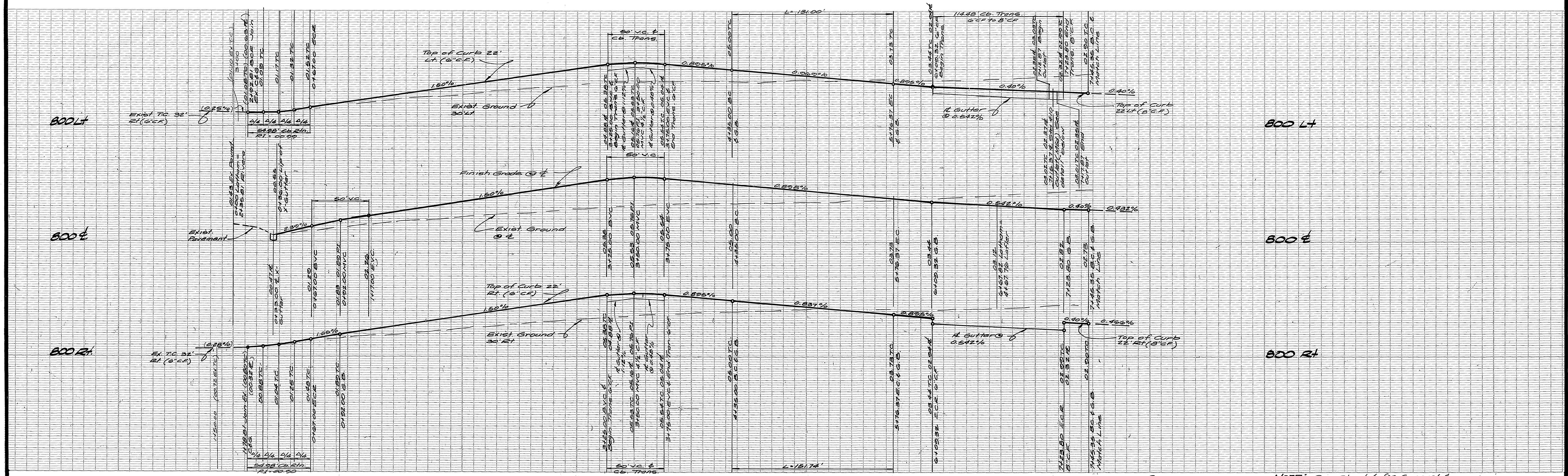
STREET NAME SIGN SCHEDULE

LOC.	Name	Blk. No.
A	RIVERA ST	1900
	LATHAM ST	4200
B	LATHAM ST	4200
	LAFLE DR.	1900
C	LATHAM ST	1900
	KEATS DR.	1900
D	FAIRGROUNDS ST.	1900
	FAIRGROUNDS ST.	4200
E	LAFLE DR.	1900
F	E1 (30" x 30" STOP SIGN)	

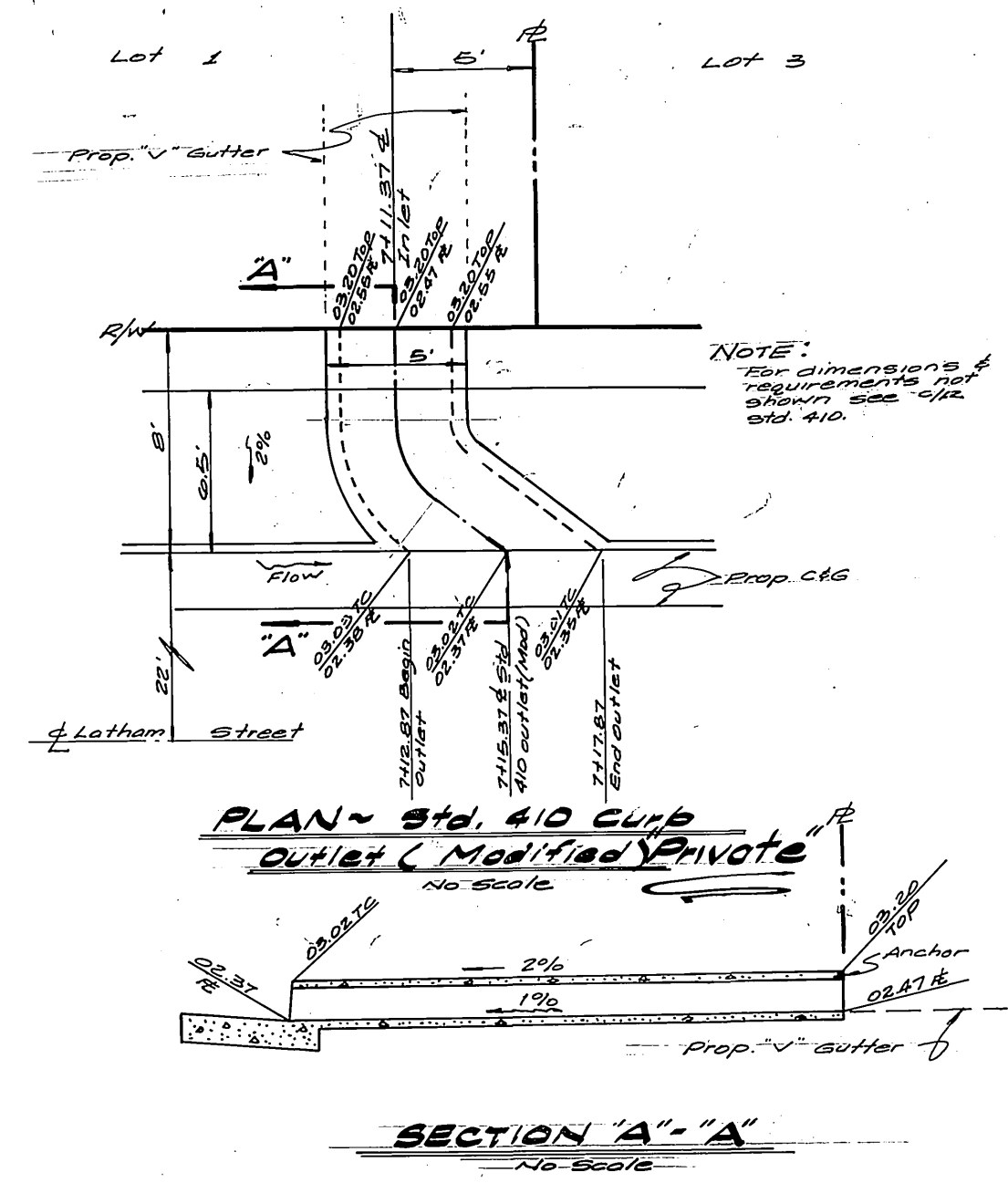
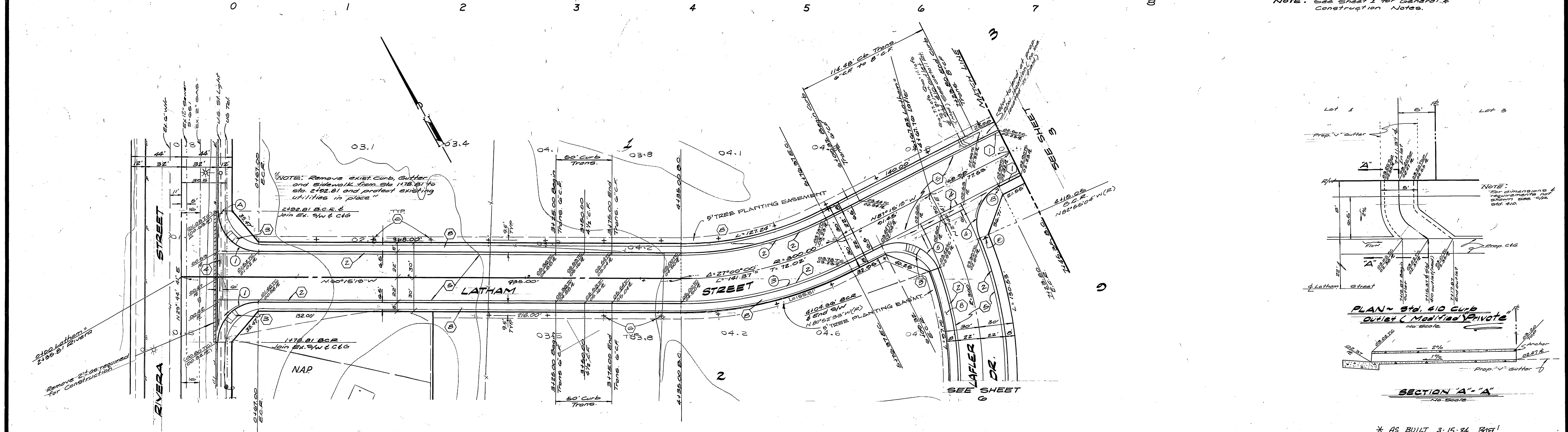
Install per 6/12 std. Dwg. No. 002A



ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY: <i>Enol N. Webb</i> DATE: 1/5/82 R.E. No. 2876 W.O. 80-42 FOR: LITTON ASSOC. F.B. 1048	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: <i>Albert Webb</i> DATE: 1/5/82 PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF PUB. WKS. ENGR.	STREET PLAN AND PROFILE PARCEL MAP 16229 INDEX	ACCOUNT No. DRAWING NUMBER R-2455 SHEET 1 OF 6 80-42-A
		DESIGNED BY: <i>RLT</i> DRAWN BY: <i>BO</i> CHECKED BY: <i>RLT/BO</i>	*AS BUILT 3-15-84 BY: <i>RLT</i> INDEXED - FRED 6-22-82



NOTE: See sheet 1 for General & Construction Notes.



CURB CURVE DATA

No	Δ	R	L	T
(1)	90° 00' 00"	35.00'	54.98'	35.00'
(2)	27° 00' 00"	278.00'	127.00'	69.72'
(3)	27° 00' 00"	322.00'	151.74'	77.31'
(4)	85° 39' 45"	35.00'	52.33'	32.45'
(5)	26° 22' 46"	35.00'	58.87'	32.13'

BENCH MARK
 T.B.M. - P.C.F.C. AND W.C.D. B.M. 2-1191
 NAIL AND TAG AT THE INTERSECTION
 OF THE E OF FAIRMOUNT AND FAIRGROUNDS
 ELEVATION: 800.997 (FOR THIS PROJECT
 ONLY)
 B.M. J7-K SET P.K. NAIL AND TAG IN EAST C.B.
 OF MAIN ST. 13'S SOUTH OF B.C.R. AT
 COLUMBIA AVE. FB-5471/10 EL. 813.234

SOUTHERN CALIFORNIA GAS COMPANY
E. J. Fisher
 APPROVED BY: *E. J. Fisher* DATE: 1/25/82

Pacific Telephone Company
[Signature]
 APPROVED BY: *[Signature]* DATE: 1/16/82

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: *[Signature]* DATE: 1/5/82
 R.E. No. 2876

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 6/1/82
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF PUB. WKS. ENGR.

INDEXED - FRED 6-22-82

* AS BUILT 3-15-84 1915!

City of Riverside
 Discharged & Underground
[Signature]
 Chief Utility Division Engineer - Electric

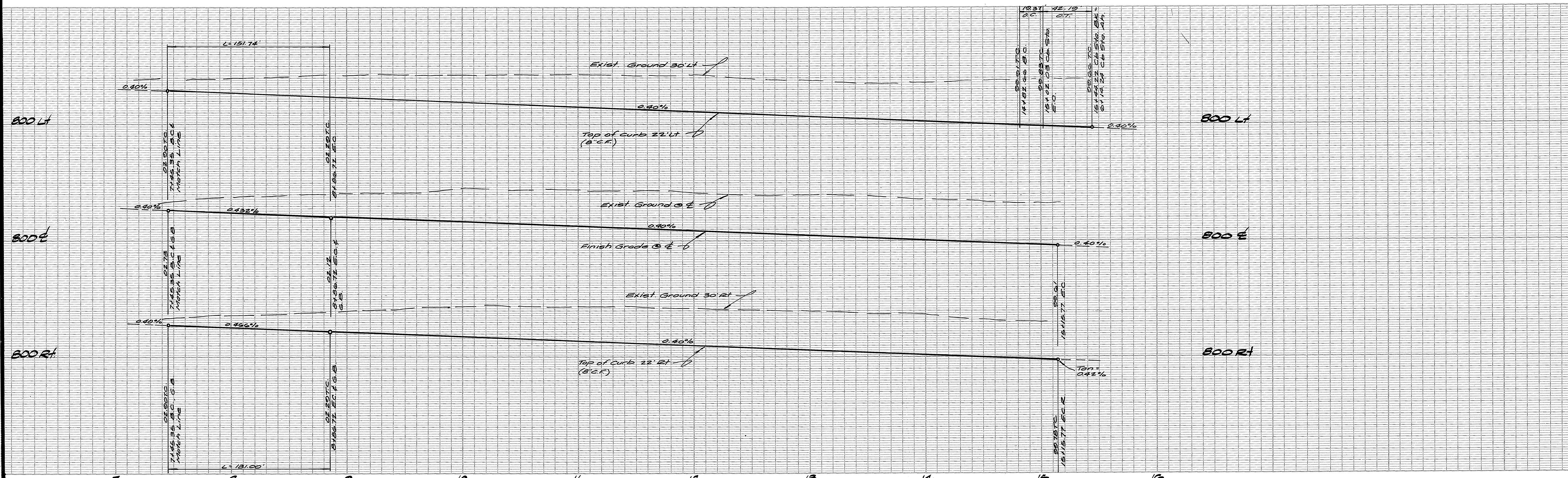
ACCOUNT No. 115128

STREET PLAN AND PROFILE
 PARCEL MAP 16229
LATHAM STREET
 Station 0+00 to Station 7+45.35

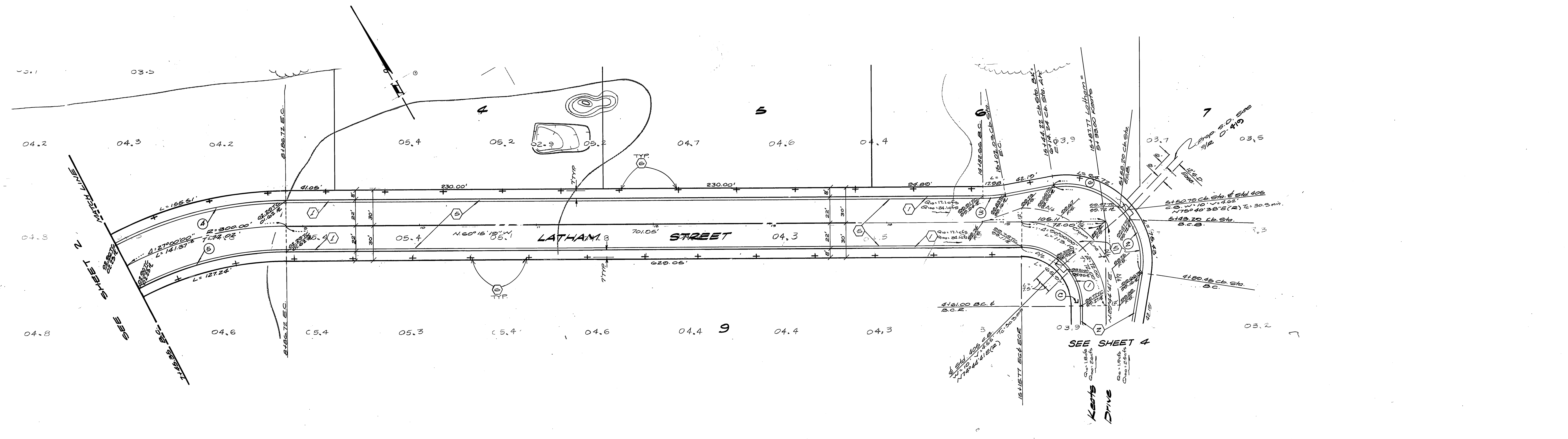
SCALE: HORIZ: 1" = 40' VERT: 1" = 4'

ACCOUNT No. 80-42-A
 DRAWING NUMBER **2-2455**
 SHEET 2 OF 6

PC 1208



NOTE: See sheet 1 for General and construction Notes.

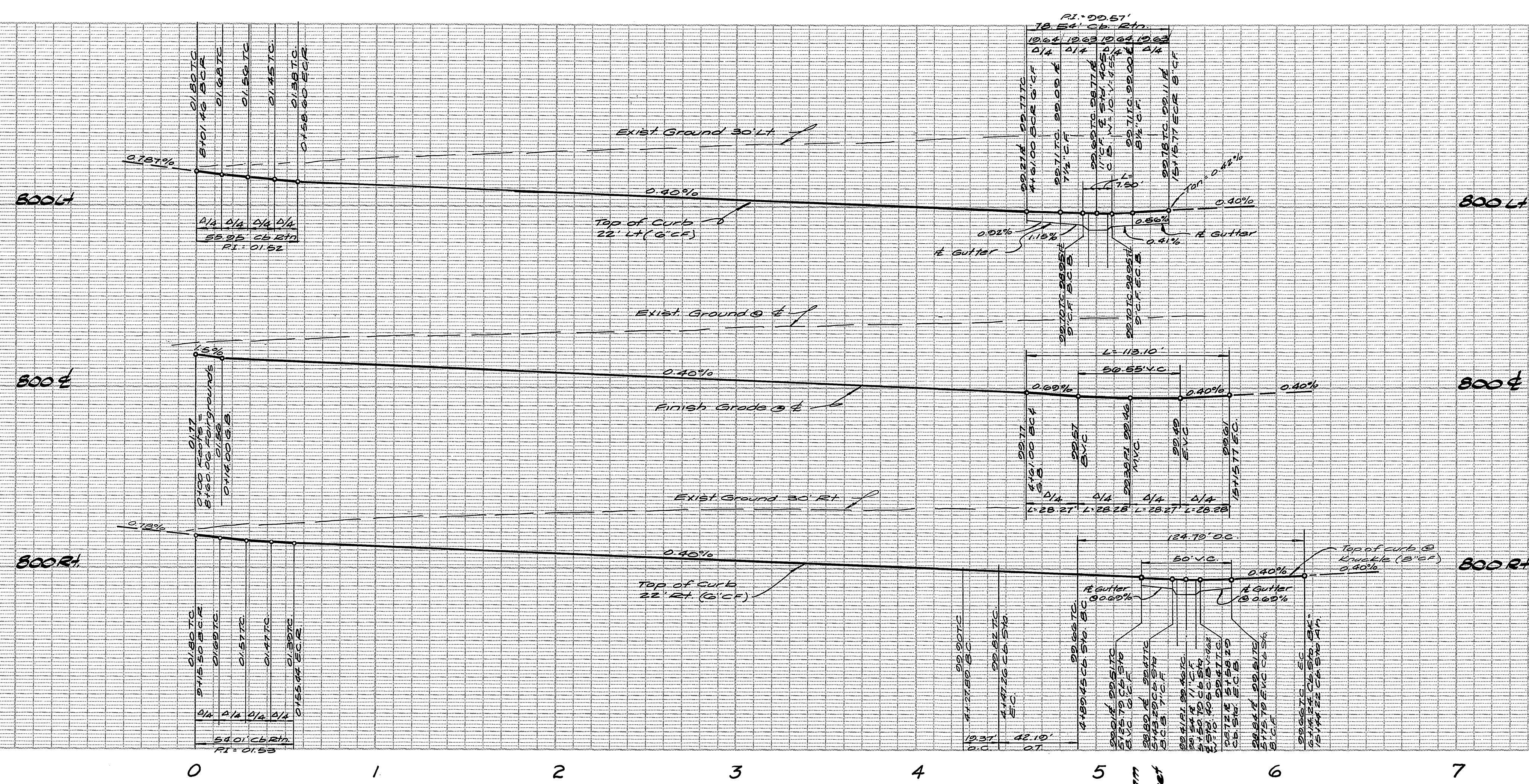


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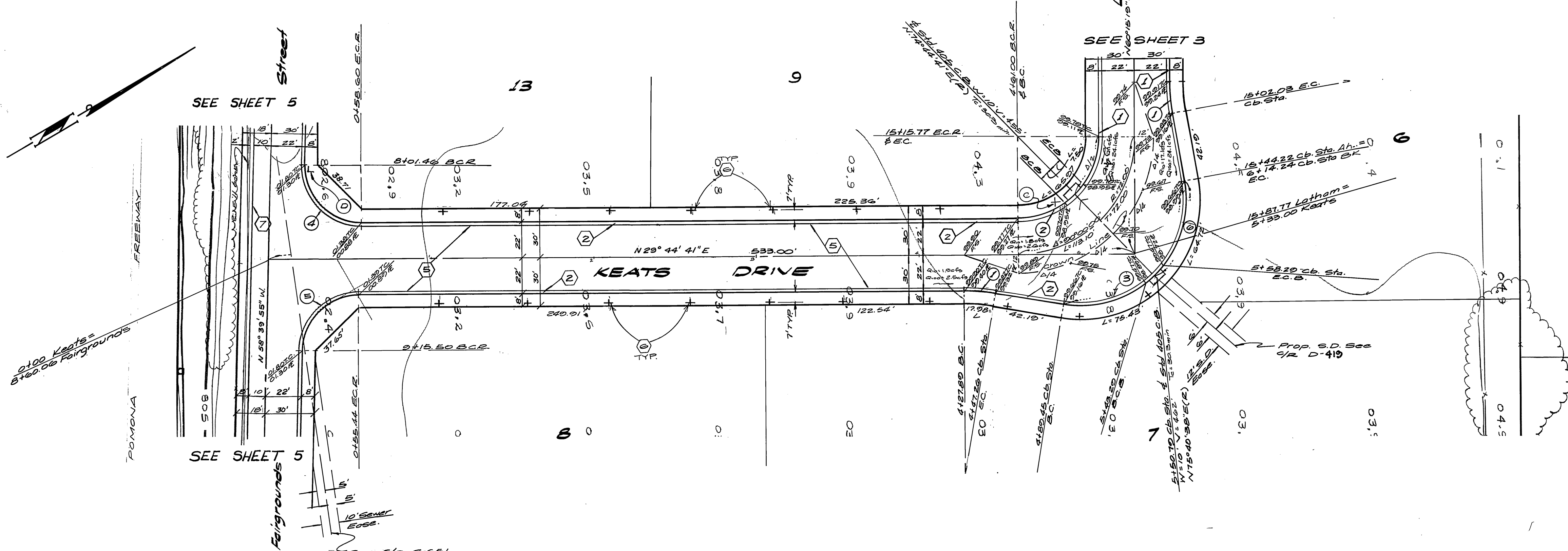
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2	110°00'00"	65.00'	124.75'	—
3	10°00'00"	111.00'	19.37'	0.71'
4	27°00'00"	322.00'	151.74'	77.31'
5	27°00'00"	278.00'	131.00'	66.74'
6	58°55'57"	65.00'	63.45'	34.51'

BENCH MARK
 T.B.M. - R.C.C. AND W.C. B.M. 2-191
 NAIL AND TAG AT THE INTERSECTION
 OF THE E. OF FRANKFURT AND FRANKFURTS
 ELEVATION: 800.937 (FOR THIS PROJECT ONLY)
 B.M. - J.T.K. SET P.H. NAIL AND TAG IN EAST C.B. OF
 MAIN ST. 18' SOUTH OF B.C.R. AT COLUMBIA
 AVE. F.B. 847/16 EL. 813.284

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY: <i>[Signature]</i> DATE: 1/5/82 R.E. No. 3876		CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: <i>[Signature]</i> DATE: 6/4/82 CHIEF PUB. WKS. ENGR.		STREET PLAN AND PROFILE PARCEL MAP 16229 LATHAM STREET Station 7+45.35 to Station 15+81.77 SCALE: HORIZ. 1" = 40' VERT. 1" = 4' INDEXED - FRED 6-12-82 ACCOUNT No. DRAWING NUMBER R-2455 SHEET 3 OF 6 80-42-A	
W.O. 80-42 FOR HUTTON ASSOC. F.B. 1048		DESIGNED BY: RET DRAWN BY: BC CHECKED BY: 2/27/82		MARK REVISIONS APPR. DATE	



NOTE: See Sheet 1 for General and Construction Notes.



CURB CURVE DATA

No.	Δ	R	L	T
1	10°00'00"	111.00'	10.97'	9.71'
2	50°00'00"	50.00'	18.54'	50.00'
3	110°20'00"	65.00'	124.70'	—
4	21°35'24"	35.00'	55.25'	35.20'
5	88°24'36"	35.00'	54.01'	34.04'
6	55°55'57"	65.00'	63.45'	34.51'

BENCH MARK
 T.B.M. - P.C.F.C. AND W.C.D. B.M. 2-1/8" NAIL AND TAG AT THE INTERSECTION OF THE E. OF FAIRMOUNT AND FAIRGROUNDS, ELEVATION: 800.397 (FOR THIS PROJECT ONLY)
 B.M. J7-K SET RE. NAIL AND TAG IN EAST C.B. OF MAIN ST. 12' SOUTH OF B.C.R. AT COLUMBIA AVE. FB. 847/16 EL. 813.284

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

MARK	REVISIONS	APPR. DATE

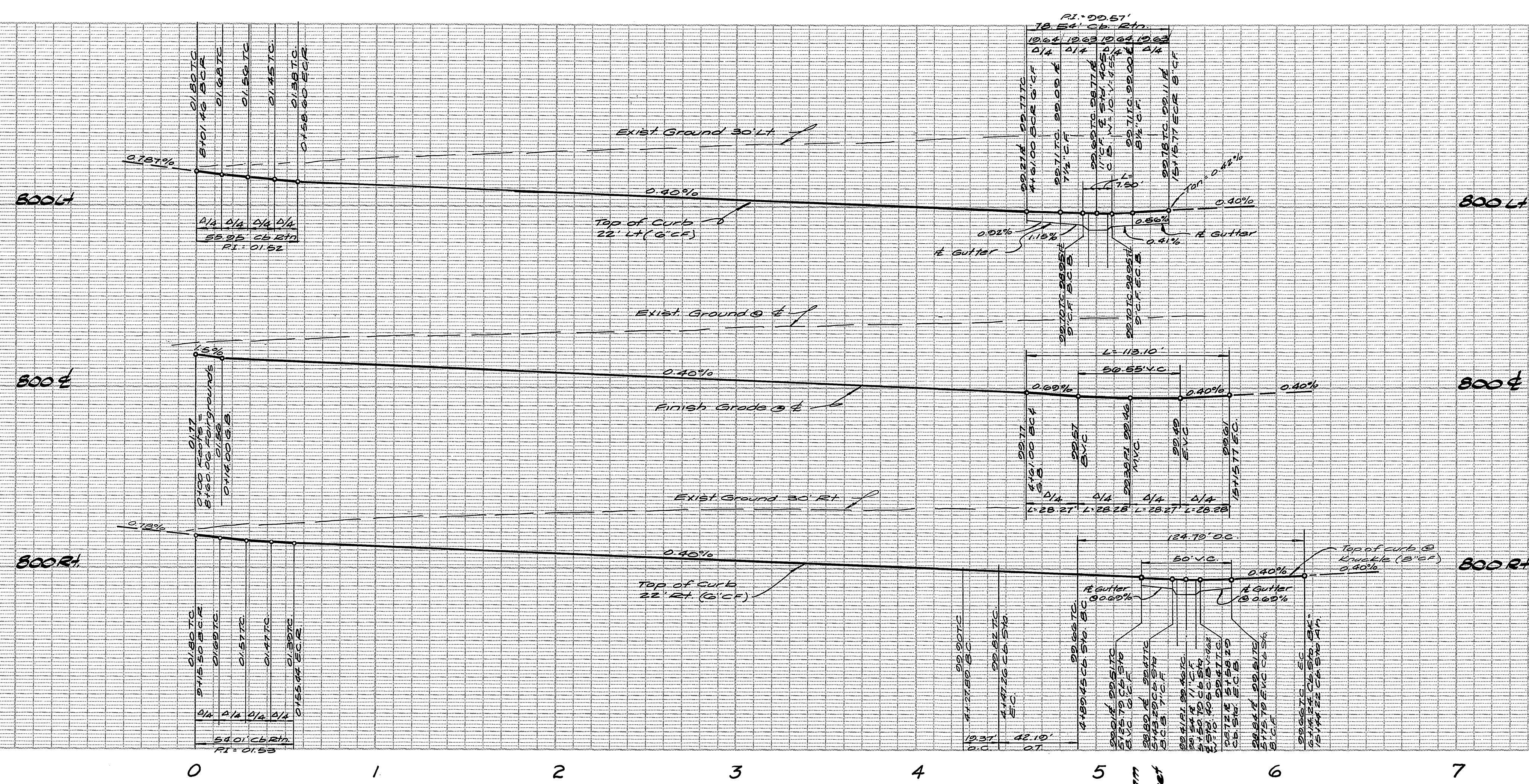
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] BY: [Signature] DATE: [Blank]
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF PUB. WKS. ENGR.

STREET PLAN AND PROFILE
PARCEL MAP 16229
KEATS DRIVE
 SCALE: HORIZ. 1" = 40' VERT. 1" = 4'

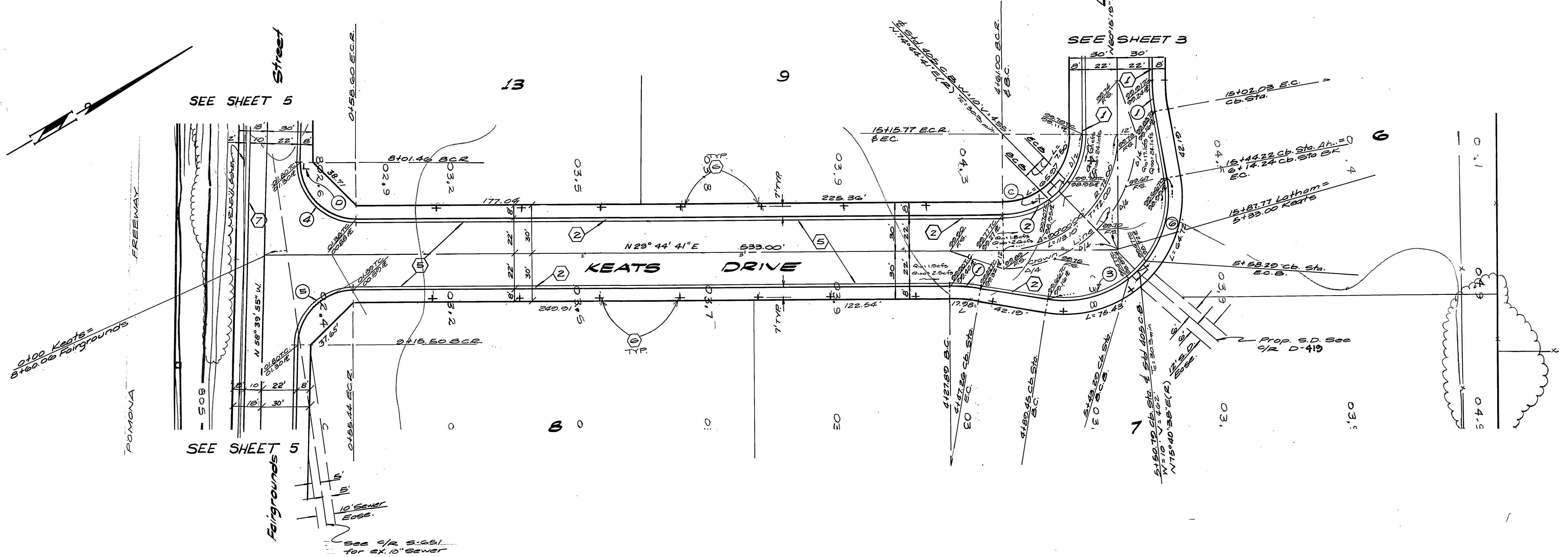
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 DRAWING NUMBER
R-2455
 SHEET 4 OF 6
 80-42-A

* AS BUILT 3.15.84 BRET!

INDEXED - FRED 6-22-82



NOTE: See Sheet 1 for General and Construction Notes.



CURB CURVE DATA

No.	Δ	R	L	T
1	10°00'00"	111.00'	10.97'	9.71'
2	50°00'00"	50.00'	18.54'	50.00'
3	110°20'00"	65.00'	124.70'	—
4	21°35'24"	35.00'	55.25'	35.20'
5	88°24'36"	35.00'	54.01'	34.04'
6	55°55'57"	65.00'	63.45'	34.51'

BENCH MARK
 T.B.M. - P.C.F.C. AND W.C.D. B.M. 2-1/81
 NAIL AND TAG AT THE INTERSECTION
 OF THE E. OF FAIRMOUNT AND FAIRGROUNDS,
 ELEVATION: 800.397 (FOR THIS PROJECT
 ONLY)
 B.M. J7-K SET RE NAIL AND TAG IN EAST
 C.B. OF MAIN ST. 12' SOUTH OF B.C.R.
 AT COLUMBIA AVE. FB. 847/16
 EL. 813.284

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY *[Signature]* DATE _____
 R.E. No. 2876

MARK	REVISIONS	APPR. DATE

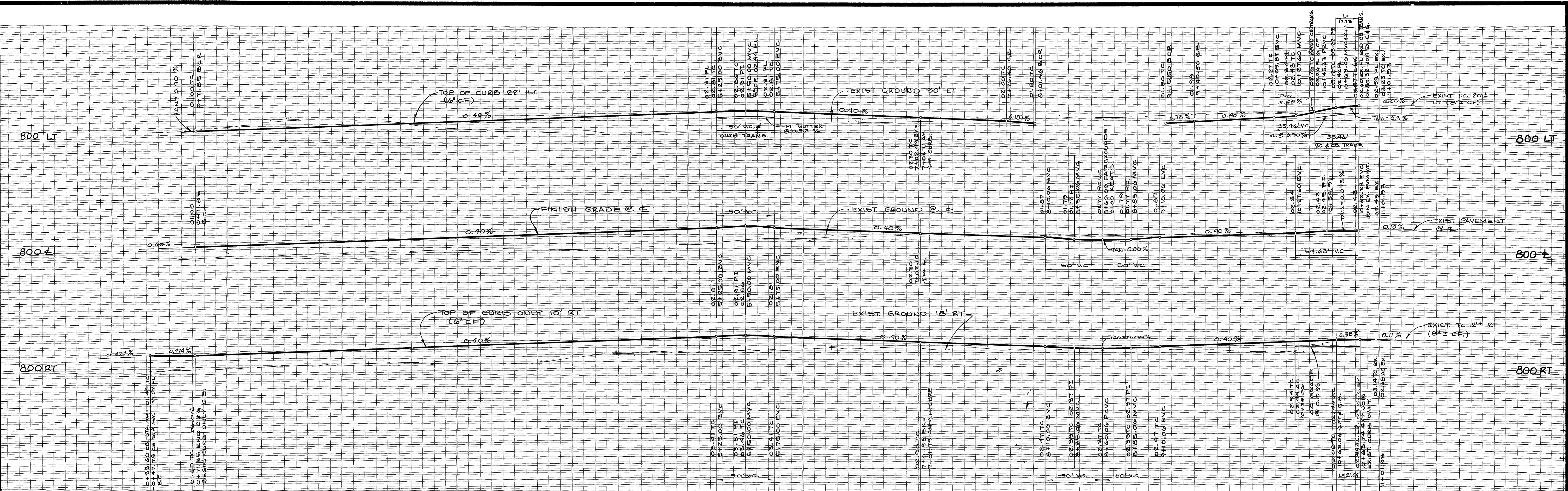
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
 APPROVED BY *[Signature]* BY DATE _____
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF PUB. WKS. ENGR. *[Signature]* DATE 6/1/82

STREET PLAN AND PROFILE
 PARCEL MAP 16229
KEATS DRIVE
 SCALE: HORIZ. 1" = 40' VERT. 1" = 4'

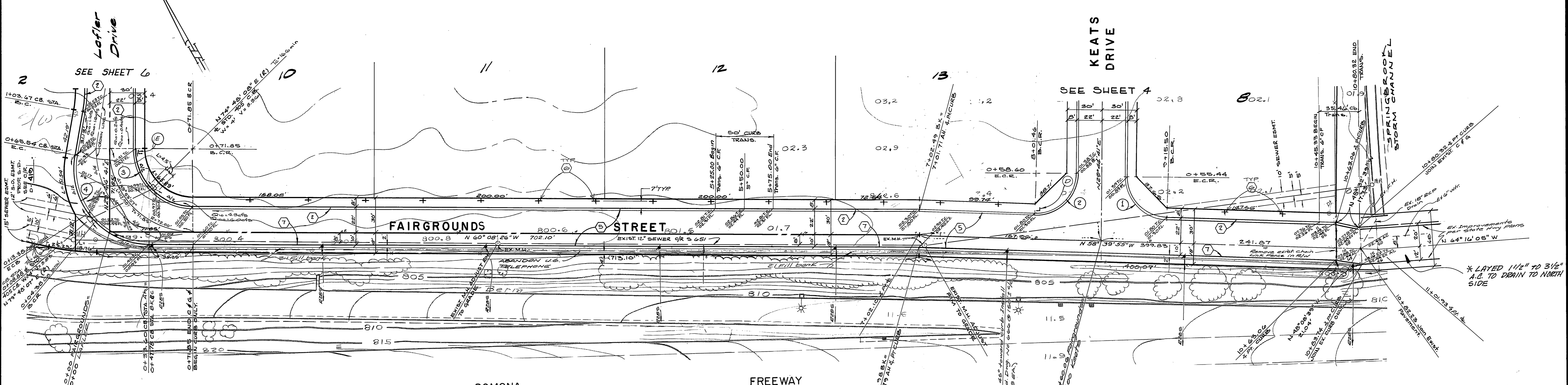
ACCOUNT No. _____
 DRAWING NUMBER
R-2455
 SHEET 4 OF 6
 80-42-A

* AS BUILT 3.15.84 BRET!

INDEXED - FRED 6-22-82



NOTE: SEE SHEET 1 FOR CONSTRUCTION AND GENERAL NOTES.

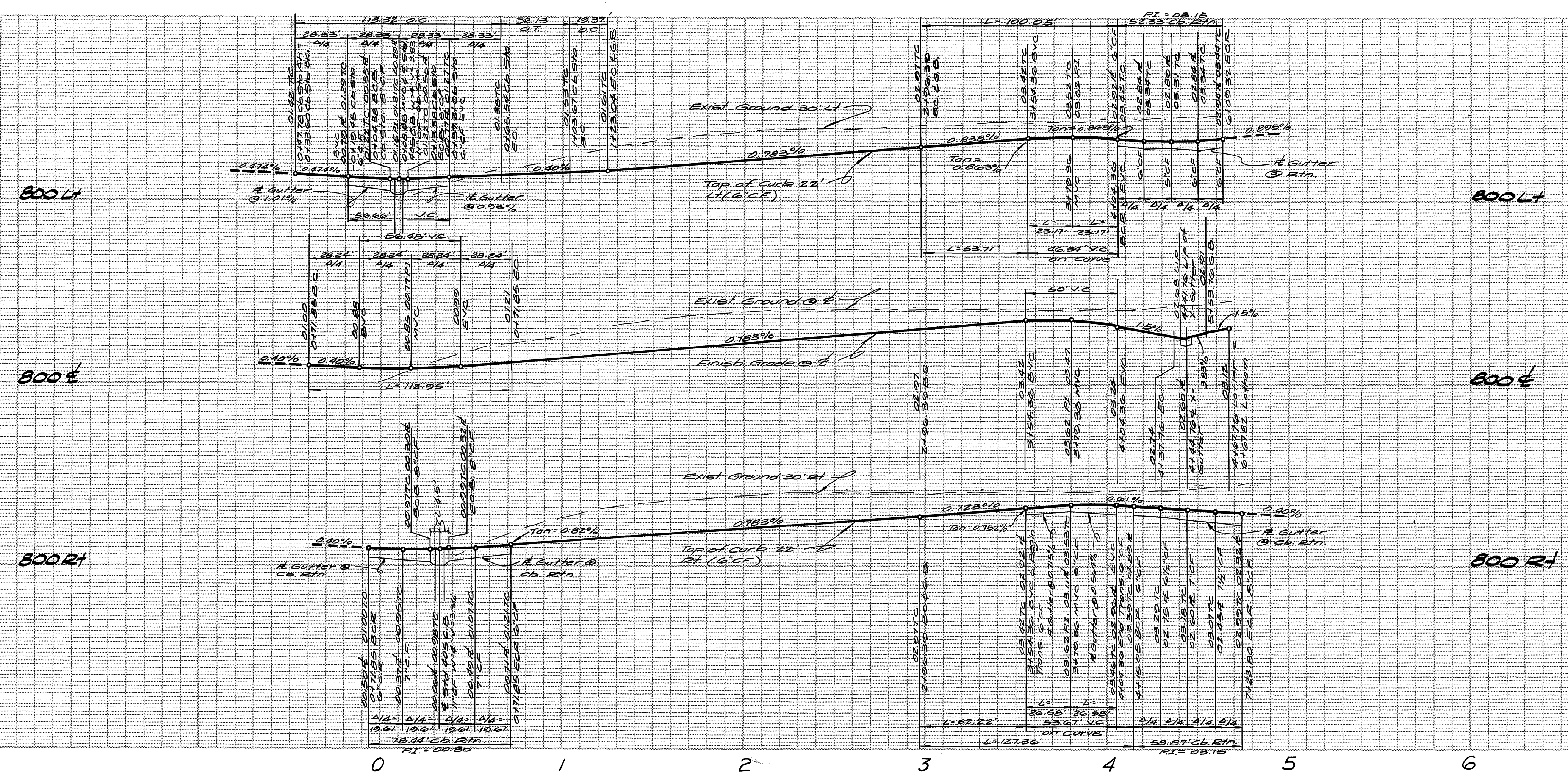


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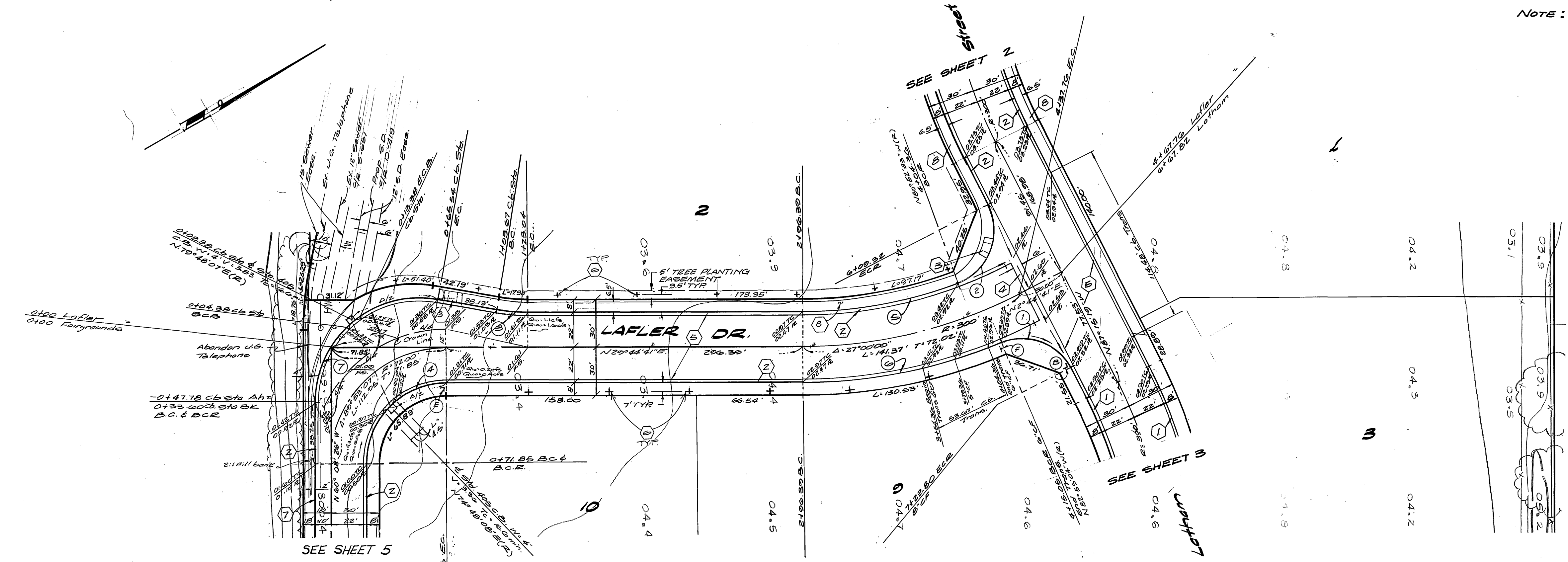
No	Δ	R	L	T
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2	91°35'24"	35.00'	55.95'	35.99'
3	89°53'07"	50.00'	78.44'	49.80'
4	92°53'07"	65.00'	113.32'	77.31'

BENCH MARK
 T.B.M. R.C.F.C. AND W.C.D. B.M. 3-119
 NAIL AND TAG AT THE INTERSECTION
 OF THE E. OF FAIRMOUNT AND FAIRGROUNDS.
 ELEVATION: 800.937 (FOR THIS PROJECT ONLY)
 B.M. J74 SET P.K. NAIL AND TAG IN EAST C.D. OF
 MAIN ST. 18' SOUTH OF B.C.R. AT
 COLUMBIA AVE. F.B. 847/16 E.L. 813.234

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY: <i>[Signature]</i> DATE: 1/5/82 R.E. No. 9872		CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: <i>[Signature]</i> DATE: 6/1/82 CHIEF PUBLIC WORKS ENGINEER		ACCOUNT NO. DRAWING NUMBER R-2455 SHEET 5 OF 6 80-42-A
W.D. 80-42 FOR HUTTON ASSOC. F.B. 1048		DESIGNED BY: <i>[Signature]</i> DRAWN BY: <i>[Signature]</i> CHECKED BY: <i>[Signature]</i>		SCALE: HORIZ. 1" = 40' VERT. 1" = 4' INDEXED - FRED 6-22-82 * AS BUILT 8-15-84 BRET!



NOTE: See Sheet 1 for General and Construction Notes



CURB CURVE DATA

No	Δ	R	L	T
1	85° 30' 46"	35.00'	52.32'	32.46'
2	26° 28' 46"	35.00'	58.87'	30.13'
3	10° 00' 00"	111.00'	19.37'	2.71'
4	89° 53' 07"	50.00'	78.44'	49.20'
5	20° 37' 14"	278.00'	100.05'	50.57'
6	22° 30' 45"	322.00'	127.36'	68.52'
7	22° 53' 27"	65.00'	113.32'	77.31'

BENCH MARK

T.B.M. - P.C.R.C. AND W.C.D. B.M. 2-1191
 NAIL AND TAG AT THE INTERSECTION
 OF THE E. OF FAIRMOUNT AND
 FAIRGROUNDS. (FOR THIS PROJECT ONLY)
 ELEVATION: 800.997
 B.M. UT-K SET PK. NAIL AND TAG IN EAST
 C.S. OF MAIN ST. 15' SOUTH OF
 B.C.R. AT COLUMBIA AVE. FB. 54716
 EL. 813.234

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY *Albert A. Webb* DATE 1/5/82
 R.E. No. 9276

MARK	REVISIONS	APPR. DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY *Robert M. Miller*
 DIRECTOR OF PUBLIC WORKS
 DATE 6/4/82

STREET PLAN AND PROFILE
 PARCEL MAP 16229
LAFLER DRIVE
 SCALE: HORIZ: 1" = 40' VERT: 1" = 4'

INDEXED - PRED 6-22-82
 ACCOUNT No.
 DRAWING NUMBER
R-2455
 SHEET 6 OF 6
 80-42-A

PC 1208