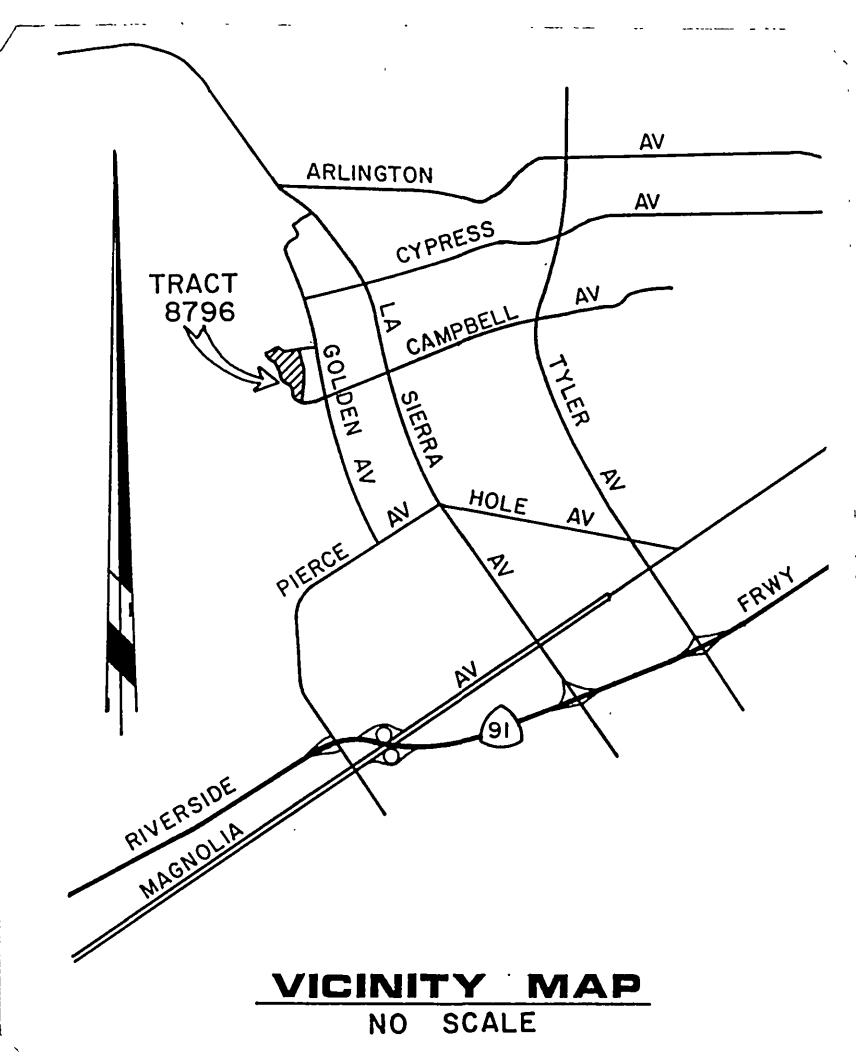
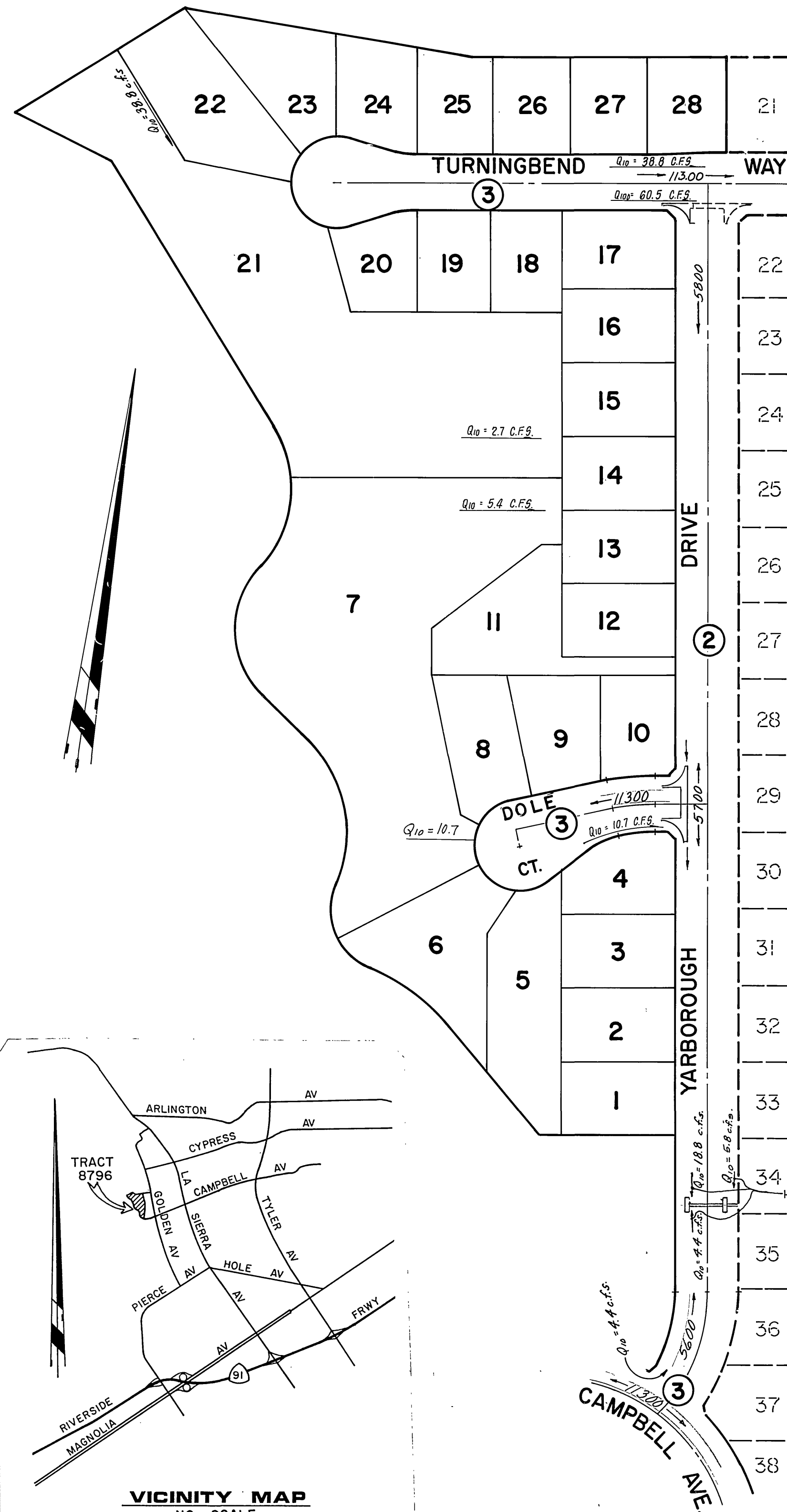
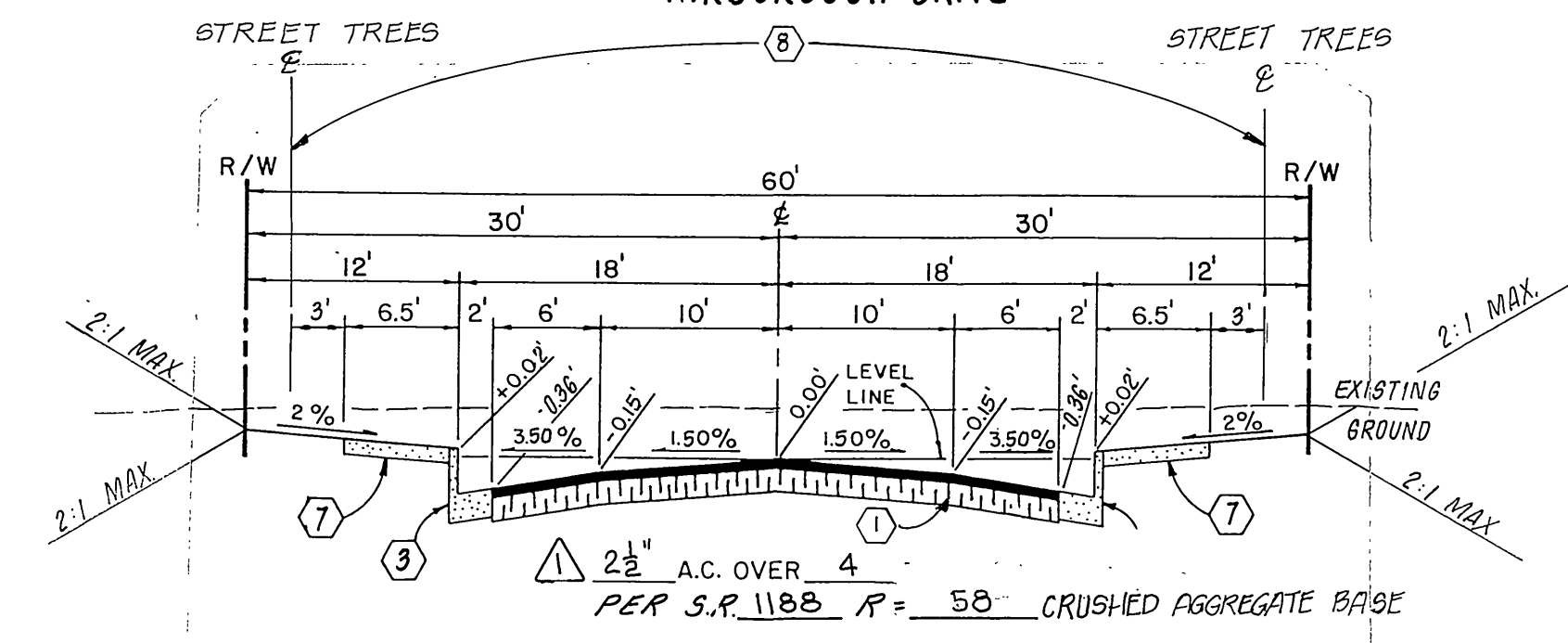
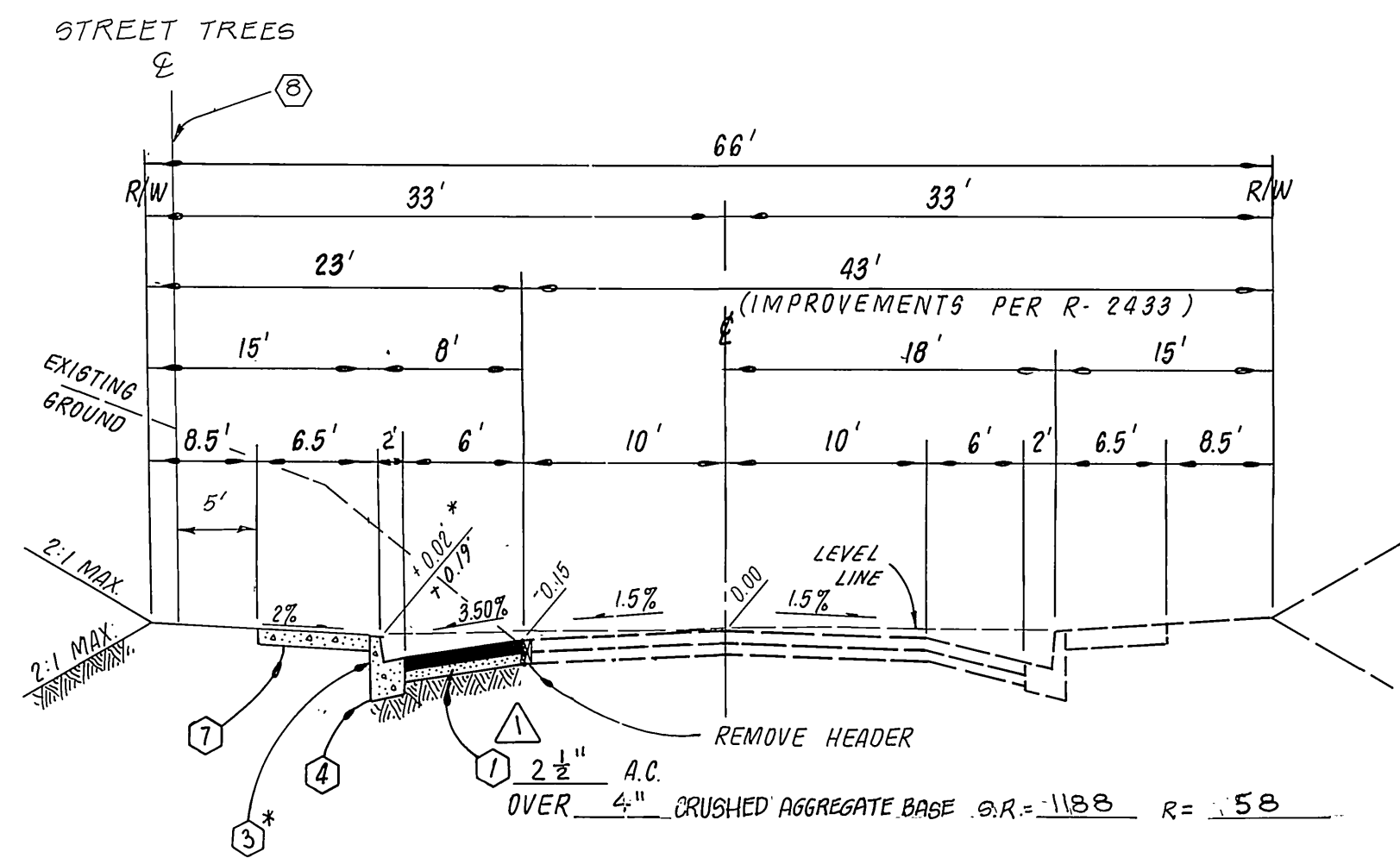


# TRACT 8796



① INDICATES SHEET NUMBER  
**INDEX MAP**  
 1" = 100'



- CONSTRUCTION NOTES**
- ① Construct A.C. pavement over crushed aggregate base per typical section.
  - ② Place 2"x4" redwood header.
  - ③ Construct curb and gutter per Std. Dwg. No. 200 (Type I) 6" C.F.
  - ④ Construct curb and gutter per Std. Dwg. No. 200 (Type II) 8" C.F.
  - ⑤ Construct cross gutter per Std. Dwg. No. 220.
  - ⑥ Construct wheelchair ramp per Std. Dwg. No. 304.
  - ⑦ Construct curb sidewalk per Std. Dwg. No. 325.
  - ⑧ Plant street trees per City of Riverside Parks & Recreation Dept. Standards.
  - ⑨ Construct catch basin per Std. Dwg. No. 405.

**TREE PLANTING NOTES**

1. All related work shall conform to the City of Riverside, Park and Recreation Department Standards.
2. Contact the Park Projects Inspector a minimum of 48-hours in advance at 787-7223 to schedule inspections. Inspections shall be required: 2) when planting 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 specific work has been completed for start of maintenance, and d) at end of maintenance/final acceptance (contractor/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).
3. The Contractor/Developer shall maintain all plantings for a minimum period of one (1) year.
4. Street tree planting shall be as follows:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ.
A. YARBOROUGH	ULMUS SAMPERVIRENS / EVERGREEN ELM	15 GAL.	50'	21
B. TURNINGBEND	ULMUS SAMPERVIRENS / EVERGREEN ELM	15 GAL.	50'	17
C. DOLE COURT	ULMUS SAMPERVIRENS / EVERGREEN ELM	15 GAL.	50'	9

**GENERAL NOTES**

1. 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.
2. 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.
3. 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.
4. 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.
5. Curb and gutter shall be staked with 3' offsets at 25' intervals.
6. Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
7. All traffic signs shall be installed prior to opening the streets to traffic.
8. Final striping for traffic control to be the responsibility of the developer.
9. 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.
10. See "Street Lighting Plans" for quantity and location of required street lights.
11. All flagged elevations shall be staked in the field by the private engineer.
12. The developer and/or 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.
13. 6"x6" or 6" diameter blockouts for mailboxes required in curb sidewalk, 10' to 14' FROM CURB FACE AT THE PROPERTY LINE BETWEEN ADJACENT RESIDENCES.
14. 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 as a result of errors or omissions, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the City.
15. On all areas within the 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.
16. 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 and any other lines not of record or not shown on these plans.
17. Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.
18. 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 permit will be issued by the Public Works Department involving excavation for underground facilities unless the applicant has provided an inquiry identification number by USA.
19. 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.

**STREET NAME & TRAFFIC SIGN SCHEDULE**

STREET NAME	TRAFFIC SIGN SCHEDULE
(A) CAMPBELL AVENUE	11300
(A) YARBOROUGH DRIVE	5600
(B) YARBOROUGH DRIVE	5800
(B) TURNINGBEND WAY	11300
(C) YARBOROUGH DRIVE	11300
(C) DOLE COURT	5100
(D) R-1 STOP SIGN 30" OCTAGON	
(E) W-53 NOT A THRU STREET	

**DATUM BENCH MARK:**  
 (NOW DESTROYED - NO TRANSFER)  
 City of Riverside B.M. G-2-B.  
 Pk. nail in center of curb return at SW corner of Campbell Avenue and La Sierra Avenue.  
 Elev.: 771.13'

T.B.M. CHEYENNE CURB S.E. COR. GOLDEN & WESTWIND ELEV. 799.63

**Underground Service Alert**  
 Call: TOLL FREE  
 1-800-422-4133  
 TWO WORKING DAYS BEFORE YOU DIG

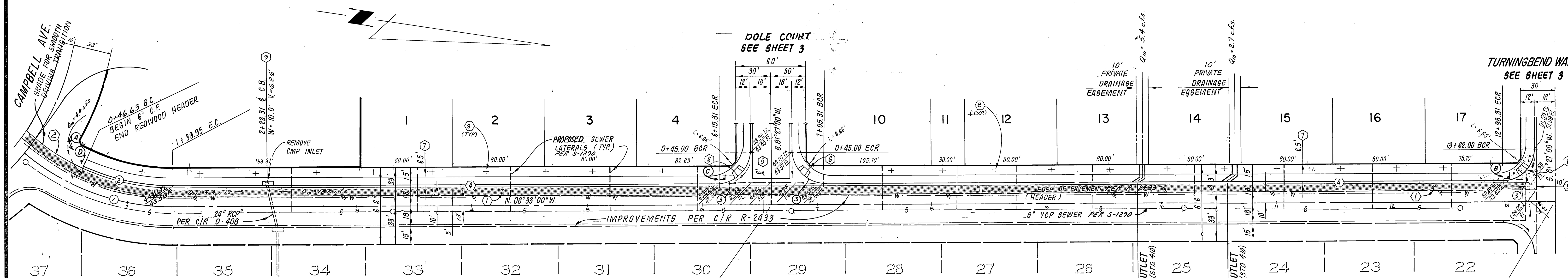
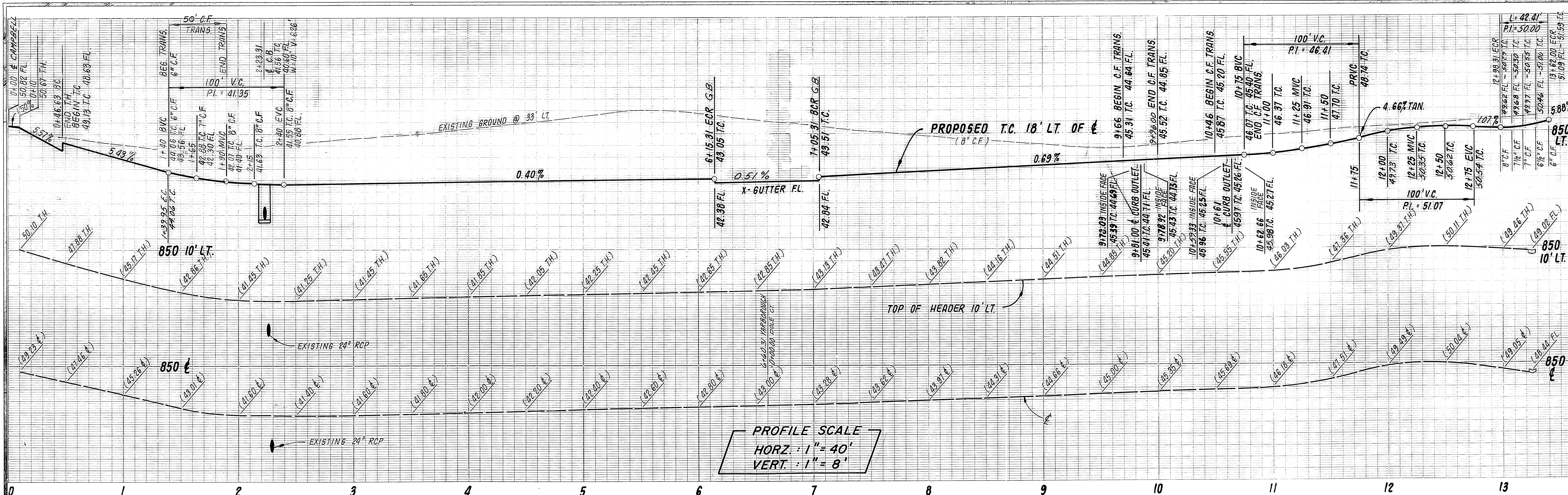
**J. F. DAVIDSON ASSOCIATES**  
 CIVIL ENGINEERS • SURVEYORS • PLANNERS  
 3426 TENTH STREET RIVERSIDE, CAL. 686-0844  
 11200 S. MT. VERNON AVE. COLTON, CAL.  
 APPROVED BY: *J.F. Davidson* 8/29/83  
 R.E. No. 17550 DATE  
 W.O. & F.B. 83-7894 FOR: K & B, INC.

**CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS**  
 APPROVED BY: *[Signature]* DATE: 8/29/83  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT TRAFFIC DIVISION  
 CHIEF P.W. ENGR. *[Signature]* DATE: 8/29/83  
 MARK: *[Signature]* DATE: 8/29/83  
 DESIGNED BY: JLE DRAWN BY: JT CHECKED BY: MM

TITLE SHEET  
**STREET IMPROVEMENT PLANS**  
**TRACT 8796**  
 SCALE AS SHOWN

PROJECT NO.  
**R-2555**  
 SHEET **1** OF **3**  
 FILE NO. R3-8024 (M)

PC 1390



**CURVE DATA**

R	Δ	L	T
① 200.00'	40°05'34"	139.95'	72.98'
② 192.00'	26°44'03"	84.93'	43.25'
③ 27.00'	90°20'00"	42.41'	27.00'

**DATUM BENCH MARK:**  
 (NOW DESTROYED NO TRANSFER)  
 City of Riverside B.M. = G-2-B.  
 Pk. nail in center of curb  
 return at SW corner of Campbell  
 Avenue and La Sierra Avenue.  
 Elev. 771.13'

SEE SHEET 1 FOR CONSTRUCTION NOTES

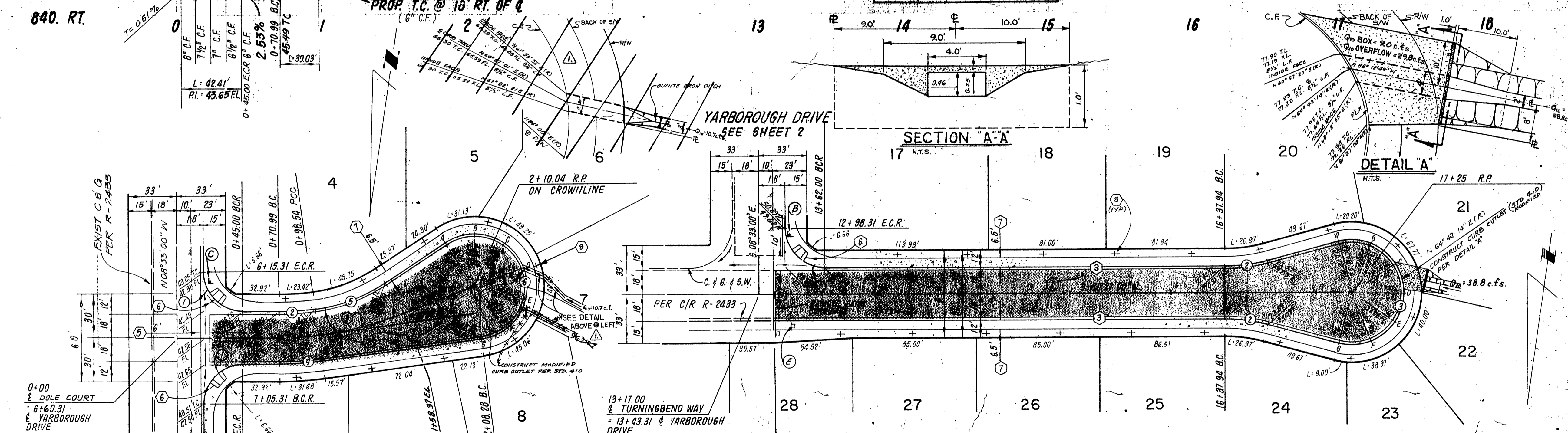
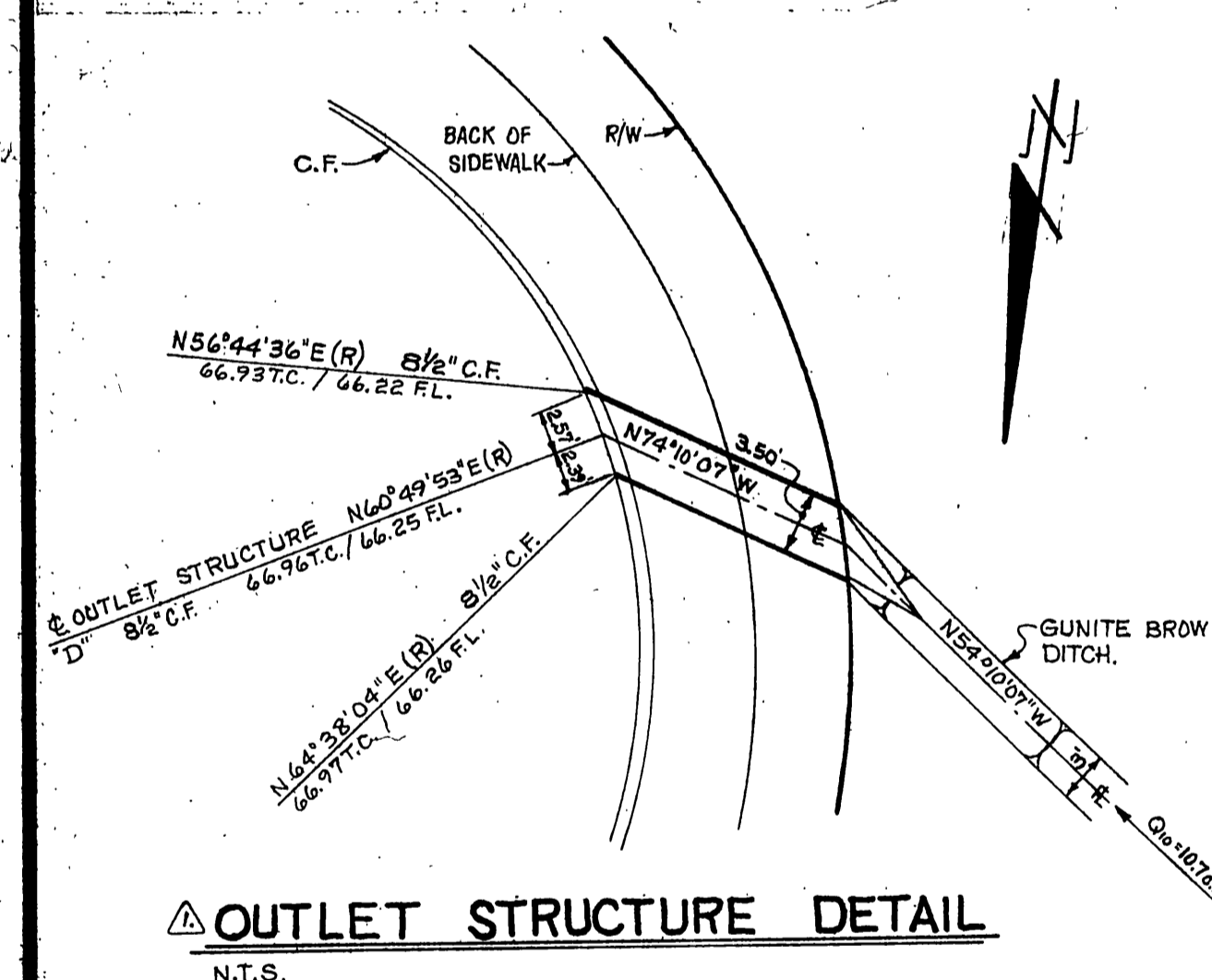
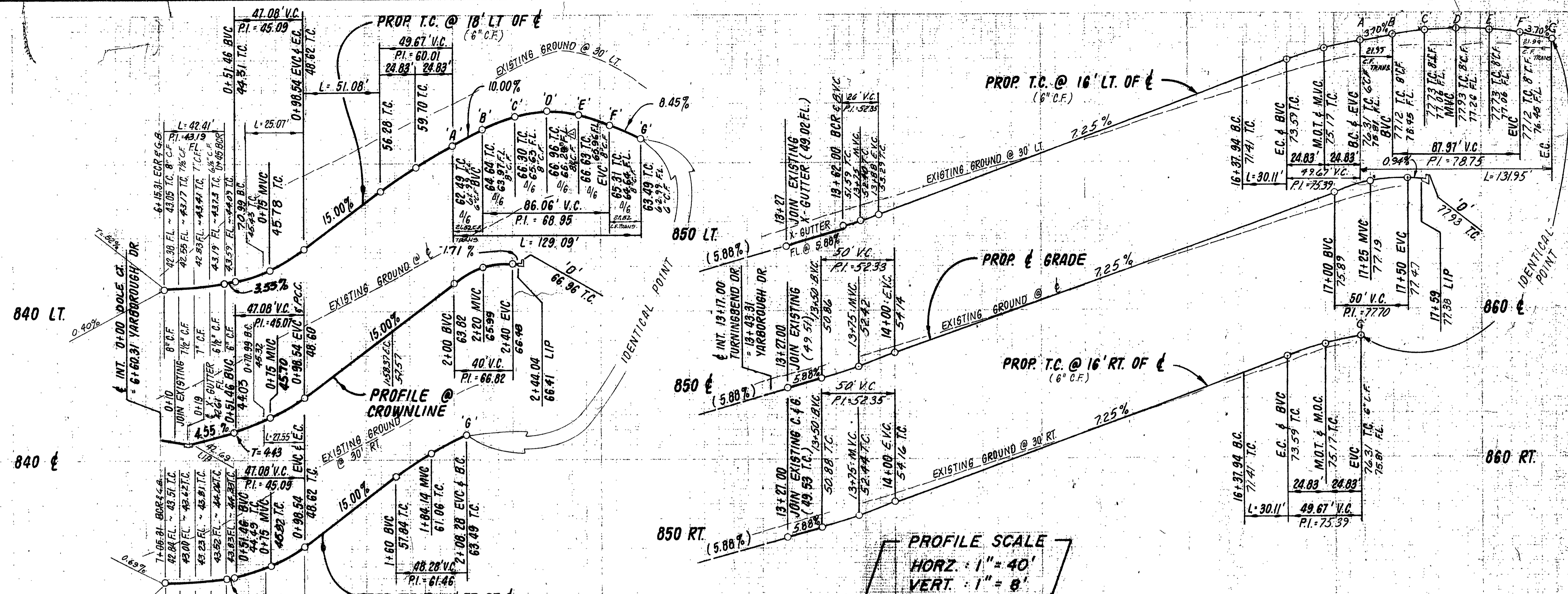
**Underground Service Alert**  
 Call: TOLL FREE  
 1-800  
 422-4133  
 TWO WORKING DAYS BEFORE YOU DIG

**J. F. DAVIDSON ASSOCIATES**  
 CIVIL ENGINEERS SURVEYORS PLANNERS  
 3426 TENTH STREET 11200 S. MT. VERNON AVE.  
 RIVERSIDE, CAL. COLTON, CAL.  
 APPROVED BY: *J. F. Davidson* DATE: 8/22/83  
 R.E. No. 11550  
 W.O. & F.B. 83-8024 FOR: K.F.B.

**CITY OF RIVERSIDE, CALIFORNIA**  
 DEPARTMENT OF PUBLIC WORKS  
 APPROVED BY: *[Signature]* DATE: 8/22/83  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 CHIEF P.W. ENGR. *[Signature]* DATE: 8/22/83

**STREET PLAN & PROFILE**  
 TRACT 8796  
 YARBOROUGH DRIVE  
 PROJECT NO. R-2555  
 SHEET 2 OF 3  
 FILE NO. 83-8024(M)  
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

PA 1349



**CURVE DATA**

Station	R	Δ	L	T
1	27.00'	90°00'00"	42.41'	27.00'
2	182.00'	07°53'34"	25.07'	12.56'
3	200.00'	07°53'34"	27.55'	13.80'
4	218.00'	07°53'34"	30.03'	15.04'
5	115.00'	25°27'05"	51.08'	25.97'
6	36.00'	205°27'05"	129.09'	—
7	269.39'	12°43'33"	59.83'	30.04'

**CURVE DATA**

Station	R	Δ	L	T
1	27.00'	90°00'00"	42.41'	27.00'
2	115.00'	15°00'00"	30.11'	15.14'
3	36.00'	218°00'00"	131.95'	—

**DATUM BENCH MARK:**  
 (N.W. DESTROYED - NO TRANSFER)  
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 Call: TOLL FREE  
 1-800-422-4133  
 TWO WORKING DAYS BEFORE YOU DIG

**J. F. DAVIDSON ASSOCIATES**  
 CIVIL ENGINEERS SURVEYORS PLANNERS  
 3426 TENTH STREET RIVERSIDE, CALIF. 92503  
 11200 S. MT. VERNON AVE COITTON, CALIF. 92424

APPROVED BY: *[Signature]* DATE: 8/29/84  
 R.E. No. 17550  
 W.O. & F.B. 83-8024 FOR: K & B

**CITY OF RIVERSIDE, CALIFORNIA**  
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: 8/29/84  
 PARK DEPARTMENT TRAFFIC DIVISION  
 CHIEF OF PUBLIC WORKS  
 DATE: 8/29/84

**STREET PLAN & PROFILE**  
 TRACT 8796  
 DOLE COURT  
 TURNINGBEND WAY

PROJECT NO. R-2555  
 SHEET 3 OF 3  
 FILE NO. 83-8024 (W)