

STREET IMPROVEMENT PLANS

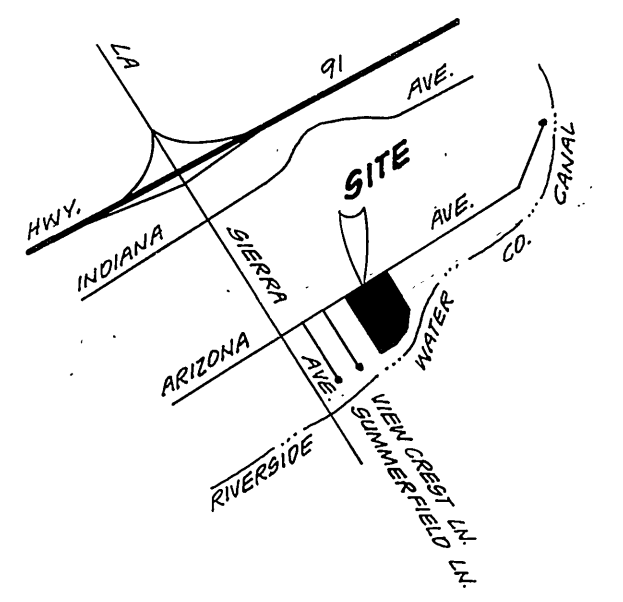
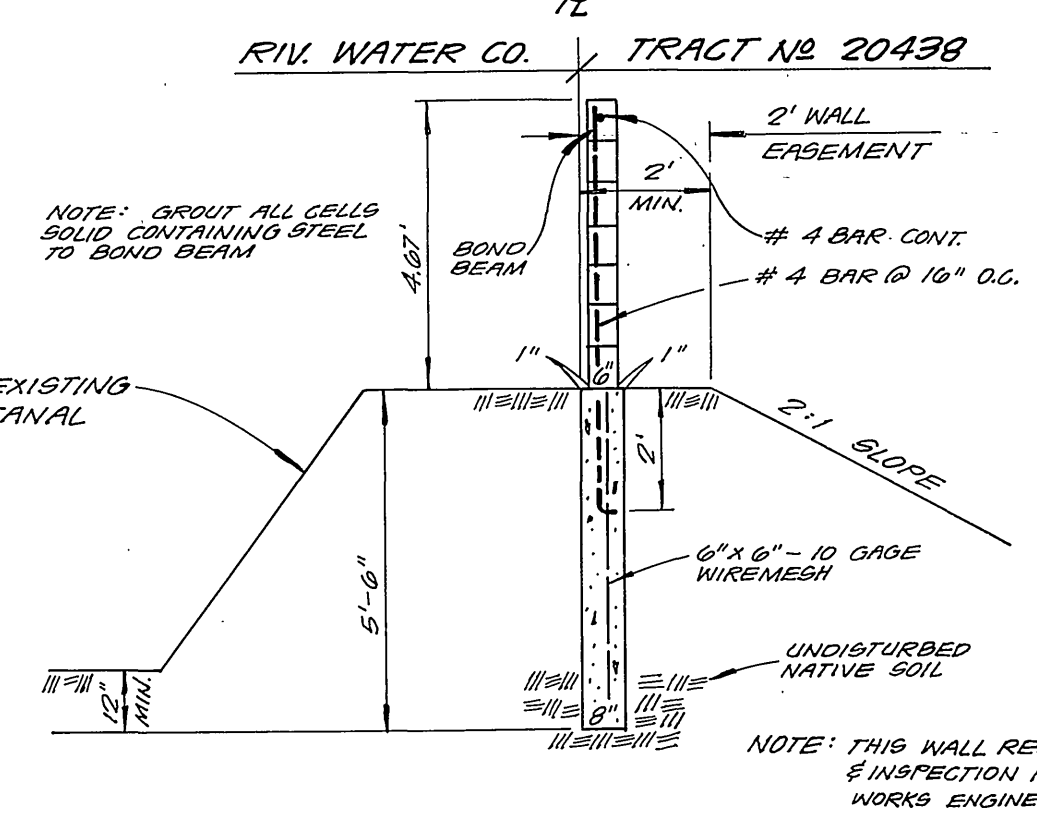
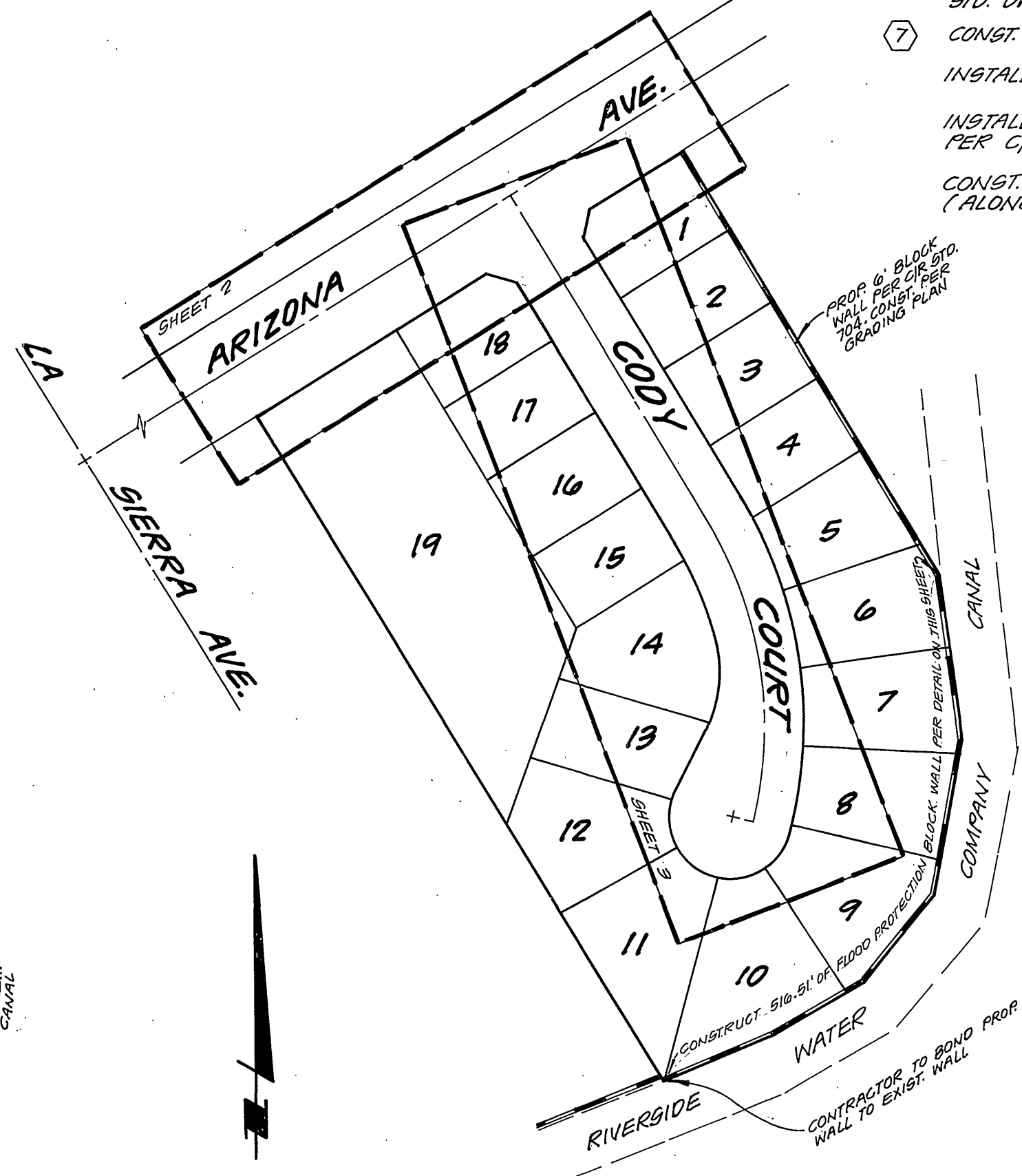
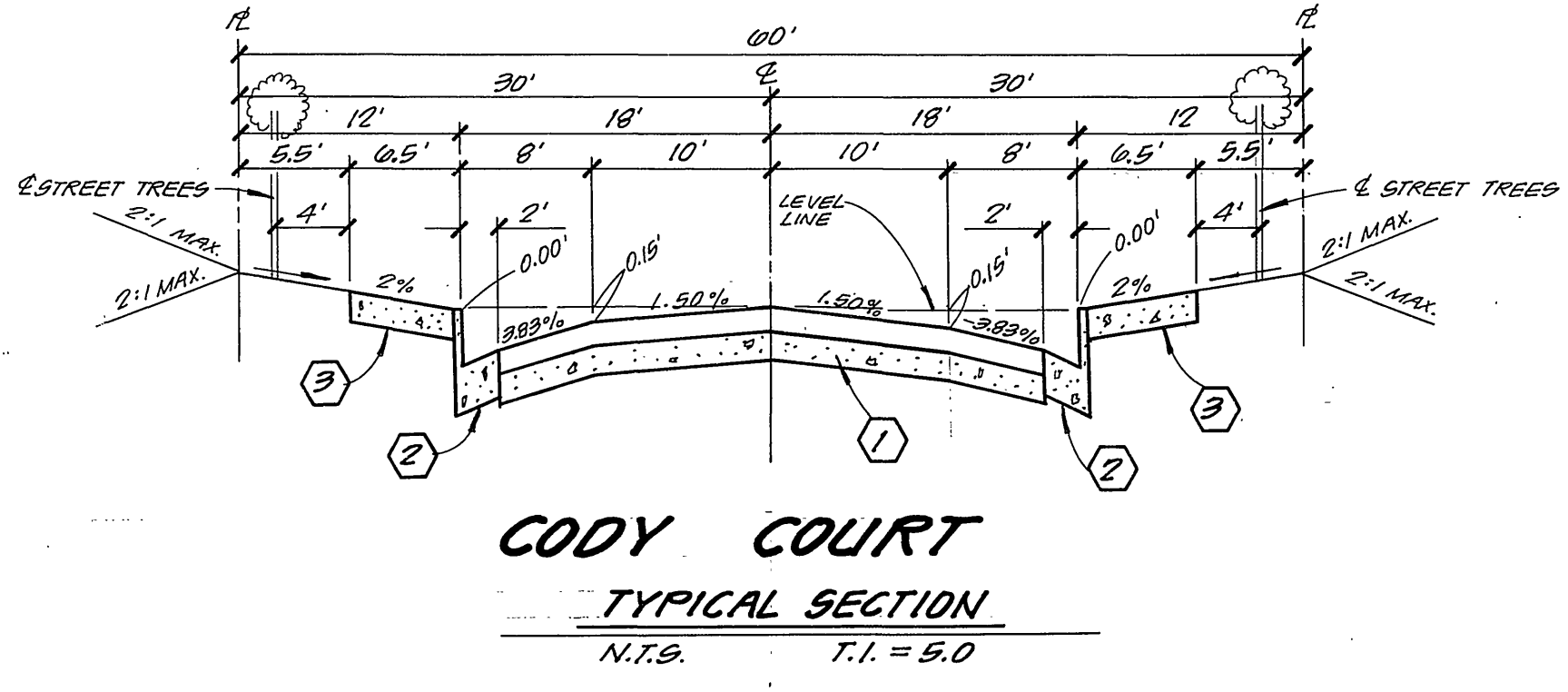
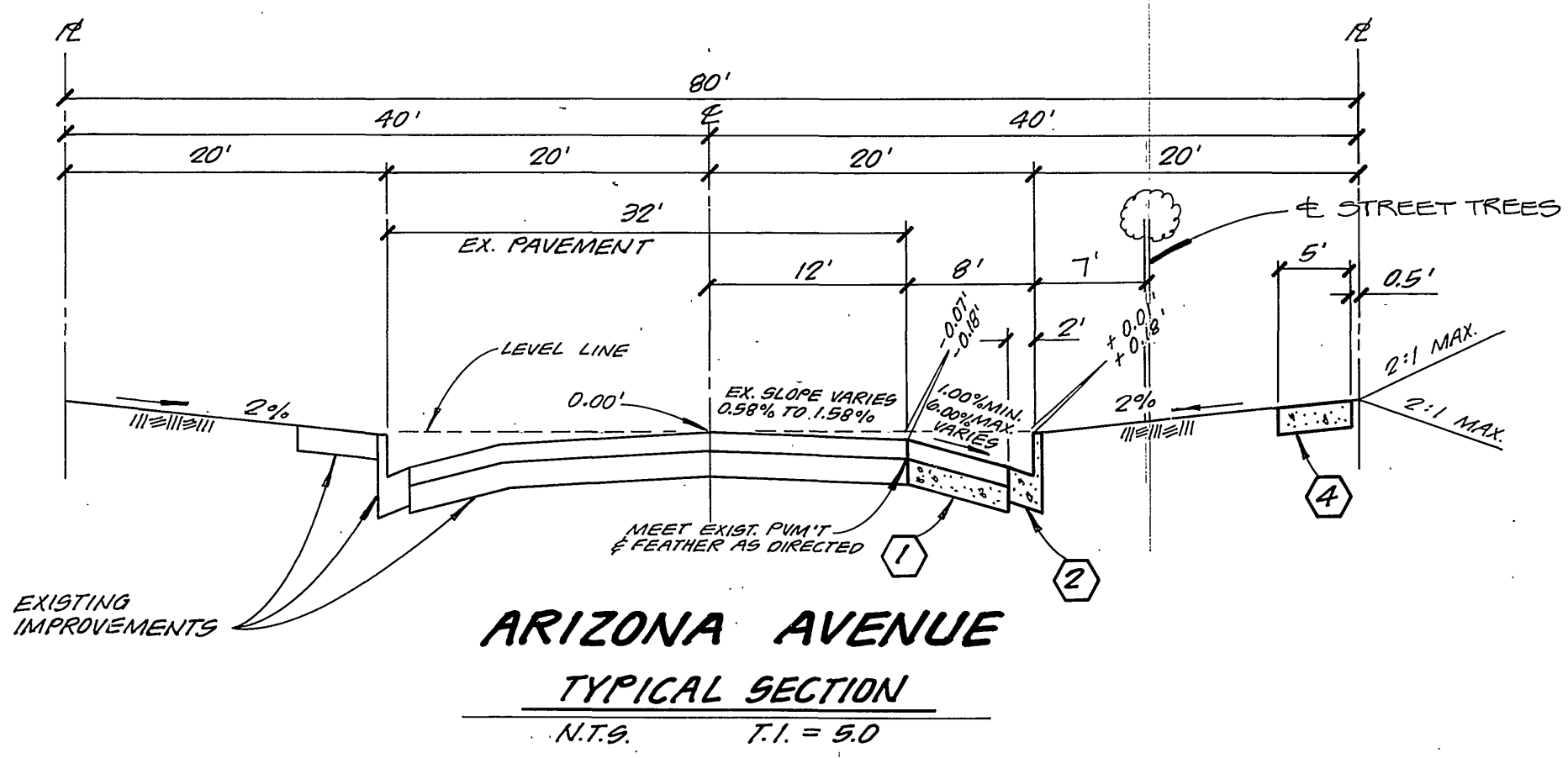
TRACT NO. 20438

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 JOINING 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 1/2" THIN.
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. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 12.5' INTERVALS AND TWO ROWS OF NUMBER 3 RE-BAR SHALL BE PLACED IN GUTTER WHERE GRADE IS LESS THAN 0.40%. PLACE 3/4" DOWEL PINS AT ALL EXPANSION JOINTS.
7. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
8. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREET TO TRAFFIC.
9. 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 INSPECTORS.
10. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
11. 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.
12. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
13. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
14. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS THE PLANS FOR APPROVAL BY THE CITY.
15. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (U.S.A.), PHONE NO. 1-800-422-4139, 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 BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
16. IN RESIDENTIAL AREAS 6" X 6" OR 6" DIAMETER BLOCKOUTS FOR MAILBOXES ARE REQUIRED IN CURB SIDEWALK 10" TO 14" FROM CURB FACE AT THE PROPERTY LINE BETWEEN ADJACENT RESIDENCES.
17. 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.
18. 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.
19. 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 (787-7811).
20. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.

CONSTRUCTION NOTES & QUANTITIES

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|---|---|-------------|--|
| ① | CONST. 0.21' A.C. OVER 33 CRUSHED A.B. OR 0.34' A.C. OVER COMPACTED NATIVE SOIL | 23355 S.F. | |
| ② | CONST. 6" CURB & GUTTER PER STD DWG. # 200 | 1450 L.F. | |
| ③ | CONST. CURB SIDEWALK PER STD DWG. # 325 | 8160 S.F. | |
| ④ | CONST. 12" SIDEWALK PER STD DWG. # 325 | 965 S.F. | |
| ⑤ | CONST. WHEELCHAIR RAMP PER STD DWG. # 304 | 2 EA. | |
| ⑥ | CONST. 6" CROSS GUTTER & APRONS PER STD DWG. # 220 | 760 S.F. | |
| ⑦ | CONST. A.C. OVERLAY AS SHOWN | 1/2 TON | |
| | INSTALL TYPE F-1 FLEXIBLE DELINEATOR | 1 EA. | |
| | INSTALL 4" Ø SEWER LATERAL PER C/R STD # 562 | 44 L.F. | |
| | CONST. FLOOD PROTECTION BLOCK WALL (ALONG CANAL PER DETAIL ON THIS SHEET) | 516.51 L.F. | |



TREE PLANTING GENERAL 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: (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).
3. THE 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.
ARIZONA AVE.	FRAXINUS VELUTINA/MODESTO	15 GAL.	45'	6
CODY COURT	FRAXINUS VELUTINA/MODESTO	15 GAL.	45'	22
5. A PUBLIC WORKS DEPARTMENT PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.

SIGN SCHEDULE		
A	ARIZONA AVENUE	10900
B	CODY COURT	2900
B	W59' (NOT A THROUGH STREET) 24" X 24"	

INSTALL PER STD DWGS. 062-A & 066

NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF 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.

NOTIFICATIONS

1. THE EXACT DEPTH OF UNDERGROUND UTILITIES SHOWN IS UNKNOWN. THE LOCATIONS & DEPTHS SHOWN ON THESE PLANS ARE FROM UTILITY RECORDS. THE CONTRACTOR IS TO TAKE DUE PRECAUTIONARY MEASURES TO LOCATE AND PROTECT ALL UNDERGROUND FACILITIES SHOWN OR NOT SHOWN ON THESE PLANS.
2. CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITIES 48 HOURS PRIOR TO EXCAVATION:

SOUTHERN CALIFORNIA GAS COMPANY	1-800-422-4139
PACIFIC BELL COMPANY	1-800-422-4139

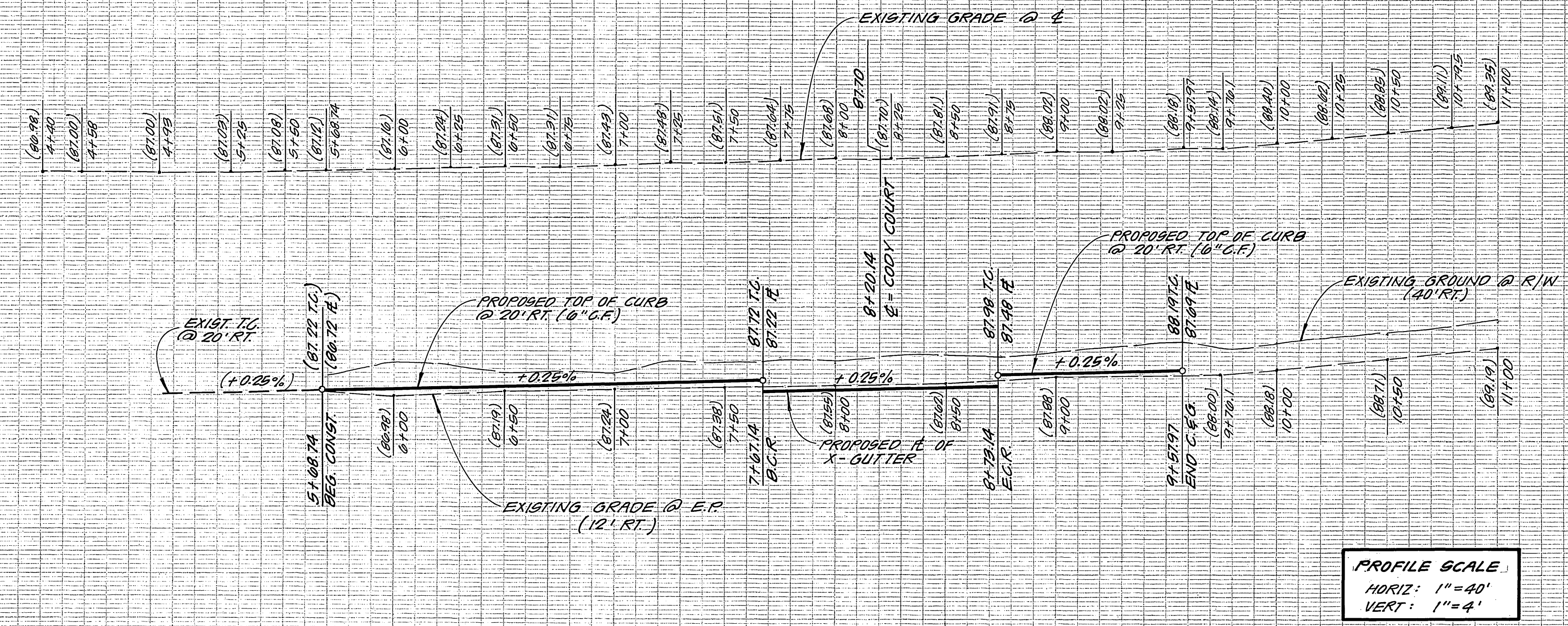
PACIFIC BELL TELEPHONE COMPANY APPROVED BY: <i>B.A. Haggans</i> DATE: 1/20/85 CITY OF RIVERSIDE - PUBLIC UTILITIES ELECTRIC APPROVED BY: <i>John Johnson</i> DATE: 1/15/85	SOUTHERN CALIFORNIA GAS COMPANY REVIEWED BY: <i>Olden Javan</i> DATE: 1-14-85 CITY OF RIVERSIDE - WATER SYSTEM APPROVED BY: <i>Don L. Park</i> DATE: 1-28-85	L A WAINSCOTT & ASSOCIATES CIVIL ENGINEERS GRAND TERRACE, CALIFORNIA (714) 824-1775 APPROVED BY: <i>L.A. Waincott</i> DATE: 11-21-84 R.C.E. 10050 W.O. 270.02 FOR RON COTTER F.B. 5	BENCH MARK: ELEVATION = 783.413 F.D. RIVERSIDE COUNTY B.M. MARKED ML-83 200' NLY OF ARIZONA AVE., 90' ELY OF LA SIERRA AVE., A BRASS DISK STAMPED ML-83 1971, SET IN THE TOP OF A CONC. POST, 3" ABOVE GROUND.	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: <i>[Signature]</i> DATE: 1/15/85 TRAFFIC DIVISION CHIEF P.W. ENGINEER	STREET PLAN & PROFILE TRACT NO. 20438 INDEX MAP SHT. 1 OF 3 SCALE: HORIZ. AS NOTED VERT. AS NOTED W.O. 270.02 A
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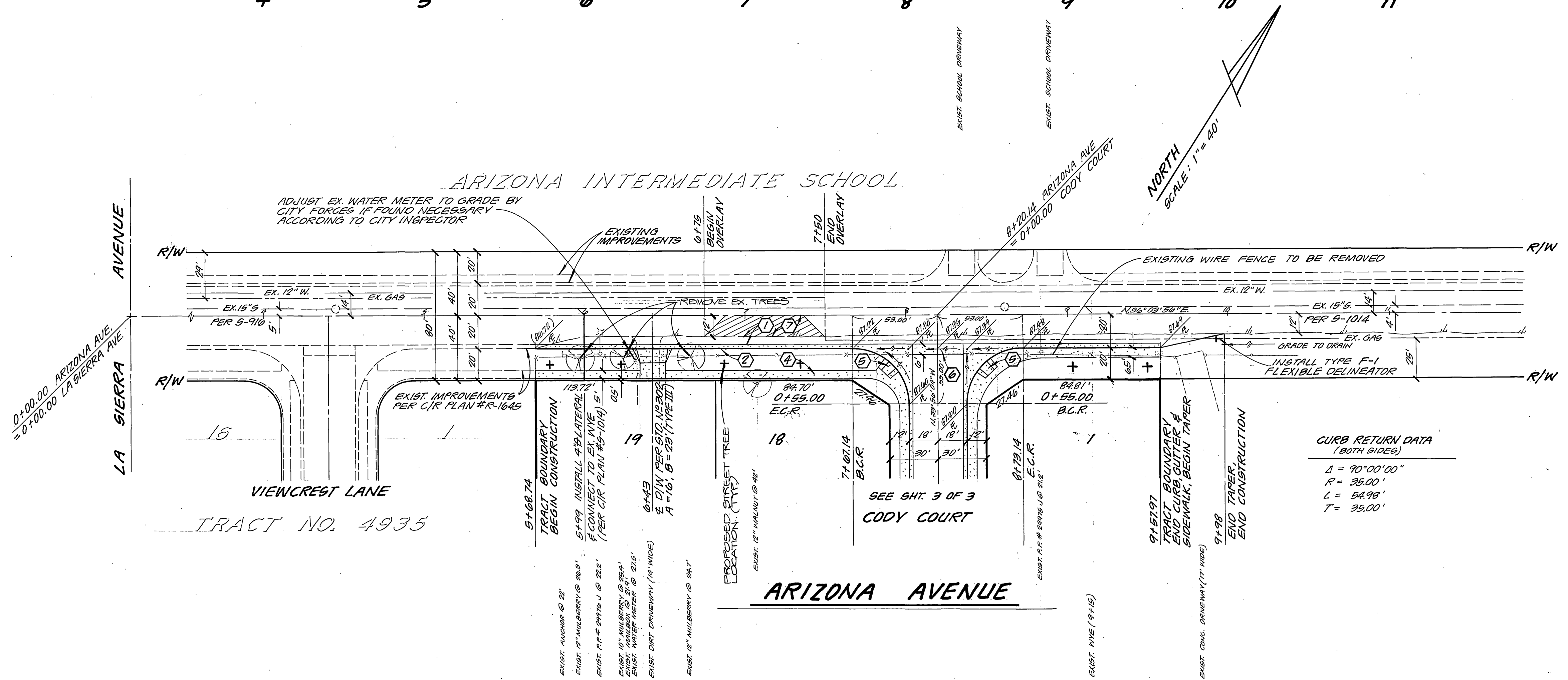
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4 5 6 7 8 9 10 11



CURB RETURN DATA
(BOTH SIDES)

$\Delta = 90'00''$
 $R = 35.00'$
 $L = 54.98'$
 $T = 35.00'$

PACIFIC BELL TELEPHONE COMPANY APPROVED BY <i>B.A. Nagoum</i> DATE 1/30/85 CITY OF RIVERSIDE - PUBLIC UTILITIES ELECTRIC APPROVED BY <i>John Johnson</i> DATE 1/14/85 CHIEF UTILITIES ENGINEER - ELEC.		SOUTHERN CALIFORNIA GAS COMPANY REVIEWED BY <i>OR McJannet</i> DATE 1-14-85 CITY OF RIVERSIDE - WATER SYSTEM APPROVED BY <i>W.L. Pank</i> DATE 1-28-85		L.A. WAINSCOTT & ASSOCIATES CIVIL ENGINEERS GRAND TERRACE, CALIFORNIA (714) 824-1775 APPROVED BY <i>L.A. Waincott</i> DATE 11-21-84 R.C.E. 10050 W.D. 270.02 FOR RON COTTER F.B. 5		BENCH MARK: ELEVATION = 748.413 P.D. RIVERSIDE COUNTY B.M. MARKED ML-83 300' N.W. 1/4 OF ARIZONA AVE. 50' ELY OF LA SIERRA AVE. A BRASS DISK, STAMPED ML-83 1971, SET IN THE TOP OF A CONG. POST, 3" ABOVE GROUND.		CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY <i>[Signature]</i> DATE 1/14/85 PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.W. ENGINEER		STREET PLAN & PROFILE TRACT NO. 20438 ARIZONA AVENUE FROM 570' ELY TO 1000' ELY OF LA SIERRA AVENUE SCALE: HORIZ. 1"=40' VERT. 1"=4'		R-2660 SH. 2 OF 3 W.D. 270.02 A	
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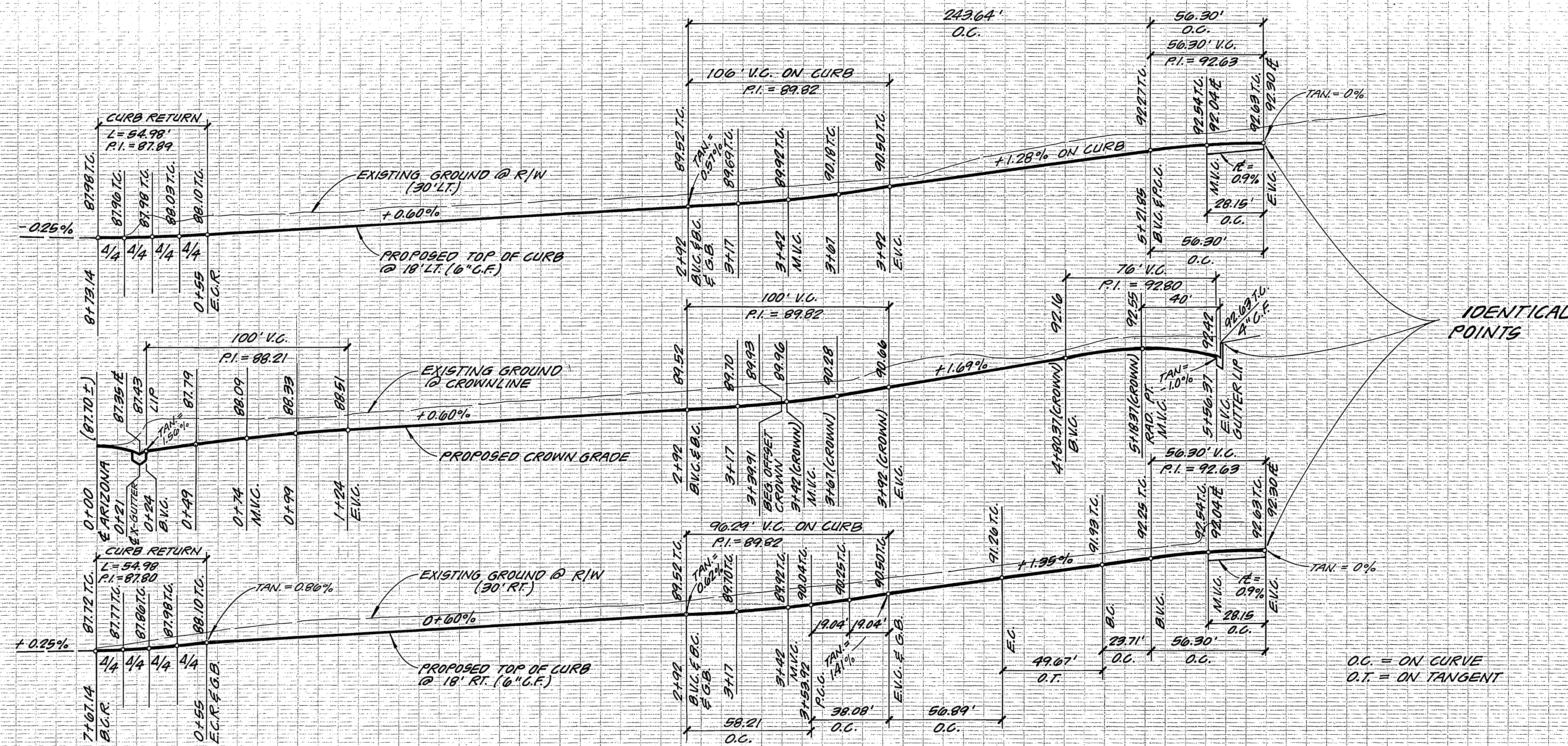
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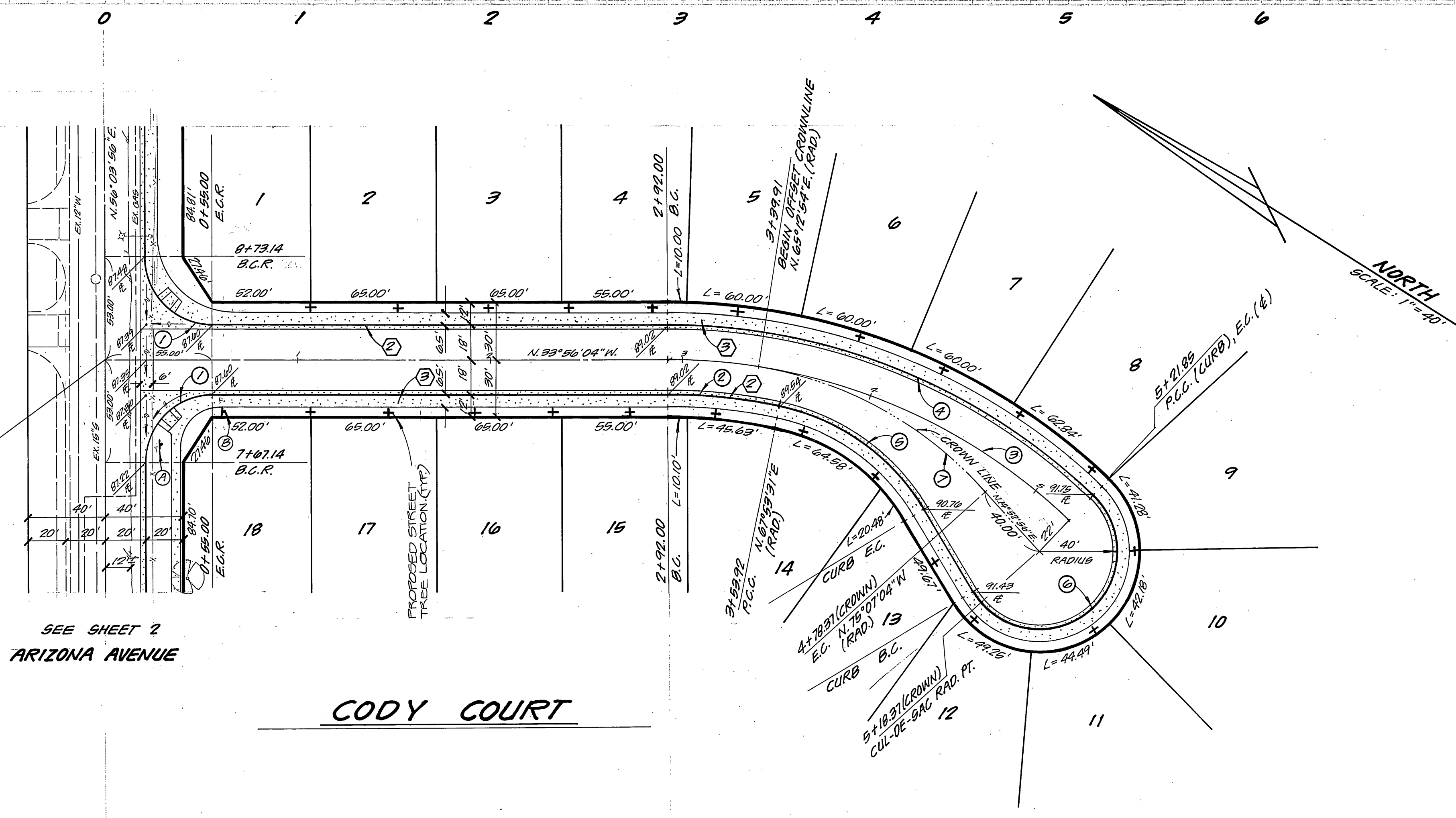


O.C. = ON CURVE
O.T. = ON TANGENT

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

ARIZONA
INTERMEDIATE
SCHOOL

0+00.00 CODY COURT
= 8+20.14 ARIZONA AVENUE



SEE SHEET 2
ARIZONA AVENUE

CODY COURT

CURVE DATA				
NO.	ANGLE	RADIUS	LENGTH	TANGENT
①	90°00'00"	35.00'	54.98'	35.00'
②	11°49'35"	282.00'	58.21'	24.21'
③	43°53'55"	300.00'	229.85'	120.90'
④	43°53'55"	318.00'	243.64'	128.15'
⑤	47°18'50"	115.00'	94.97'	50.38'
⑥	196°14'36"	40.00'	196.31'	—
⑦	39°40'02"	200.00'	138.46'	72.14'

PACIFIC BELL TELEPHONE COMPANY
APPROVED BY *B.A. Johnson* 1/30/85
DATE
CITY OF RIVERSIDE - PUBLIC UTILITIES
ELECTRIC
APPROVED BY *John Johnson* 1/14/85
DATE

SOUTHERN CALIFORNIA GAS COMPANY
REVIEWED BY *Orlando* 1-14-85
DATE
CITY OF RIVERSIDE - WATER SYSTEM
APPROVED BY *W.L. Danks* 1-28-85
DATE

L.A. WAINSCOTT & ASSOCIATES
CIVIL ENGINEERS
GRAND TERRACE, CALIFORNIA
APPROVED BY *L.A. Waincott* DATE 11-21-84
R.C.E. 16056
W.D. 270.02 FOR RON COTTER F.B.

MARK REVISIONS APPR. DATE
DESIGNED BY *BERNIE* DRAWN BY *NILK* CHECKED BY *E.B.S.*

BENCH MARK:
ELEVATION = 748.413
FD. RIVERSIDE COUNTY B.M.
MARKED ML-83 200' NELY
OF ARIZONA AVE., 50' ELY
OF LA SIENNA AVE., A CROSS
DISK, STAMPED ML-83 1971,
SET IN THE TOP OF A CONC.
POST, 3" ABOVE GROUND.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY *[Signature]* DATE 2/15/85
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF RWI ENGINEER

INDEX LF
* As built 7.25.86 TB
STREET PLAN & PROFILE
TRACT NO 20438
CODY COURT
FROM ARIZONA AVENUE TO 600'± SOUTHERLY
SCALE: HORIZ: 1"=40' VERT: 1"=4'
SHT. 3 OF 3
W.O. 270.02 A