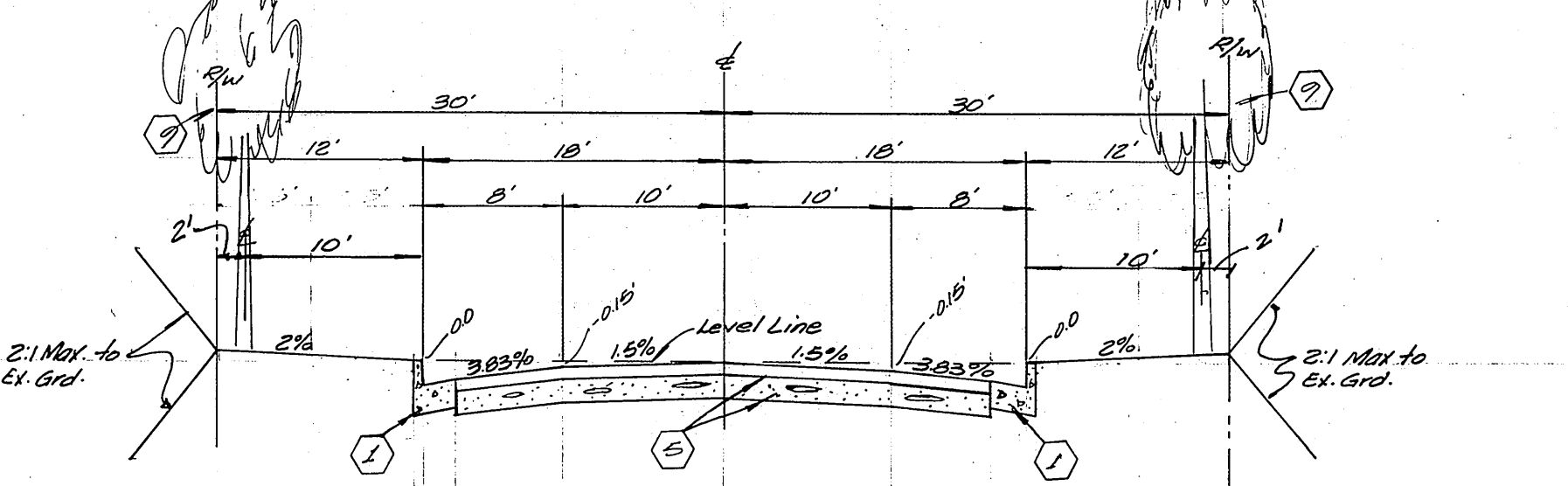
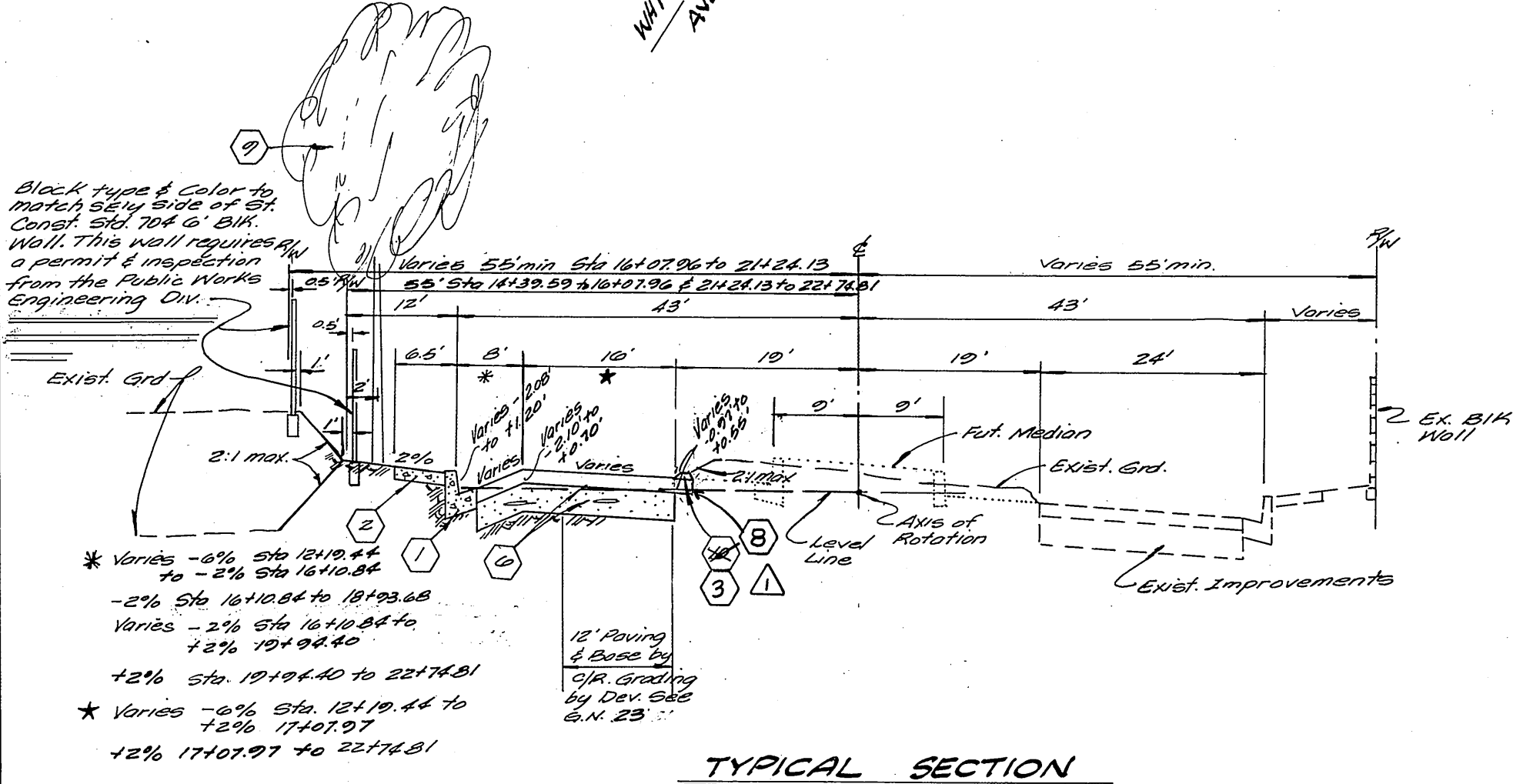


STREET SIGN SCHEDULE		
LOC.	NAME	BLK. No.
(A)	OVERLOOK PKWY	1400
(B)	RAVENSWOOD LN	1400
(C)	R1 (Stop) 30"x30" Octagon	
(C)	W33 (Not a thru street) 24"x24"	

Construction per Std. 662A

TREE PLANTING SCHEDULE				
Street Tree Planting shall be as follows				
Street Name	Botanical Name / Common Name	Min. Size	Approx. Spacing	No. Req.
Ravenswood Lane	Cupressus Anacardioides / Carpetwood	16gal	50'	24
Overlook Parkway	See Reverse Frontage Plan No A-1129 prepared by Tom R. Webb			



**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.

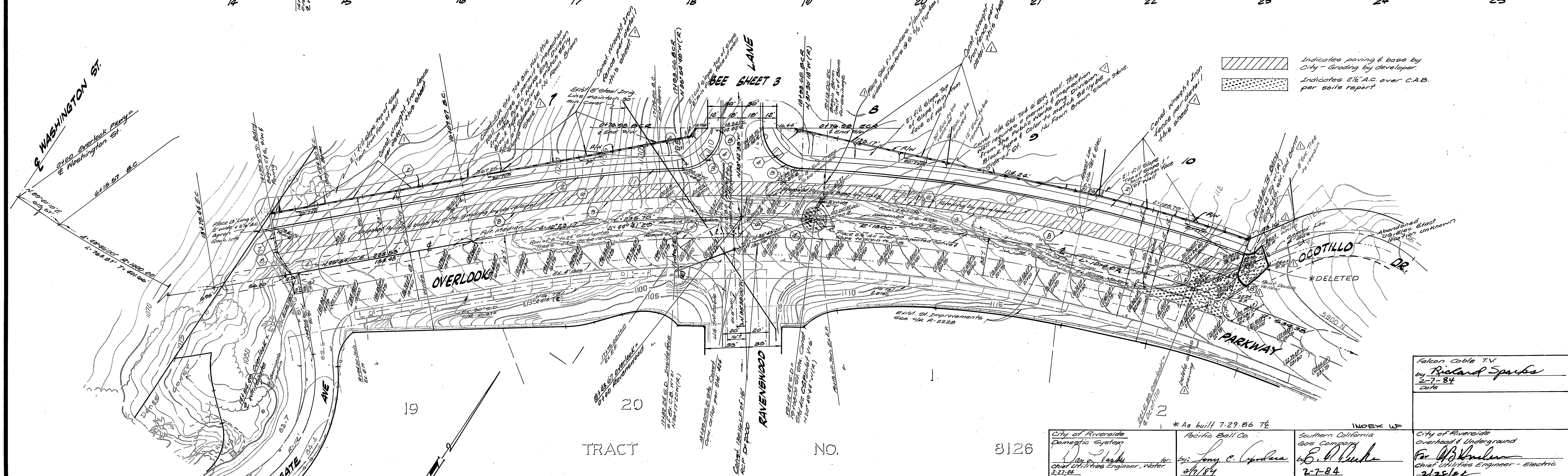
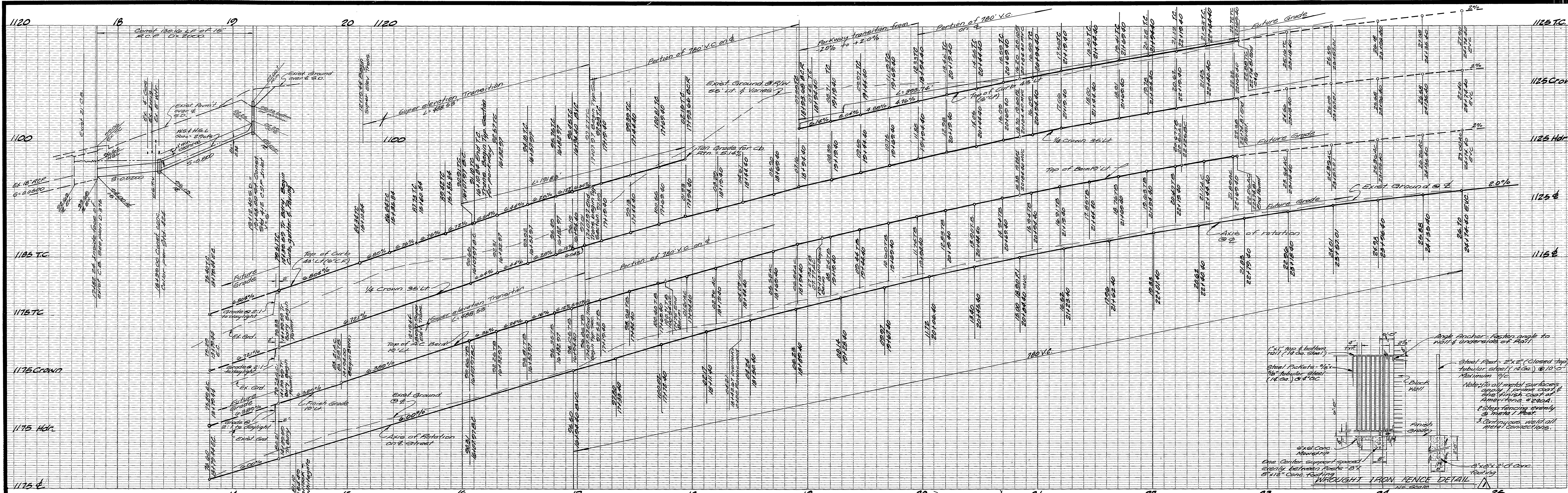
- GENERAL NOTES**
- Before the rip rap is accepted, as placed, at the outlet of any drainage structure, it shall be tested under flows as close as possible to design conditions with water obtained from fire hydr. in the immediate area.
  - The private engineer preparing these plans shall be responsible for preserving or re-establishing & referencing survey monuments destroyed, disturbed or buried as a result of const. shown herein.
  - On all areas within public R/W 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 resurfacing of the construction / cur. work.
  - The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the work herein. 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 field in the field to produce a smooth section. Engineer estimates overlay to be 3" tons.
  - Construct driveway approaches per Standard Dwg 302. Exact size and location to be determined at the time of construction as approved by the Traffic Engineer.
  - 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.
  - See Landscaping and Sprinkler System Plans for parkway on Overlook Parkway.
  - The developer is responsible for providing access paving. Should the developer and/or contractor decide to install the access paving prior to the City commencing its paving work, the developer shall coordinate his installation of access paving on Overlook Parkway with the City Inspector. Final courses of paving in access area to be laid by developer prior to the City commencing its paving operation. Developer will also install type "L" markers (Std 665) at 20' on centers on outgoing taper.
  - Any traffic control striping obliterated and/or badly worn during construction shall be restored by the contractor within five days after notification from the City Inspector.
  - All related work shall conform to the City of Riverside, Park & Recreation Department standards.
  - See Street Planting Schedule this sheet.
  - The contractor shall maintain all plantings for a minimum period of one (1) year.
  - Contact the Park Projects Inspector a min. of 48 hrs. in advance at 787-7222 to schedule inspections. Inspections shall be required: a) when plant locations have been spotted in the field prior to digging 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 (contractor will be released from maintenance only upon receipt of written notification from the city that the Park & Recreation Dept. is assuming maintenance responsibilities).
  - All overhanging tree limbs that are less than 15' above street grade shall be trimmed back.
  - The contractor shall call in a location request to Underground Service Alert (U.S.A.) Ph. No. 1-800-422-4133, two working days before digging. No construction permit issued by the Public Works Dept. involving excavation for underground facilities will be valid unless the applicant has been provided an inquiry identification No. by U.S.A.
  - In order to coordinate the City's portion of the work, the developer shall give the City 60 days notice in order that the developer's and the City's work may be installed concurrently. The developer shall prepare and compact rough subgrade (3:1) and is responsible for the condition of the subgrade until accepted by the City and responsible for barricading during this time.
  - Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
  - Technical U.S. facilities to be installed by developer after construction of curbs & gutter but prior to placement of K-gutters, spandrels, sidewalk, & paving.

- CONSTRUCTION NOTES**
- Construct Std. 200 curb & gutter (6" C.F.)
  - Construct Std. 325 curb line sidewalk
  - Construct Std. 250 Type II A.C. Berm
  - Construct Std. 304 access ramps
  - Construct 2 1/2" A.C. over 10" crushed aggregate base
  - Construct 3" A.C. over 16" crushed aggregate base
  - Construct Std. 180 Barricade
  - Place 2'x4" redwood header
  - Plant street trees per City of Riverside Parks & Recreation Dept. Std.

**BENCH MARK**  
 P.K. nail & tag in top of conc. vault on W. side of Washington St. 15' N of E. Mainfield Rd. produced by E.M. F.B. Elevation: 1029.503

<b>ALBERT A. WEBB ASSOCIATES</b> CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY: [Signature] DATE: 12-83 R.E. No. 27083 W.O. 82-12 FOR: Preston Kerr F.B. 1049		<b>CITY OF RIVERSIDE, CALIFORNIA</b> PUBLIC WORKS DEPARTMENT APPROVED BY: [Signature] DATE: 12-83 PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF PUB. WKS. ENGR.		<b>STREET PLAN &amp; PROFILE</b> TRACT NO. 10031 INDEX SCALE: As shown		ACCOUNT No. <b>R-2570</b> SHEET <b>1</b> OF <b>3</b> <b>82-18A</b>	
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\* As built 7-29-89 T.E. INDEX USE  
 City of Riverside Domestic System  
 Chief Utilities Engineer, Water 3-27-84 Date



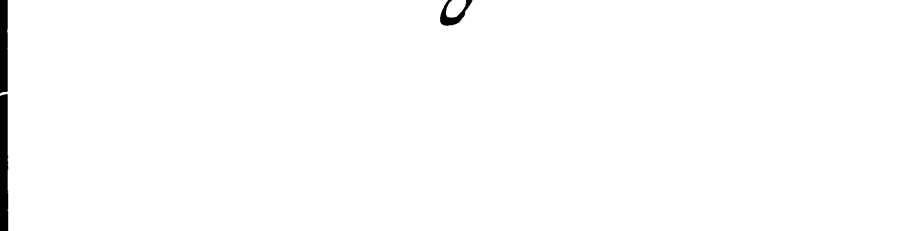
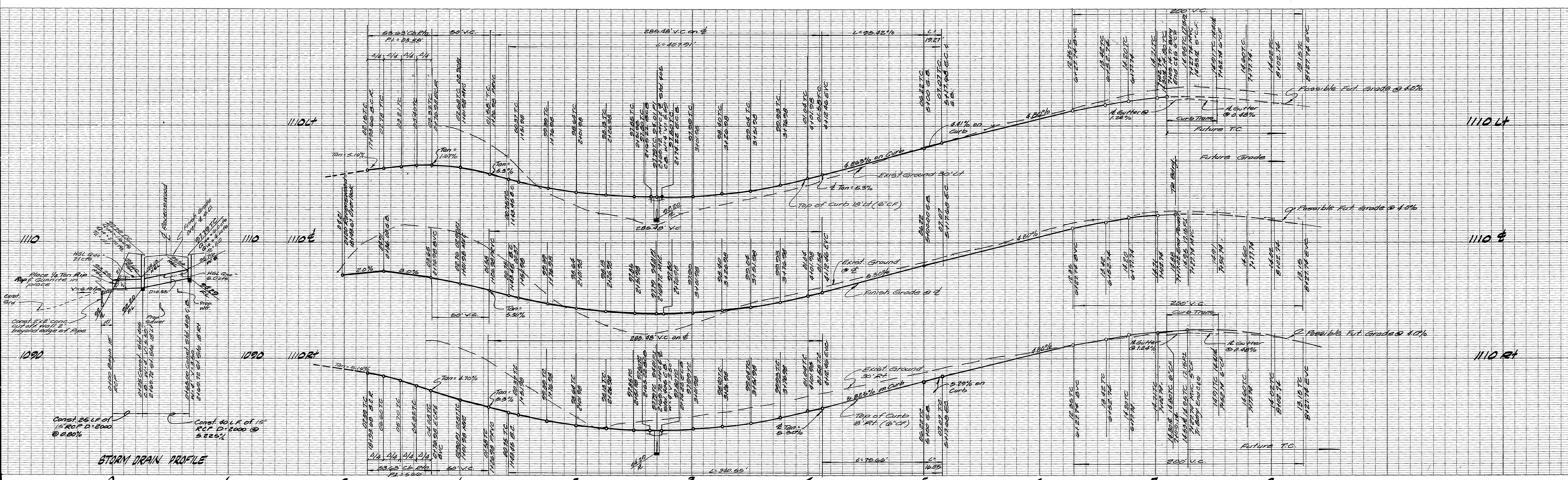
**CURB CURVE DATA**

No.	Δ	R	L	T
1	10° 57' 52"	185.00'	39.74'	108.20'
2	0° 11' 02"	183.00'	101.83'	96.00'
3	87° 57' 48"	35.00'	53.93'	33.00'
4	100° 00' 00"	10.00'	59.80'	~

**BENCH MARK**  
 P.K. nail & tag in top of conc. vault on W side of Washington St. 15' N. of E. Muirfield Rd. projected. 3/4 B.M. F.G. Elevation: 1029.503

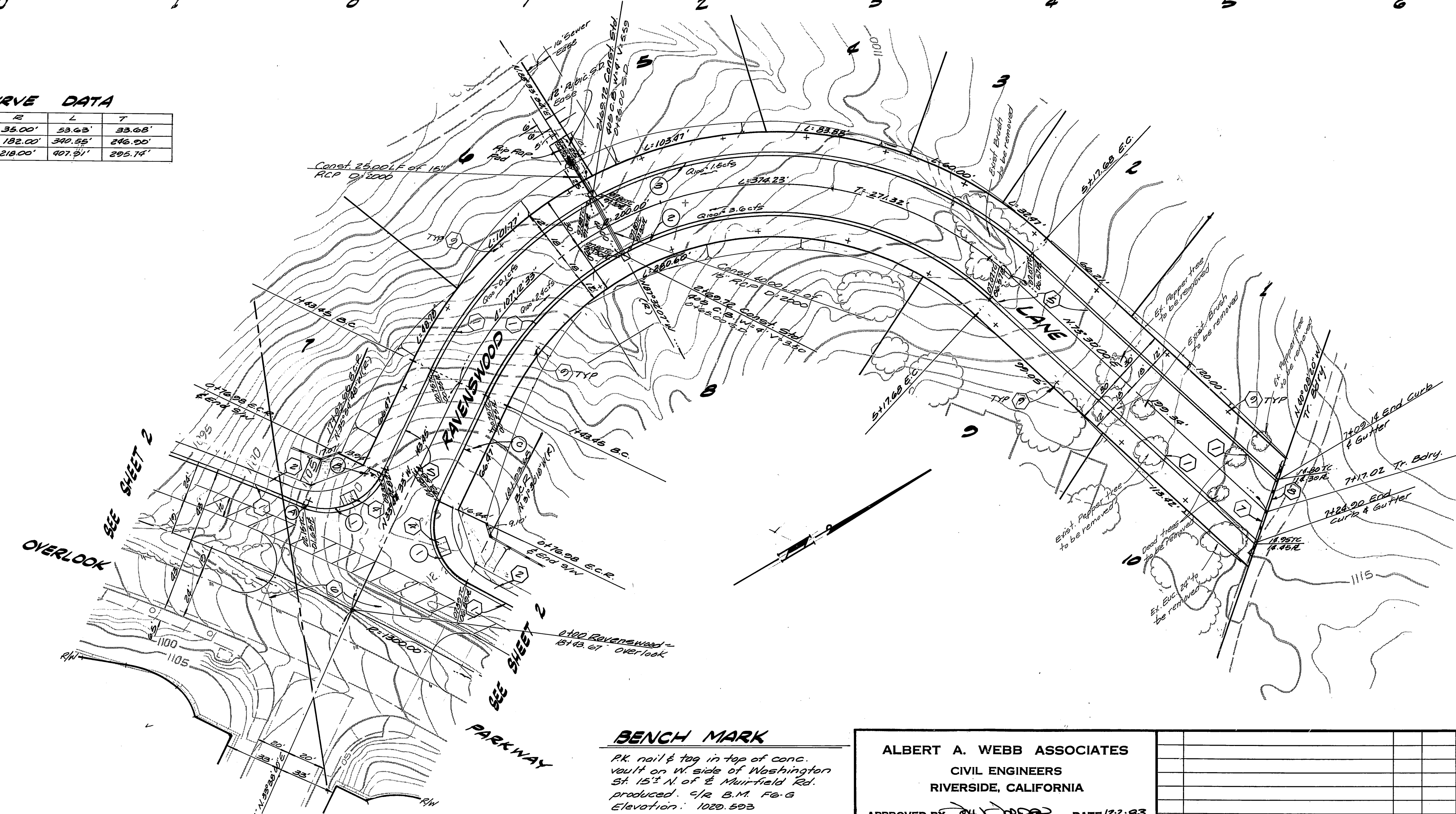
<b>ALBERT A. WEBB ASSOCIATES</b> CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY: <i>[Signature]</i> DATE: 12-2-83 R.E. No. 2223		<b>CITY OF RIVERSIDE, CALIFORNIA</b> PUBLIC WORKS DEPARTMENT APPROVED BY: <i>[Signature]</i> DATE: 6/6/84 CHIEF PUB. WKS. ENGR.		<b>Southern California Gas Company</b> <i>E. D. Rucker</i> 2-7-84 DATE		<b>City of Riverside</b> Overhead & Underground <i>For [Signature]</i> Chief Utilities Engineer - Electric 2/25/84 DATE	
W.O. 82-10 FOR: Preston Kerr F.B. 1099		DESIGNED BY: <i>[Signature]</i> DRAWN BY: <i>[Signature]</i> CHECKED BY: <i>[Signature]</i>		<b>INDEX UP</b> * As built 7-29-86 TC		<b>ACCOUNT NO.</b> DRAWING NUMBER <b>R-2570</b> <b>STREET PLAN &amp; PROFILE</b> <b>TRACT NO. 10931</b> <b>OVERLOOK PARKWAY</b> Northernly side - Sta. 14+39.59 to Sta. 22+74.81 SCALE: Horiz: 1" = 40' Vert: 1" = 8' <b>SHEET 2 OF 3</b> <b>88-18-A</b>	

PC 1851



**CURB CURVE DATA**

No.	A	B	L	T
1	27°41'45"	35.00'	53.65'	33.68'
2	107°12'33"	182.00'	340.55'	246.00'
3	107°12'33"	218.00'	407.91'	295.74'



**BENCH MARK**  
 RK nail & tag in top of conc. vault on W. side of Washington St. 15' N. of E. Muirfield Rd. produced: 5/28/81, P.E.G. Elevation: 1020.593

**ALBERT A. WEBB ASSOCIATES**  
 CIVIL ENGINEERS  
 RIVERSIDE, CALIFORNIA  
 APPROVED BY: [Signature] DATE: 12/2/83  
 R.E. No. 27283  
 W.O. 22-18 FOR: Preston Kerr F.B. 1020

MARK	REVISIONS	APPR.	DATE

**CITY OF RIVERSIDE, CALIFORNIA**  
**PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: [Signature] BY: [Signature] DATE: 6/6/84  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 CHIEF PUB. WKS. ENGR.  
 DESIGNED BY: ECT DRAWN BY: ECT CHECKED BY: ECT

**STREET PLAN & PROFILE**  
**TRACT NO. 10931**  
**RAVENSWOOD LANE**  
 SCALE: Horiz: 1"=40' Vert: 1"=8'

City of Riverside  
 Domestic System  
 Chief Utilities Engineer, Water  
 INDEX UP

ACCOUNT No.  
 DRAWING NUMBER  
**R-2579**  
 SHEET **3** OF **3**  
**82-18-A**