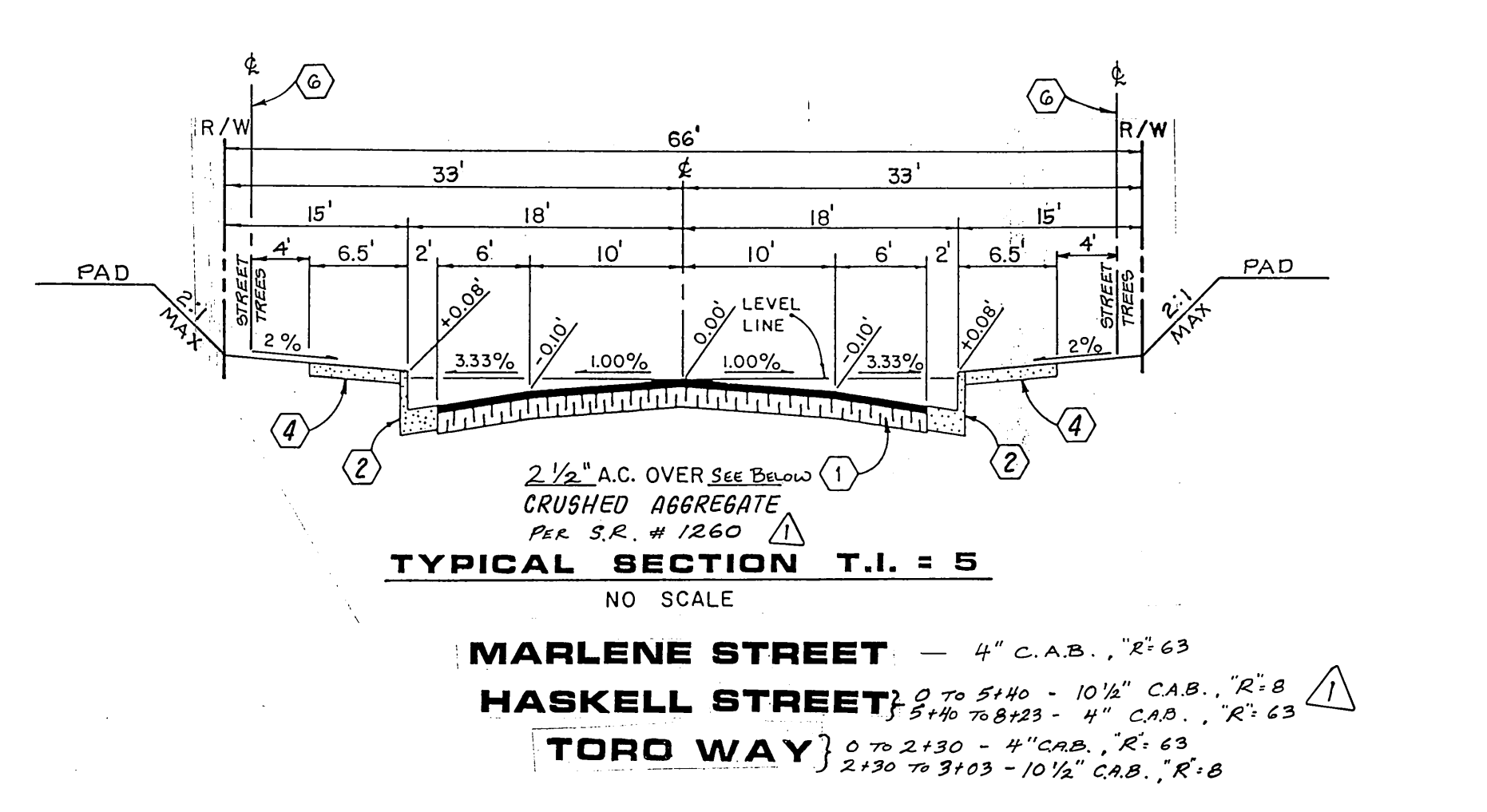
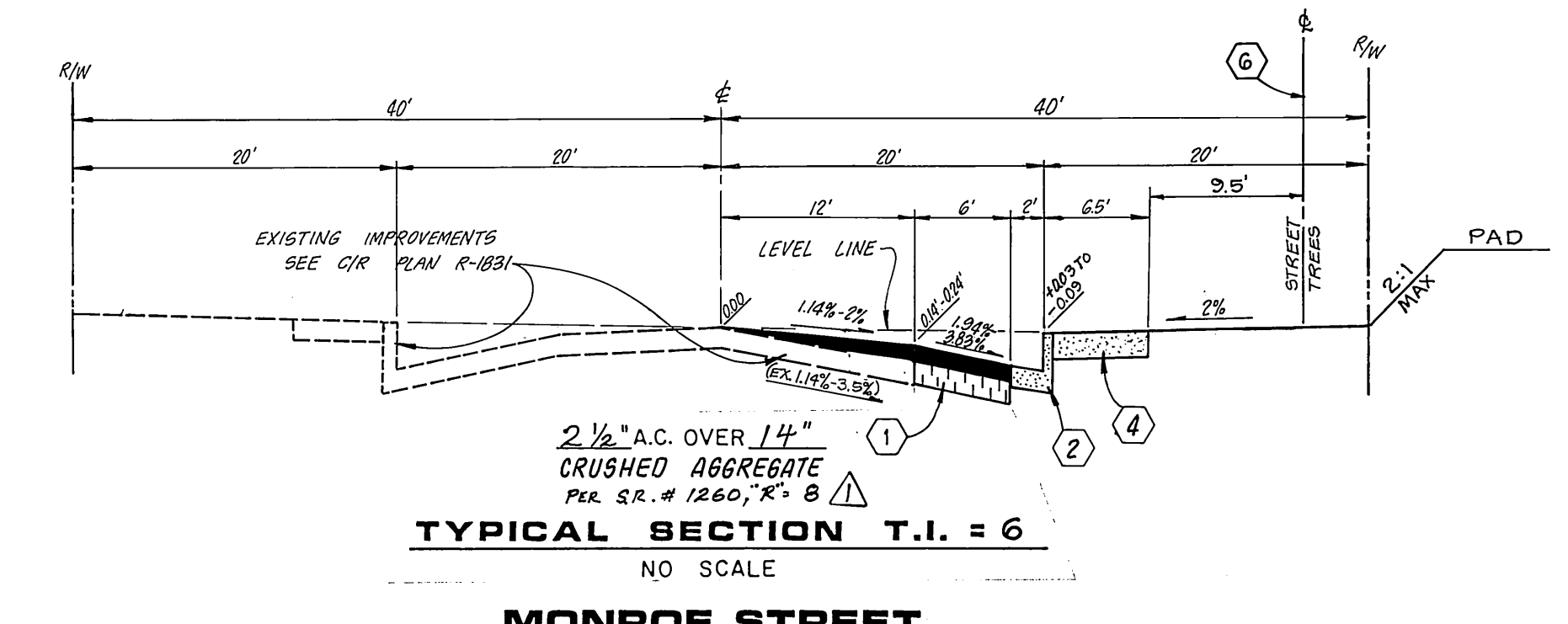


INDEX MAP & FLOW CHART
SCALE: 1"=100'



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 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. Private Engineer estimates overlay to be 35 tons.
- 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.
- Curb and gutter shall be staked with 3' offsets at 25' intervals.
- Location of laterals to be determined in the field at the direction of the owner. Avoid conflict with proposed and/or existing facilities.
- Contractor is to verify existing sewer elevation prior to construction.
- No finished floor elevation shall be less than 4' above the sewer flow line at point of connection without having a proper backwater valve installed in the lateral.
- Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
- All traffic signs shall be installed prior to opening the streets to traffic.
- Any traffic control striping obliterated during construction shall be restored by the contractor within five days after notification from the City Inspectors.
- Final striping for traffic control to be the responsibility of the developer.
- 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.
- 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.
- In residential areas 6" x 6" or 6" diameter blockouts for mailboxes are required in curb sidewalk 10" to 14" from the curb face at the property line between adjacent residences.
- 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.
- On all areas within 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.
- 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.
- 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.
- 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.
- Developer to give City Water Division five (5) working days written notice prior to start of construction and to allow City ten (10) working days for completion of work. (787-7611)
- Developer and/or Contractor to give RCFC 5 days written notice prior to starting work on storm drain (or doing any work within RCFC easements.) RCFC Encroachment Permit No. 1-C-271-102

TREE PLANTING NOTES

- All related 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: 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).
- The Contractor/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	Mid. Size	Depth Spacing	No. Req.
a. Monroe St.	Fraxinus velutina 'modesto'/ Modesto Ash	15 gal.	45'	10
b. Marlene St.	Fraxinus velutina 'modesto'/ Modesto Ash	15 gal.	45'	25
c. Haskell St.	Fraxinus velutina 'modesto'/ Modesto Ash	15 gal.	45'	36
d. Toro Way	Fraxinus velutina 'modesto'/ Modesto Ash	15 gal.	45'	10

STREET NAME & TRAFFIC SIGN SCHEDULE	
A	MONROE ST 3200
	MARLENE ST 8700
B	MARLENE ST 8700
	TORO WAY 3200
C	HASKELL ST 8700
	TORO WAY 3200
D	R-1 STOP SIGN
	30" OCTAGON
E	F-1 FLEXIBLE DELINEATOR

INSTALLATION SHALL BE IN ACCORDANCE WITH CIR STD. UNDER 662A & 666

- CONSTRUCTION NOTES**
- CONSTRUCT A.C. PAVING OVER CRUSHED AGGREGATE PER TYPICAL SECTION.
 - CONSTRUCT CURB AND GUTTER PER STD. DRAWING 200 (TYPE 1) 6" C.F.
 - CONSTRUCT CROSS GUTTER PER STD. DRAWING 220.
 - CONSTRUCT CURB SIDEWALK PER STD. DRAWING 325.
 - CONSTRUCT WHEELCHAIR RAMP PER STD. DRAWING 304.
 - PLANT STREET TREES PER CITY OF RIVERSIDE PARKS & RECREATION DEPT. STANDARDS.
 - CONSTRUCT 4" SEWER LATERAL PER STD. DWG. NO. 562.
 - CONSTRUCT CATCH BASIN PER STD. DRAWING 407.
 - CONSTRUCT JUNCTION STRUCTURE J.S. 4 PER R.C.F.C. & W.C. STD. DRAWING J.S. 229.
 - CONSTRUCT CONCRETE COLLAR PER STD. DWG. 424

Underground Service Alert
Call: TOLL FREE
1-800-422-4133
48 Hours Before You Dig

CITY OF RIVERSIDE
PUBLIC UTILITIES
ELECTRICAL DIVISION

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS SURVEYORS PLANNERS
3426 TENTH STREET RIVERSIDE, CAL. 92504 686-0844
11200 S. MT. VERNON AVE. COLTON, CAL.

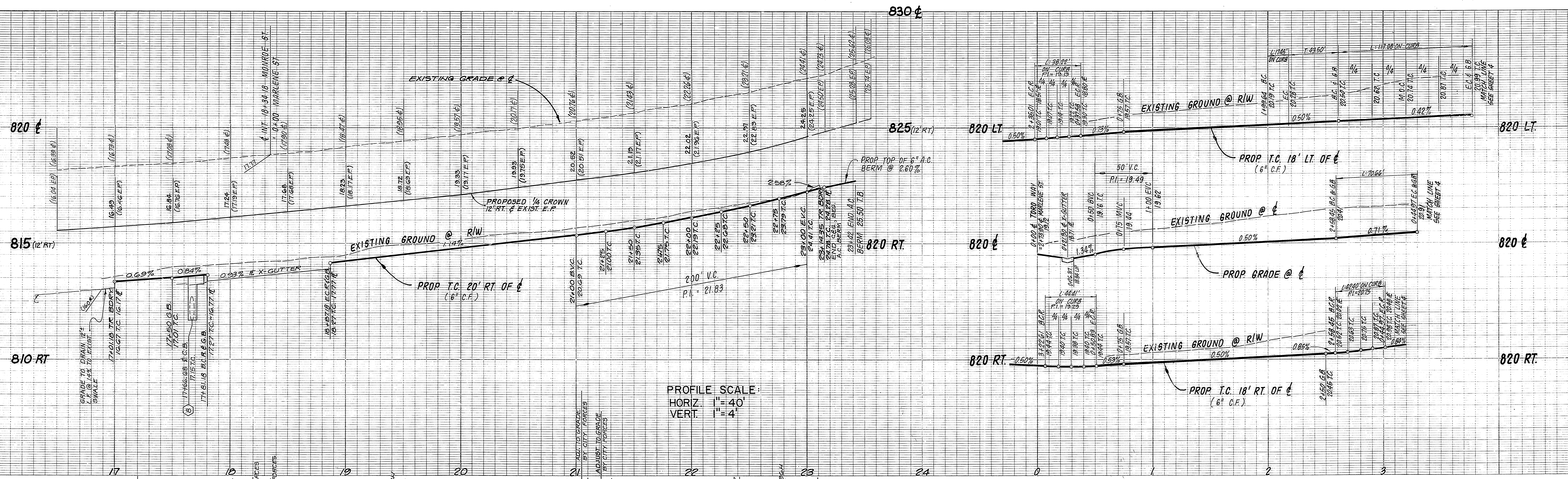
APPROVED BY: *[Signature]* 5/21/84
R.C.E. 17550 DATE
W.D. & F.B. 84-0362 FOR: CAMEO

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

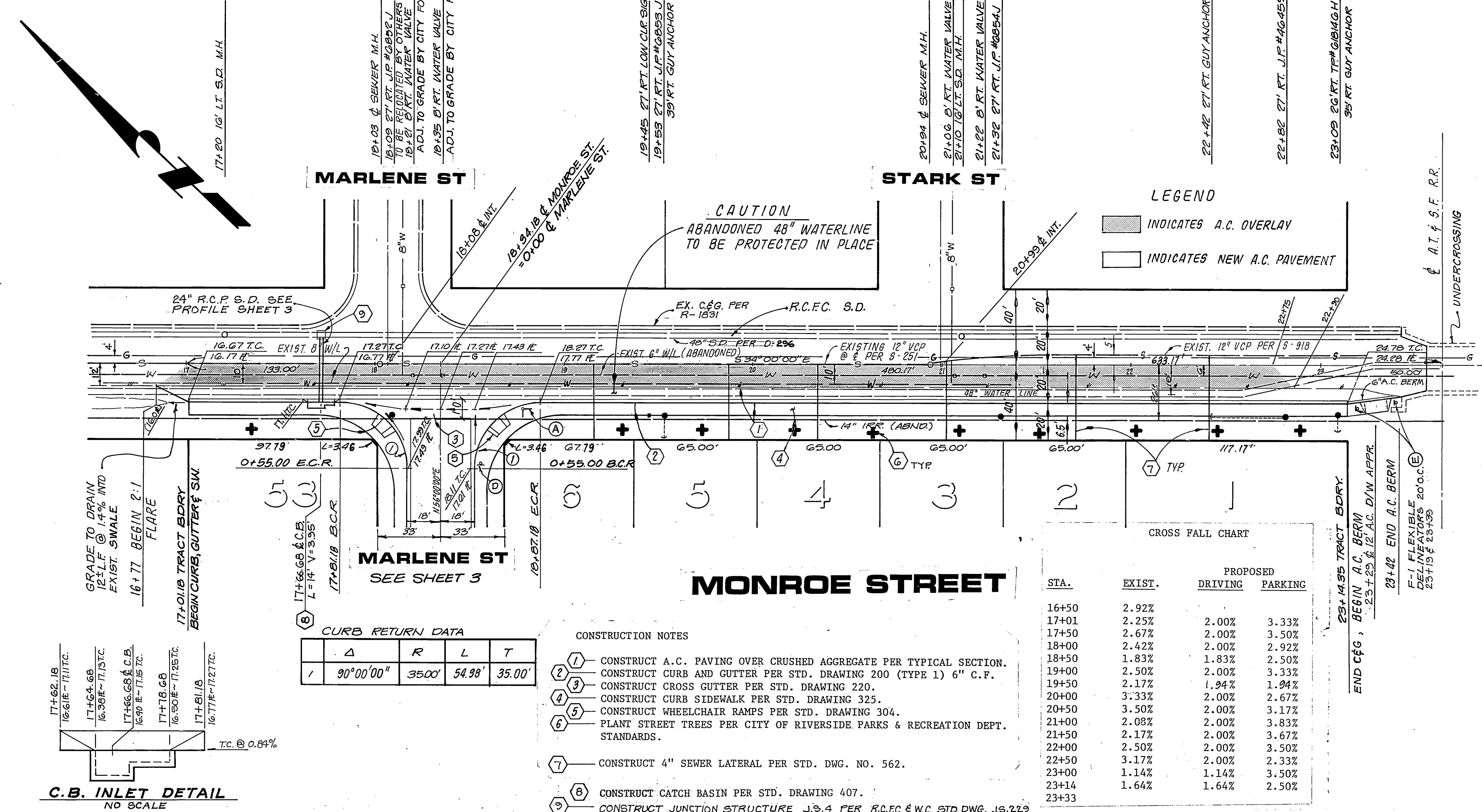
STREET IMPROVEMENT PLANS
TITLE SHEET
TRACT 10371

PROJECT NO. R-2624
SHEET 1 OF 4
FILE NO. 84-8629(M)

SCALE AS SHOWN

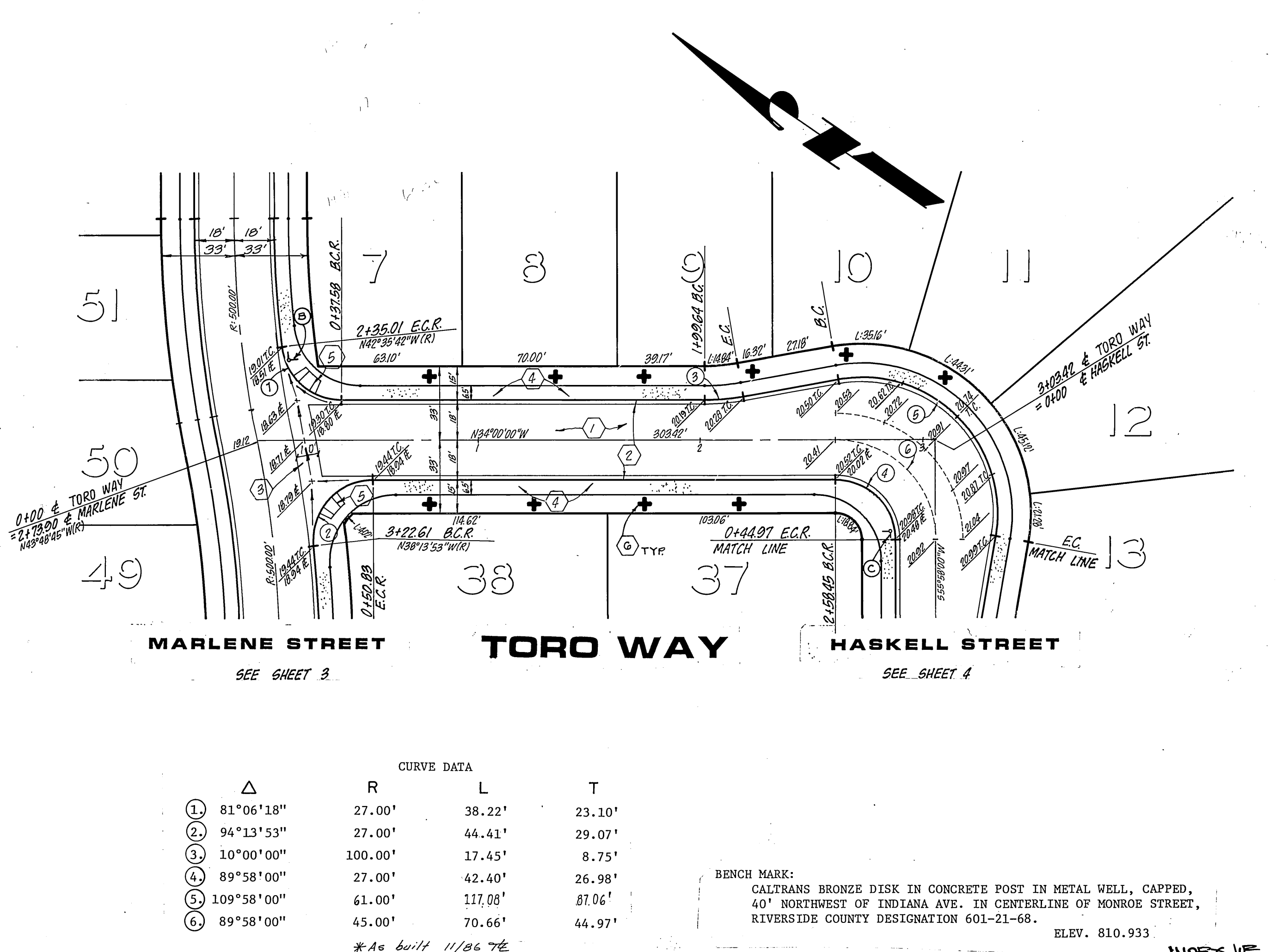


PROFILE SCALE:
 HORIZ. 1" = 40'
 VERT. 1" = 4'



CROSS FALL CHART

STA.	EXIST.	PROPOSED DRIVING	PROPOSED PARKING
16+50	2.92%		
17+01	2.25%	2.00%	3.33%
17+50	2.67%	2.00%	3.50%
18+00	2.42%	2.00%	2.92%
18+50	1.83%	1.83%	2.50%
19+00	2.50%	2.00%	3.33%
19+50	2.17%	1.94%	1.94%
20+00	3.33%	2.00%	2.67%
20+50	3.50%	2.00%	3.17%
21+00	2.08%	2.00%	3.83%
21+50	2.17%	2.00%	3.67%
22+00	2.50%	2.00%	3.50%
22+50	3.17%	2.00%	2.33%
23+00	1.14%	1.14%	3.50%
23+14	1.64%	1.64%	2.50%
23+33			



CURVE DATA

Δ	R	L	T	
1	81°06'18"	27.00'	38.22'	23.10'
2	94°13'53"	27.00'	44.41'	29.07'
3	10°00'00"	100.00'	17.45'	8.75'
4	89°58'00"	27.00'	42.40'	26.98'
5	109°58'00"	61.00'	117.08'	81.06'
6	89°58'00"	45.00'	70.66'	44.97'

Underground Service Alert
 Call: TOLL FREE
 1-800
 422-4133
 48 Hours Before You Dig

CITY OF RIVERSIDE
 DOMESTIC SYSTEM & IRRIGATION SYSTEM
 CHIEF UTILITIES ENGINEER, WATER

CITY OF RIVERSIDE
 PUBLIC UTILITIES ELECTRICAL DIVISION
 CHIEF UTILITIES ENGINEER, ELECTRICAL

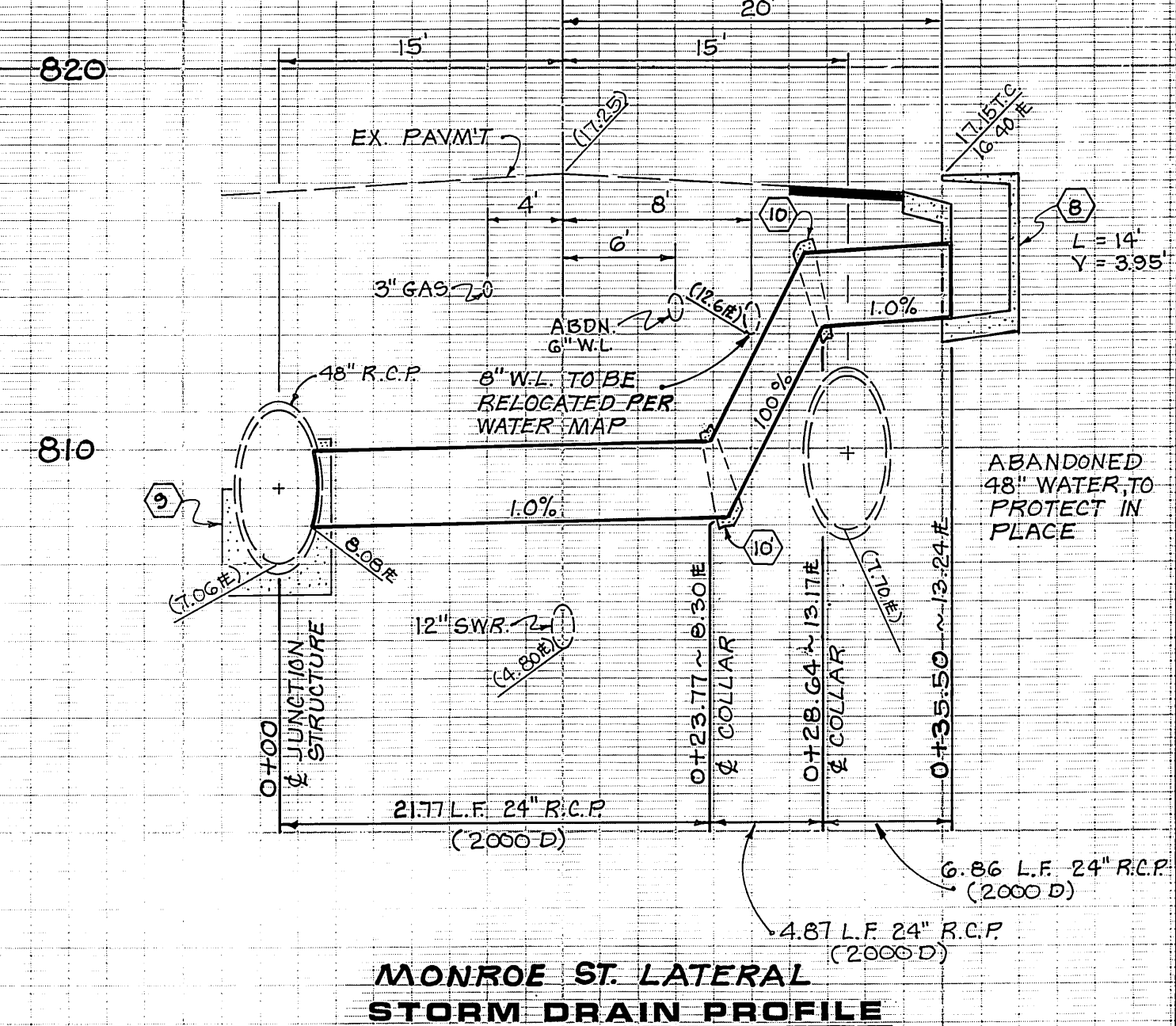
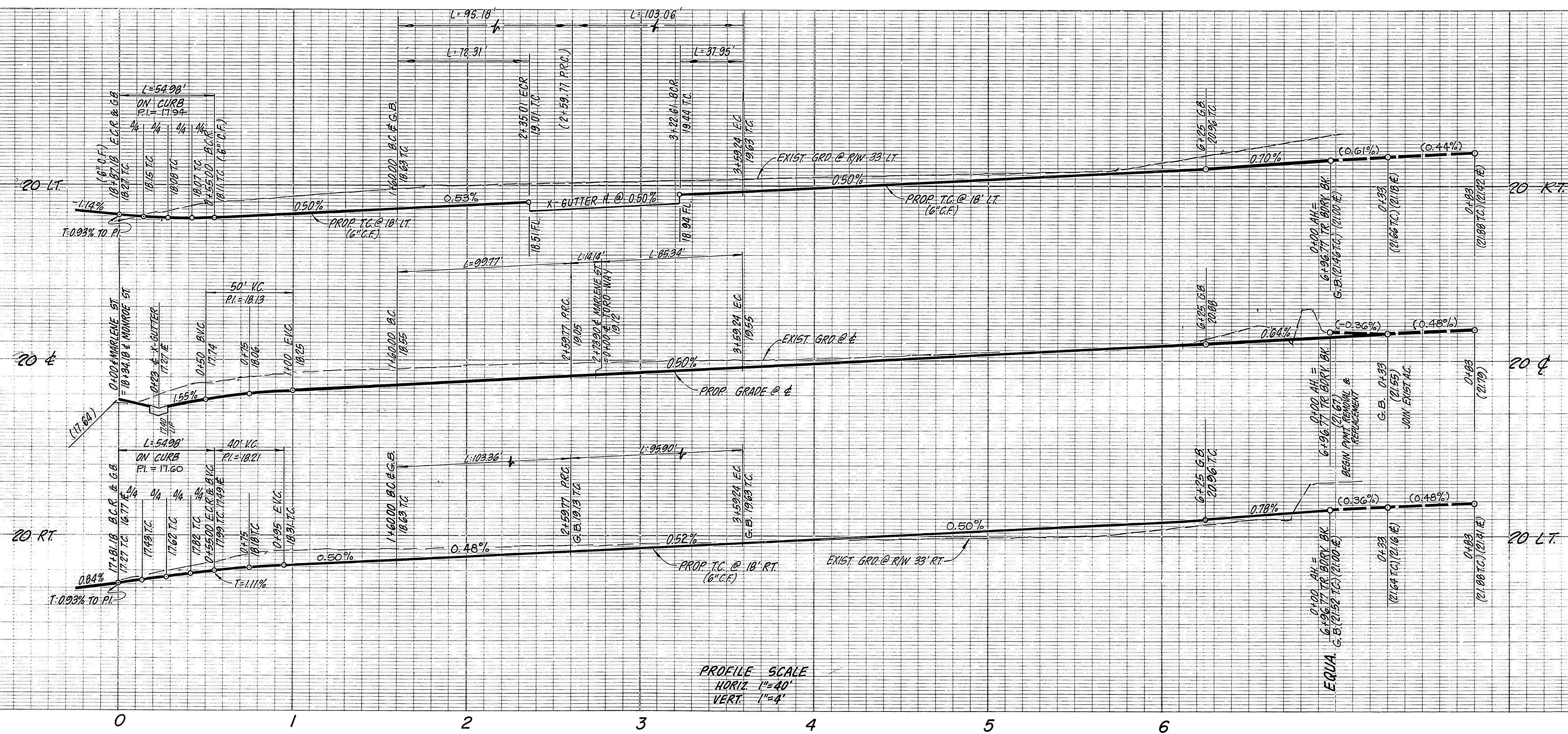
J. F. DAVIDSON ASSOCIATES
 CIVIL ENGINEERS SURVEYORS PLANNERS
 3426 TENTH STREET RIVERSIDE, CALIF. 92504
 APPROVED BY: [Signature] DATE: 5/18/84

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: [Signature] DATE: MAY 23, 1985

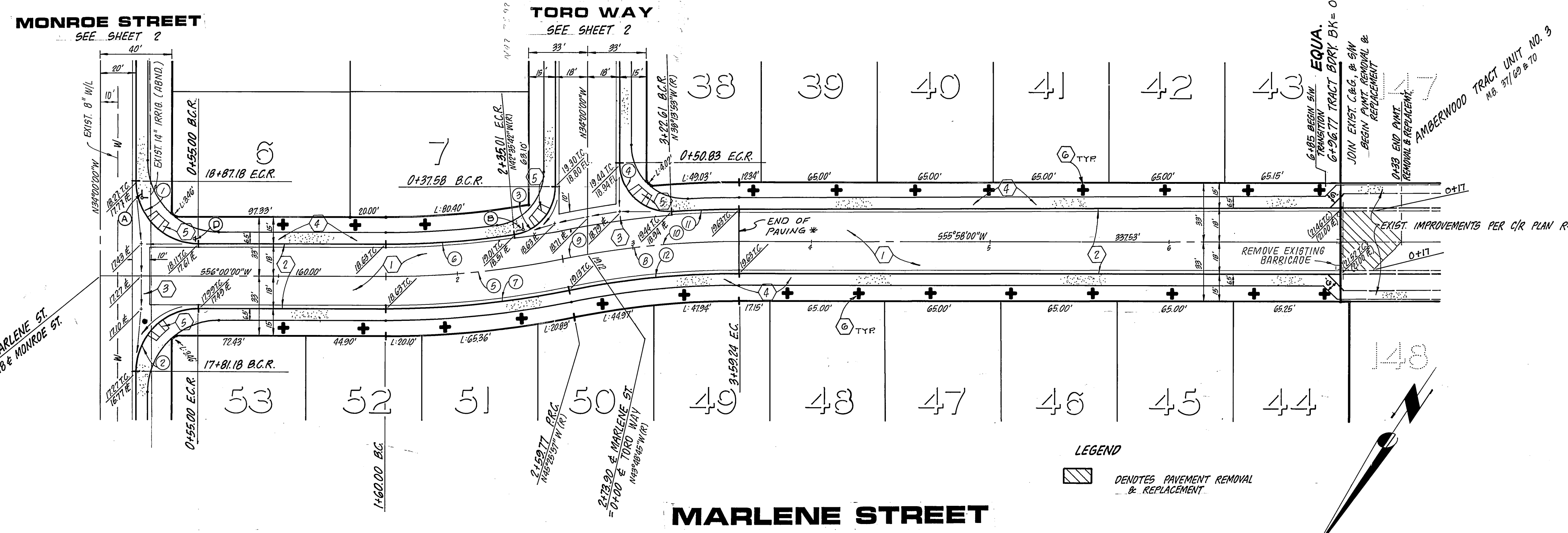
STREET PLAN & PROFILE
 TRACT 10371
 MONROE STREET
 (BETWEEN A.T. & S.F. R.R. AND HOFFMAN AVE.)
 TORO WAY
 SHEET 2 OF 4

PROJECT NO. R-2624
 HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 4'
 FILE NO. 84-8629 (M)

DESIGNED BY: C.F.H. DRAWN BY: S.F.H. CHECKED BY: S.R.H. MARK: REVISIONS: APPR. DATE: CHIEF P.W. ENGR. DATE: 5/18/85



PROFILE SCALE
HORIZ. 1"=40'
VERT. 1"=4'



- CONSTRUCTION NOTES
- CONSTRUCT A.C. PAVING OVER CRUSHED AGGREGATE PER TYPICAL SECTION.
 - CONSTRUCT CURB AND GUTTER PER STD. DRAWING 200 (TYPE 1) 6" C.F.
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 - CONSTRUCT CATCH BASIN PER STD. DRAWING 407.
 - CONSTRUCT JUNCTION STRUCTURE J.S. 4 PER R.C.F.C. & W.C. STD. DRAWING J.S. 229.
 - CONSTRUCT CONCRETE COLLAR PER STD. DWG. 424.

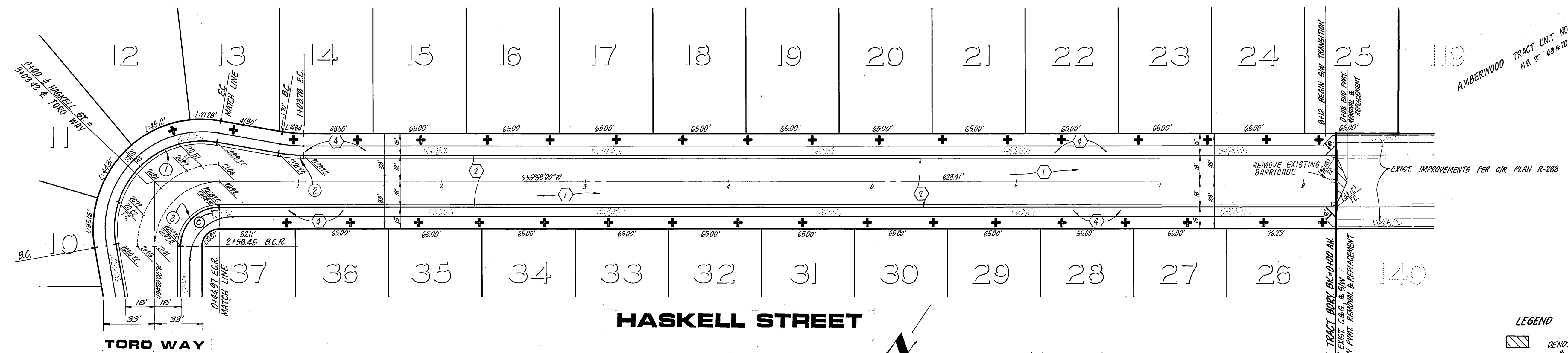
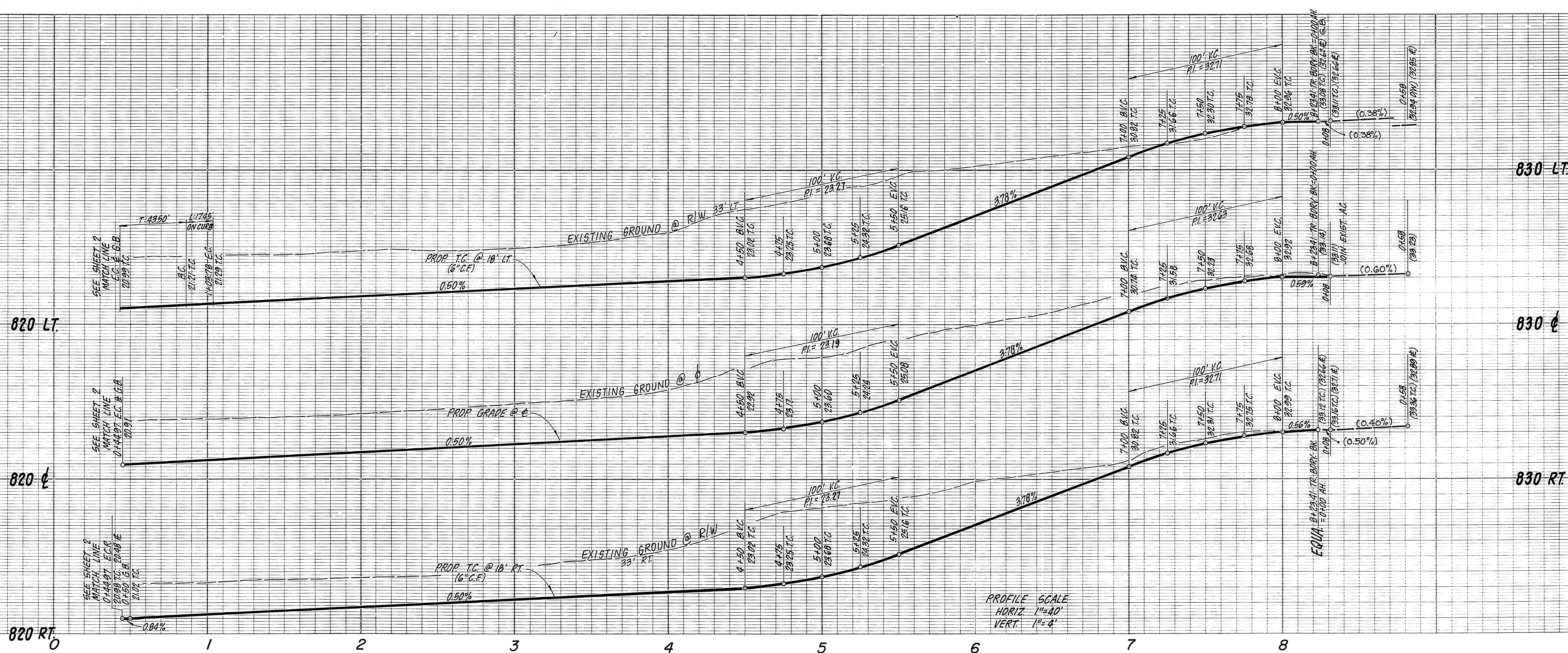
CURVE DATA

Δ	R	L	T	
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2	90°00'00"	35.00'	54.98'	35.00'
3	81°06'18"	27.00'	38.22'	23.10'
4	94°13'53"	27.00'	44.41'	29.07'
5	11°25'57"	500.00'	99.77'	50.05'
6	08°35'42"	482.00'	72.31'	36.22'
7	11°25'57"	518.00'	103.36'	51.85'
8	11°23'57"	500.00'	99.48'	49.90'
9	01°37'12"	500.00'	14.14'	7.07'
10	09°46'45"	500.00'	85.34'	42.77'
11	04°11'53"	518.00'	37.95'	18.99'
12	11°23'57"	482.00'	95.90'	48.11'

BENCH MARK:
CALTRANS BRONZE DISK IN CONCRETE POST IN METAL WELL, CAPPED,
40' NORTHWEST OF INDIANA AVE. IN CENTERLINE OF MONROE STREET,
RIVERSIDE COUNTY DESIGNATION 601-21-68.
ELEV. 810.933

CITY OF RIVERSIDE PUBLIC UTILITIES ELECTRICAL DIVISION 11/27/84 JOHN JOHNSON CHIEF UTILITIES ENGINEER, ELECTRICAL	CITY OF RIVERSIDE Domestic System & Irrigation System 12-27-84 JOHN JOHNSON CHIEF UTILITIES ENGINEER, WATER	J. F. DAVIDSON ASSOCIATES CIVIL ENGINEERS SURVEYORS PLANNERS 3426 TENTH STREET 11200 S. MT. VERNON AVE. RIVERSIDE, CAL. 92504 COLTON, CAL. APPROVED BY: [Signature] R.C.E. 17550 DATE: 5/2/84 W.D. & F.B. 84-836Z FOR: CAMEO	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: [Signature] WILLIAM D. HANCOCK DIRECTOR OF PUBLIC WORKS DATE: MAY 23, 1985	STREET PLAN & PROFILE TRACT 10371 MARLENE STREET (MONROE AVE. SW'LY 700') HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'	PROJECT NO. R-2624 SHEET 3 OF 4 FILE NO. 84-8629(M)

PC 1506



CURVE DATA

Δ	R	L	T
① 109°58'00"	61.00'	117.08'	87.06'
② 10°00'00"	100.00'	17.45'	8.75'
③ 89°58'00"	27.00'	42.40'	26.98'

- CONSTRUCTION NOTES
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 - ⑥ PLANT STREET TREES PER CITY OF RIVERSIDE PARKS & RECREATION DEPT. STANDARDS.

LEGEND
 DENOTES PAVEMENT REMOVAL & REPLACEMENT

BENCH MARK:
 CALTRANS BRONZE DISK IN CONCRETE POST IN METAL WELL, CAPPED,
 40' NORTHWEST OF INDIANA AVE. IN CENTERLINE OF MONROE STREET,
 RIVERSIDE COUNTY DESIGNATION 601-21-68.
 ELEV. 810.933

J. F. DAVIDSON ASSOCIATES
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 3426 TENTH STREET 11200 S. MT. VERNON AVE.
 RIVERSIDE, CAL. 92504 COLTON, CAL.
 APPROVED BY: *[Signature]* 5/21/84
 R.C.E. 11550 DATE
 W.O. & F.B. 84-8362 FOR: CAMEO

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *[Signature]*
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF P. W. ENGR.
 DATE: **MAY 23, 1985**

STREET PLAN & PROFILE
TRACT 10371
HASKELL STREET
 (TORO WAY SW'LY 825)
 PROJECT NO. R-2624
 SHEET 4 OF 4
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'
 FILE NO. 84-8629(M)

PC 1505