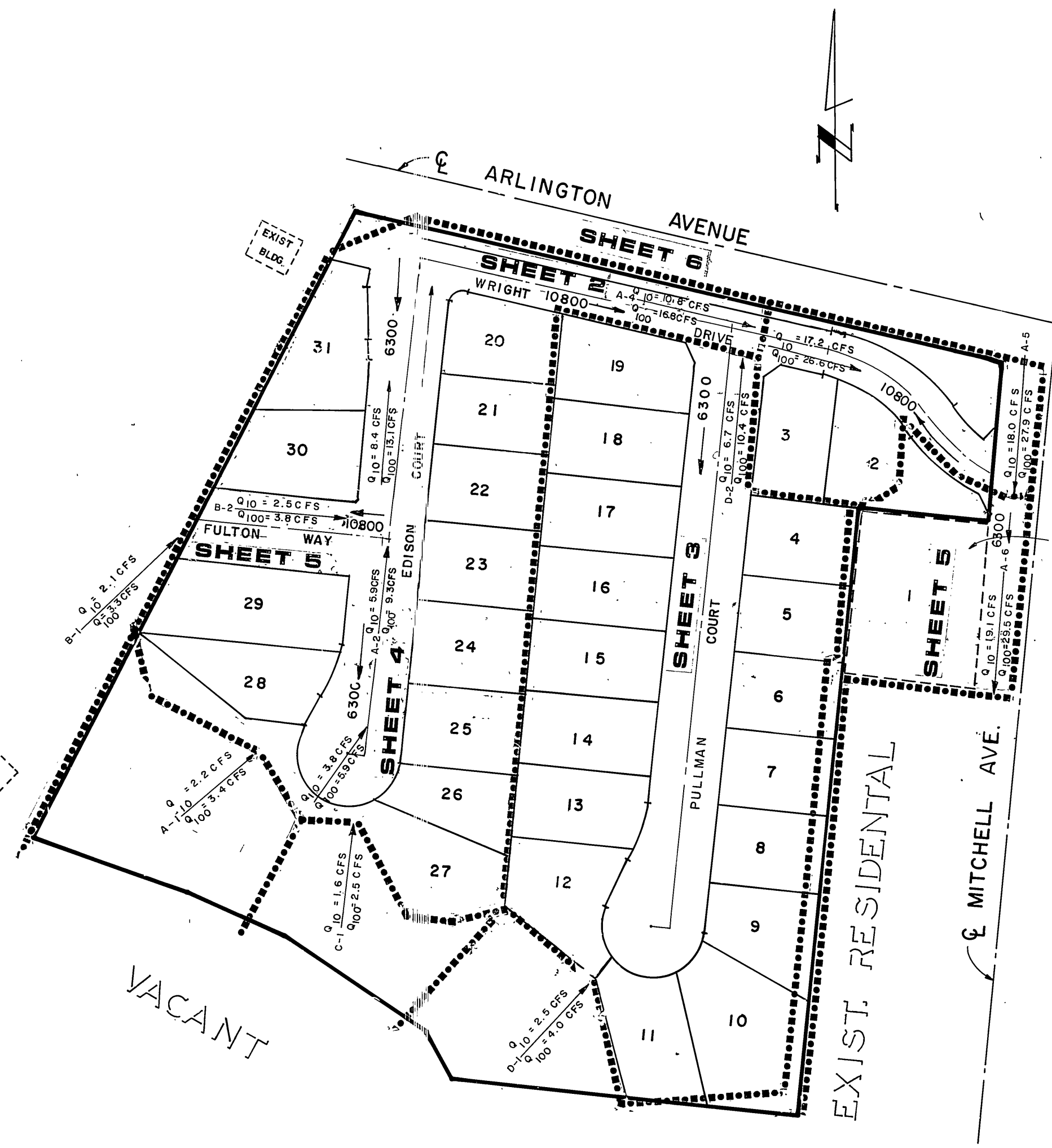
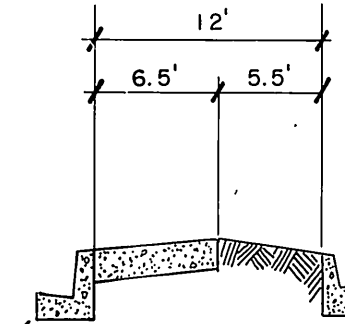


CONSTRUCTION NOTES CONT'D

- 10- CONSTRUCT ASPHALT CONCRETE BERM PER STD. DWG. 250 - TYPE I
- 11- CONSTRUCT BARRICADE PER RIV. STD. DWG. 180
- 12- CONSTRUCT 2"x4" REDWOOD HEADER
- 13- CONSTRUCT UNDER SIDEWALK DRAIN PER C/R STD. DWG. 411

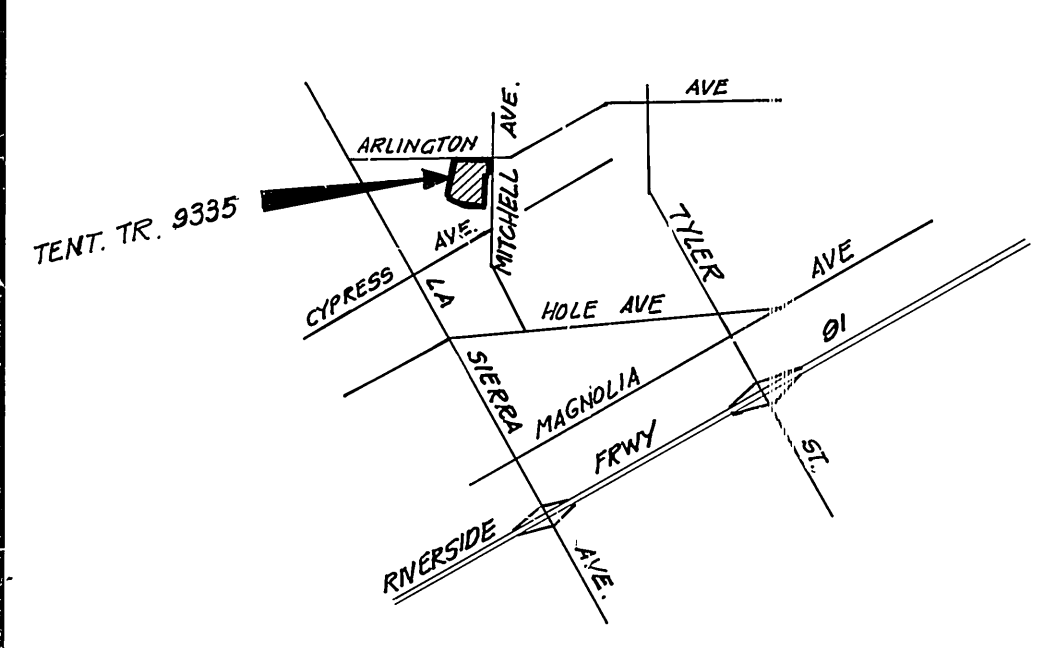
CONSTRUCTION NOTES

- 1- CONSTRUCT A.C. PAVING OVER CRUSHED AGGREGATE PER TYPICAL SECTION
- 2- CONSTRUCT CURB AND GUTTER PER STD. DWG. 200(TYPE I) SEE PLAN FOR C.F.
- 3- CONSTRUCT CROSS-GUTTER PER STD. DWG. 220
- 4- CONSTRUCT CURB SIDEWALK PER STD. DWG. 325
- 5- CONSTRUCT WHEELCHAIR RAMPS PER STD. DWG. 304
- 6- PLANT STREET TREES: PER CITY OF RIVERSIDE PARKS & RECREATION DEPARTMENT STANDARDS.
- 7- CONSTRUCT CATCH BASIN PER STD. DWG. 305
- 8- CONSTRUCT 11 1/2" L.F. OF 18" R.C.P. FROM NEW CATCH BASIN TO EXISTING 18" R.C.P. (CONTRACTOR TO VERIFY INVERT OF EXISTING R.C.P. PRIOR TO CONSTRUCTION.)
- 9- CONSTRUCT DRIVEWAY APPROACH PER STD. DWG. 303
- 10- CONSTRUCT CURB & GUTTER PER STD. DWG. NO. 200 TYPE I MODIFIED GUTTER WIDTH = 5". SEE PLANS FOR C.F.



INDEX & DRAINAGE MAP

SCALE 1" = 100'



VICINITY MAP

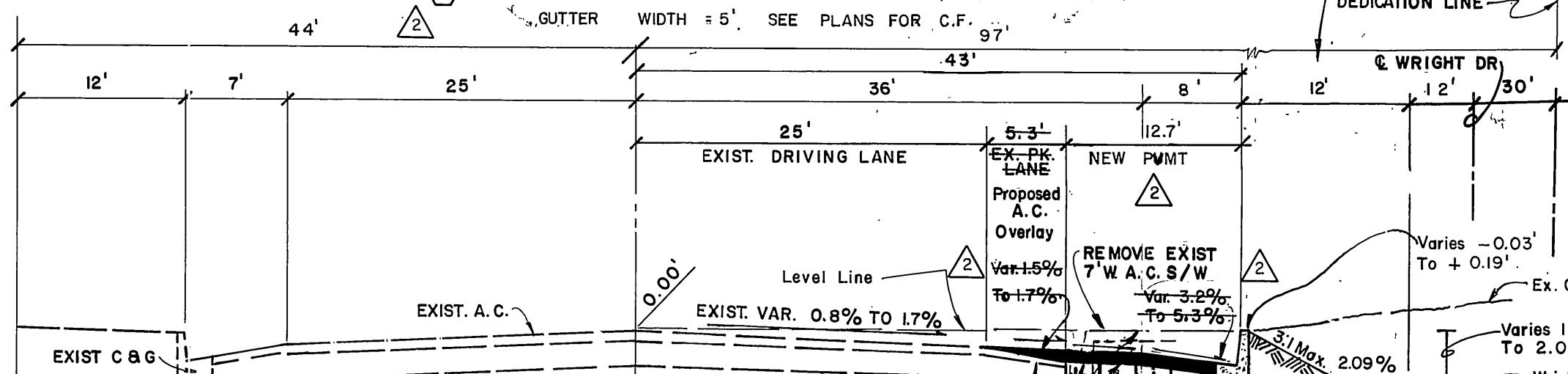
NO SCALE

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: a) 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 OF ONE (1) YEAR.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

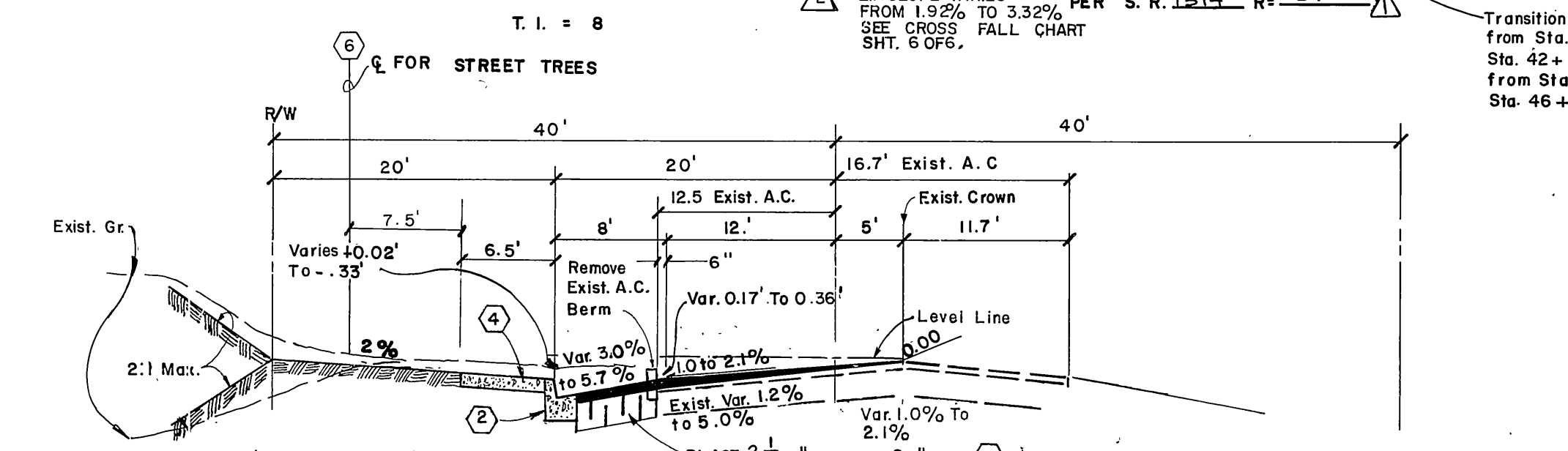
STREET NAME	NAME	BOTANICAL / COMMON	MIN. SIZE	APPROX. SPACING	NO. REQ'D
a. EDISON COURT	CUPANIOSIS / CARROTWOOD	ANACARDIODES	15gal.	45'	21
b. FULTON WAY	ULMUS PARVIFOLIA / EVERGREEN	SEMPERIRENS ELM	15gal.	45'	6
c. MITCHELL AVE.	PYRUS CALLERIANA / BRADFORD	PEAR	15gal.	45'	4
d. PULLMAN COURT	CUPANIOSIS / CARROTWOOD	ANACARDIODES	15gal.	45'	26
e. WRIGHT DRIVE	ULMUS PARVIFOLIA / EVERGREEN	SEMPERIRENS ELM	15gal.	45'	9
f. ARLINGTON AVE.	SEE FRONTAGE ROAD MEDIAN LANDSCAPING PLAN #A1698 BY THOMAS R. WEBB (714) 682-4359				

NOTE: 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.



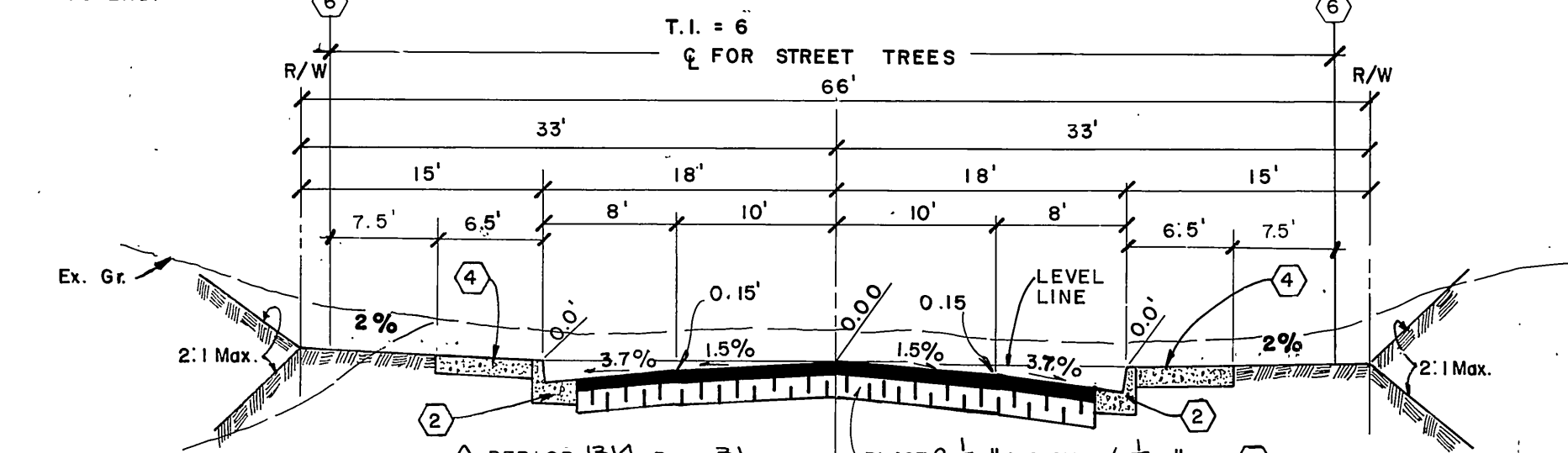
ARLINGTON AVENUE

TYPICAL SECTION (N.T.S.)



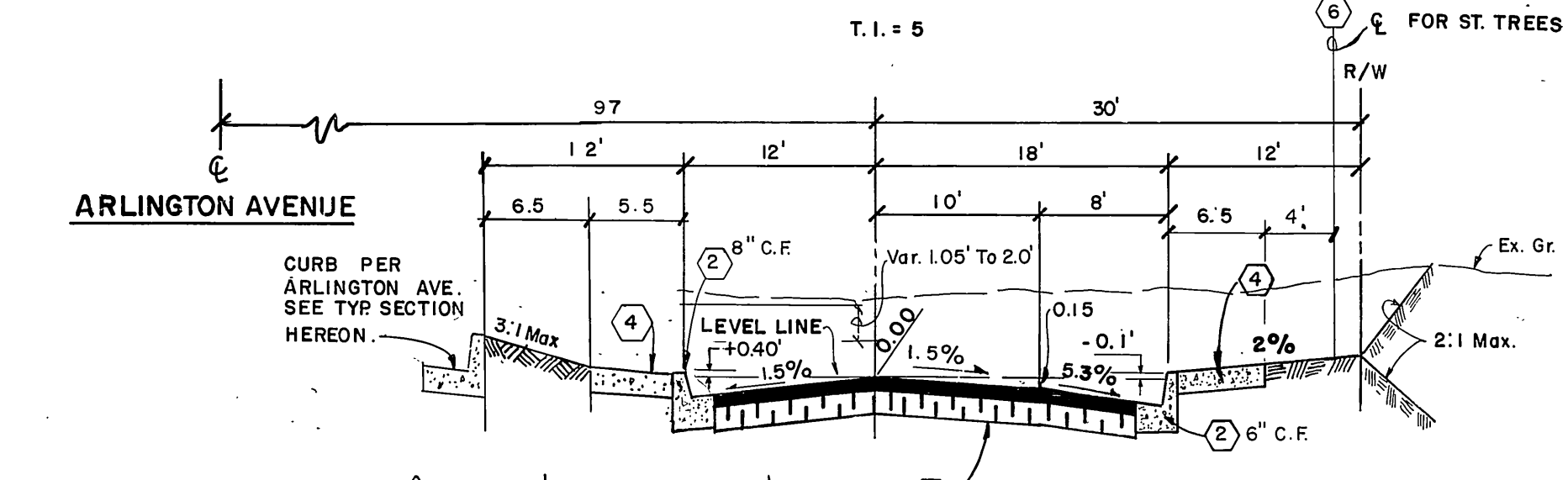
MITCHELL AVENUE

TYPICAL SECTION (N.T.S.)



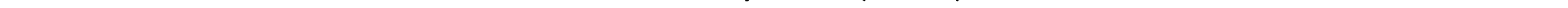
FULTON WAY EDISON COURT PULLMAN COURT

TYPICAL SECTION (N.T.S.)



WRIGHT DRIVE

TYPICAL SECTION (N.T.S.)



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 50 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.
- 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)
- 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 and/or badly worn during construction shall be restored by the contractor within five days after notification from the City Inspectors.
- Final striping for traffic control and/or pavement marking 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, and prior to curb and gutter construction. 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 private engineer preparing these plans shall be 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 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 U.S.A.
- In residential areas 6" x 6" or 6" diameter blockouts for mail boxes are required in curb sidewalk 10' x 14" from curb face at the property line between adjacent residences.
- 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.

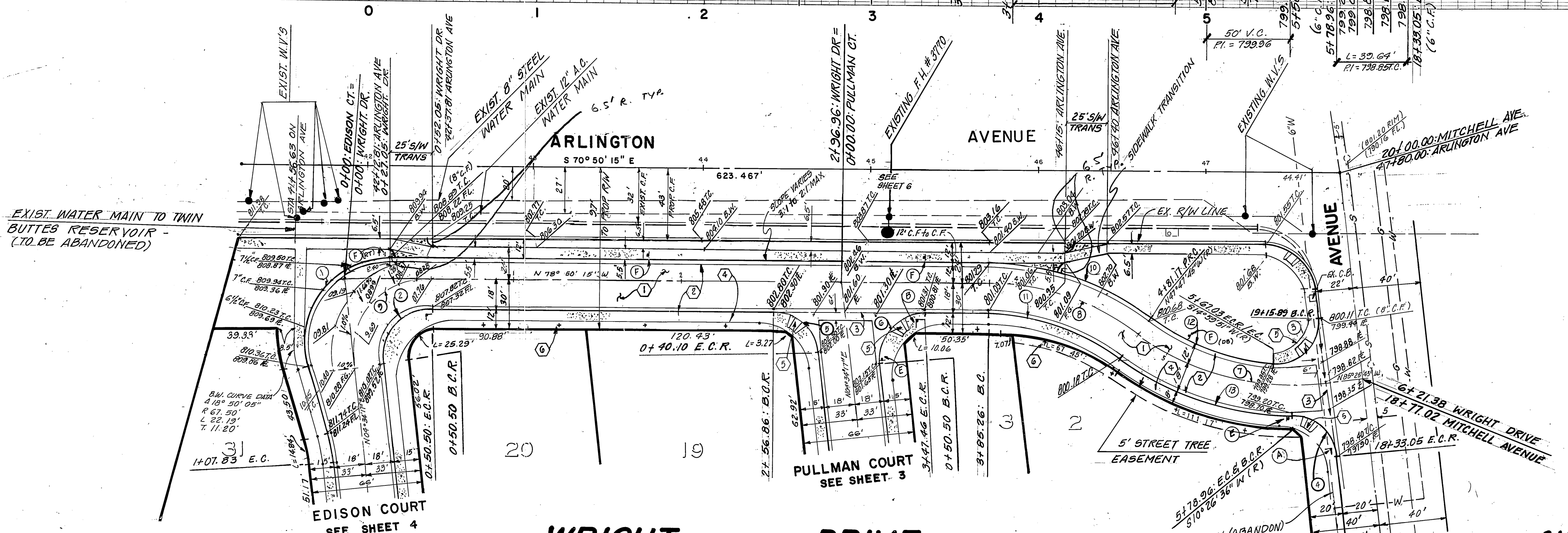
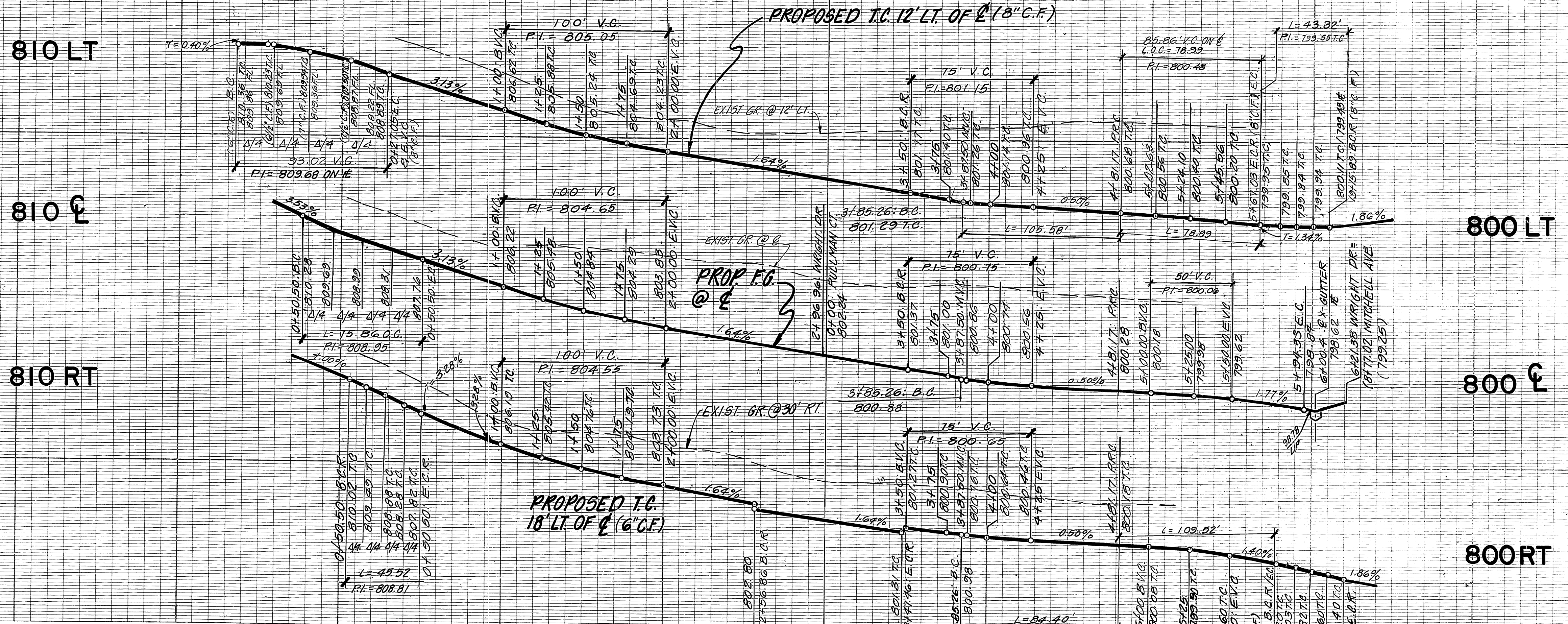
Underground Service Alert
Call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

CITY BENCH MARK G2-D
B.M. 11/4" I.P. & CO. TAG CAPPED
AT INTERSECTION OF ARLINGTON AVENUE and MITCHELL AVENUE
ELEV. 800.374
F.B. 837/57

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS • SURVEYORS • PLANNERS
3426 TENTH STREET RIVERSIDE, CAL. 92503
11200 S. MT. VERNON AVE. COLTON, CAL. 92316
APPROVED BY: [Signature] DATE: 12/6/84
R.E. NO. 17556

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature] DATE: 12/3/86
PRINCIPAL ENGINEER
TRAFFIC DIVISION
DESIGNED BY: D.E. DRAWN BY: [Signature] CHECKED BY: M.M.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
STREET IMPROVEMENT PLANS
TITLE SHEET
TRACT - 9335
PROJECT NO. R-2712
SHEET 1 OF 10
HORIZ. SCALE: 1" = - VERT. SCALE: 1" = - FILE NO. 84-8100



CURB RET. DATA

Nº	Δ	R	L	T
1	106° 55' 28"	50.00'	93.02'	67.07'
2	96° 35' 28"	27.00'	45.52'	30.30'
3	100° 25' 34"	25.00'	43.82'	30.02'
4	84° 07' 41"	27.00'	39.64'	24.37'
5	83° 24' 32"	27.00'	39.31'	24.06'
6	96° 35' 11"	27.00'	45.52'	30.30'

CURVE DATA

Nº	Δ	R	L	T
7	43° 13' 28"	150.00'	113.16'	59.43'
8	36° 38' 00"	150.00'	95.91'	49.66'
9	96° 35' 28"	45.00'	75.86'	50.50'
10	36° 38' 00"	162.00'	105.58'	53.70'
11	36° 38' 00"	132.00'	84.40'	43.70'
12	32° 47' 54"	138.00'	79.00'	40.61'
13	37° 21' 09"	168.00'	109.52'	56.70'

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

CITY BENCH MARK G2-D
 B.M. 11/4" I.P. & CO. TAG CAPPED
 AT INTERSECTION OF ARLINGTON
 AVENUE and MITCHELL AVENUE
 ELEV. 800.374
 F.B. 837/57

CITY OF RIVERSIDE
 WATER SYSTEM
 APPROVED WATER DATE 8-9-85

J. F. DAVIDSON ASSOCIATES
 CIVIL ENGINEERS SURVEYORS PLANNERS
 3426 TENTH STREET RIVERSIDE, CAL. 92506
 APPROVED BY [Signature] DATE 12/4/85
 R.E. No. 7950

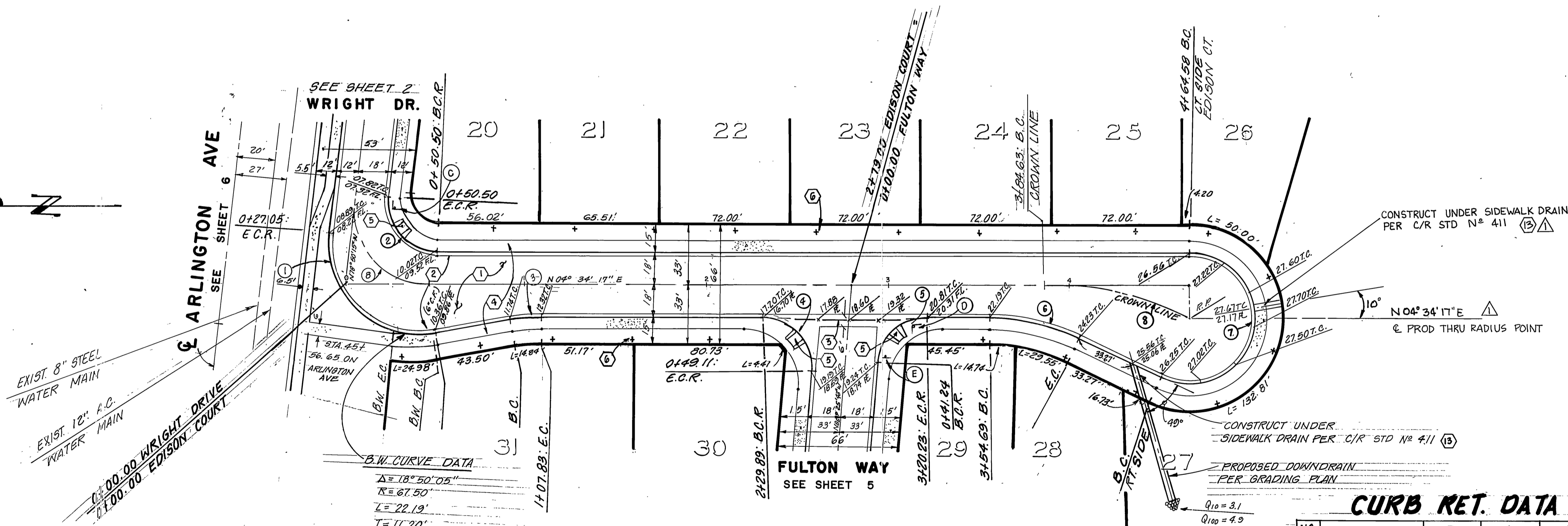
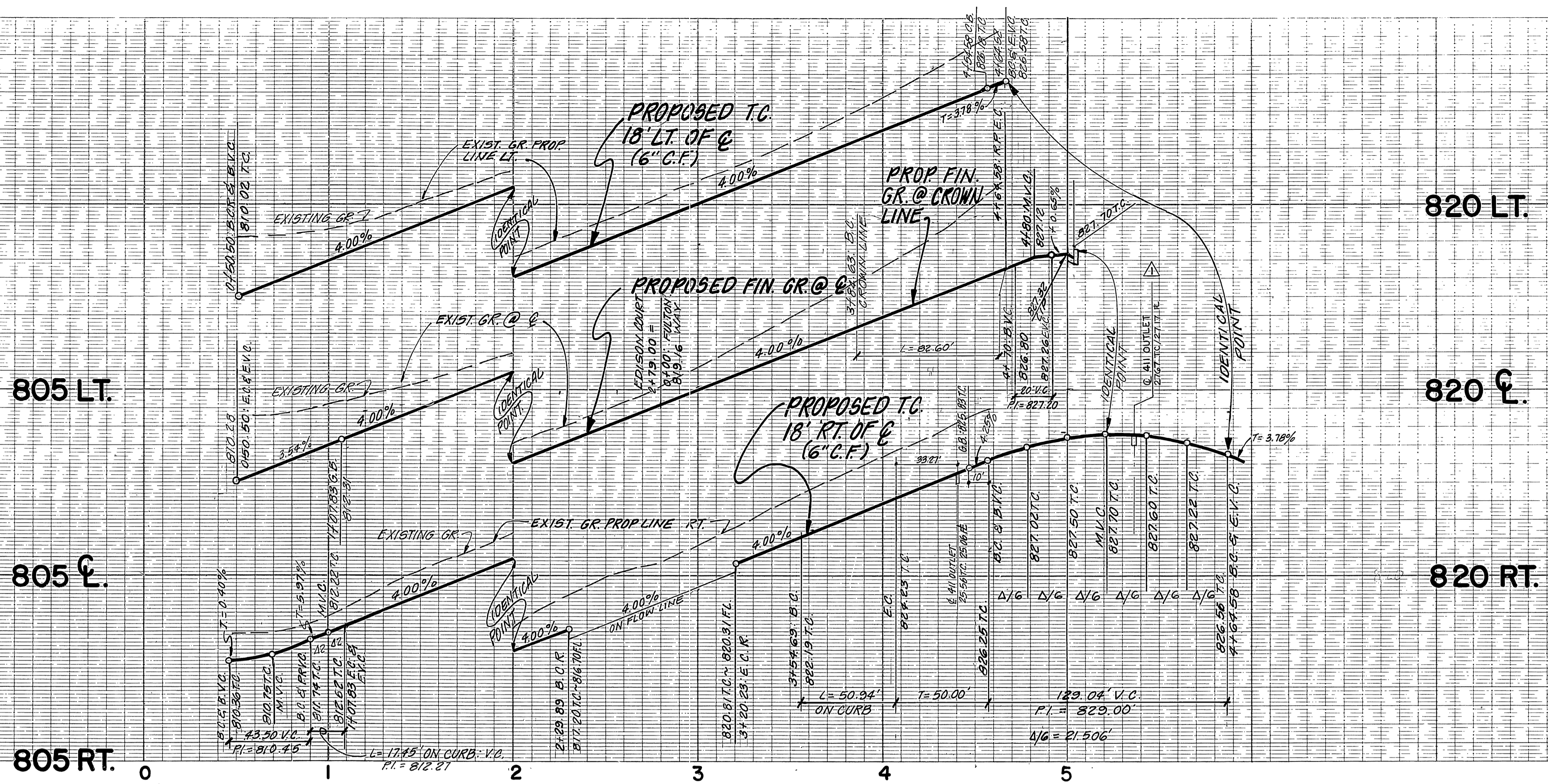
*As built 2/10/88 TE

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY [Signature] DATE 2-3-86
 CHIEF P. W. ENGR.

STREET IMPROVEMENT PLAN
TRACT - 9335
 WRIGHT DRIVE
 HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 4'

PROJECT NO.
R-2712
 SHEET **2** OF **6**
 FILE NO. 84-8100

PC 1698



E DATA

No.	Δ	R	L	T
⑧	96° 35' 28"	45.00'	15.86'	50.50'
⑨	25° 22' 39"	186.50'	82.60'	42.00'

CURB RET. DATA

No.	R	L	T
①	106° 35' 28"	50.00'	93.02'
②	96° 35' 28"	27.00'	45.52'
③	10° 00' 00"	100.00'	17.45'
④	95° 00' 00"	27.00'	44.77'
⑤	85° 00' 00"	27.00'	40.06'
⑥	25° 22' 39"	11.500'	50.93'
⑦	205° 22' 39"	36.00'	129.04'
⑧	25° 22' 39"	186.50'	82.60'

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

CITY BENCH MARK G2-D
 B. M. 11/4" I.P. & CO. TAG CAPPED
 AT INTERSECTION OF ARLINGTON
 AVENUE and MITCHELL AVENUE
 ELEV. 800.374
 F.B. 837/57

CITY OF RIVERSIDE
 WATER SYSTEM
 APPROVED WATER DATE 1-2-85

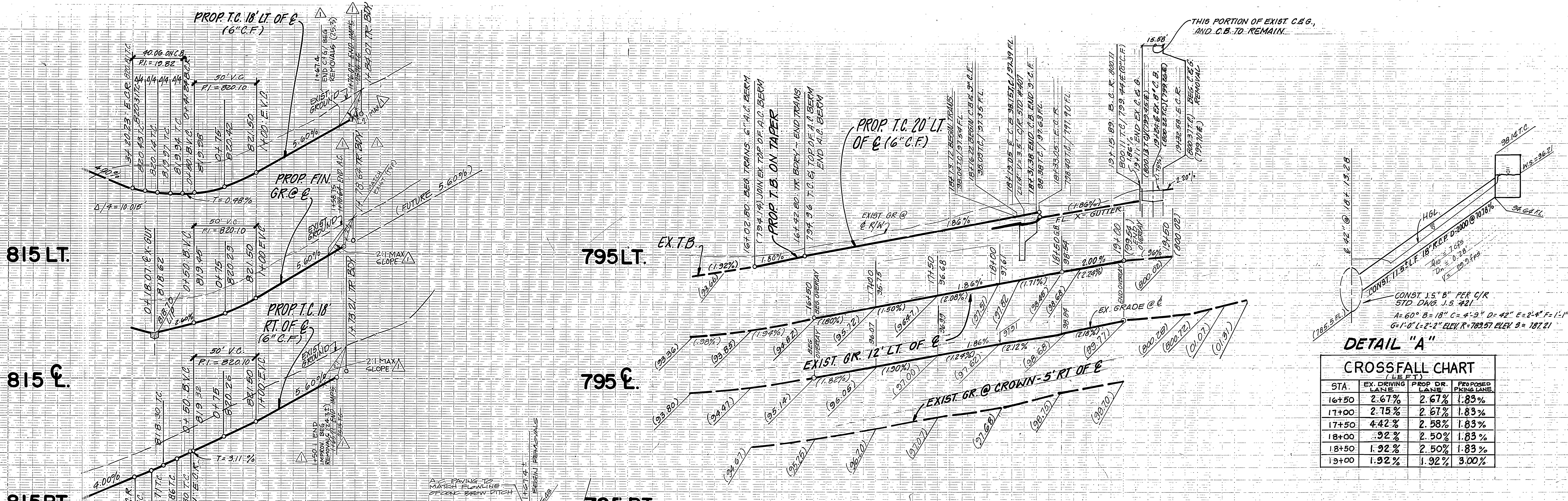
J. F. DAVIDSON ASSOCIATES
 CIVIL ENGINEERS SURVEYORS PLANNERS
 3426 TENTH STREET RIVERSIDE, CAL.
 APPROVED BY *Jed W. Coyle* DATE 12/6/84
 R.E. No. 12550

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY *William D. Hardin* DATE 12/3/86
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF P. W. ENGR.

STREET IMPROVEMENT PLANS
TRACT - 9335
EDISON COURT
 HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 4'

PROJECT NO.
R-2712
 SHEET **4** OF **6**
 FILE NO. 84-8100

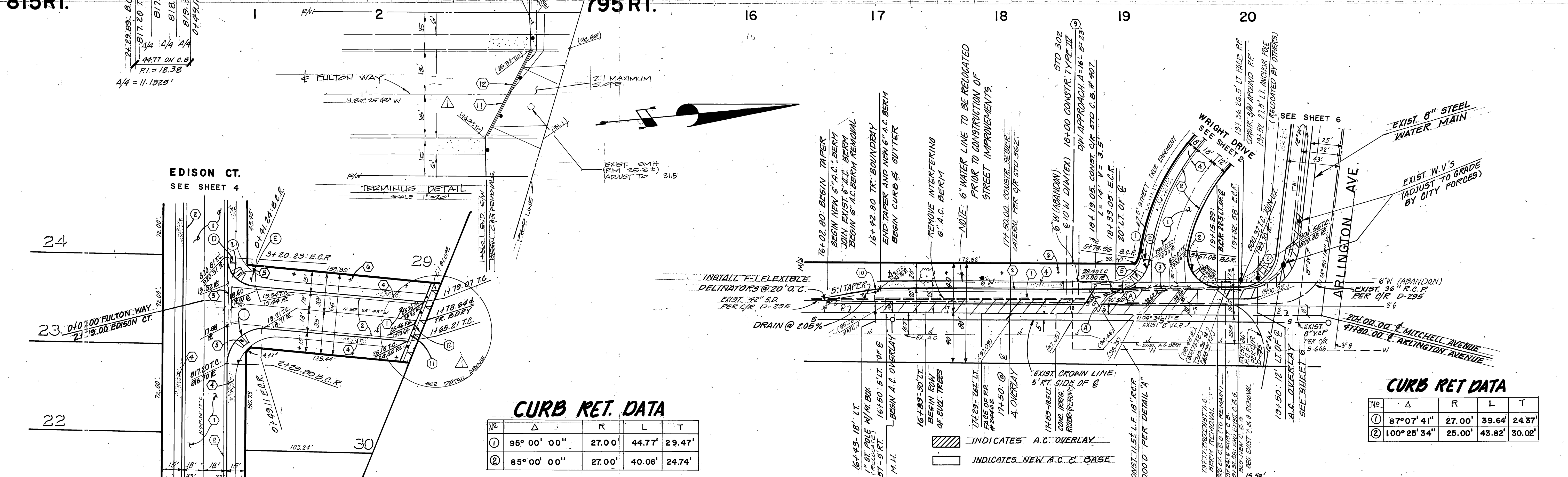
PC 169/70



DETAIL "A"

CONST. 1.5" 8" PER C/R
STD DWS J.5.421
A=60° B=18" C=4.9' D=42" E=2'-4" F=1'-1"
G=1'-0" L=2'-2" ELEV. R=782.57 ELEV. S=187.21

STA.	EX. DRIVING LANE	PROP. DR. LANE	PROPOSED PAVING LANE
16+50	2.67%	2.67%	1.83%
17+00	2.75%	2.67%	1.83%
17+50	4.42%	2.58%	1.83%
18+00	.92%	2.50%	1.83%
18+50	1.92%	2.50%	1.83%
19+00	1.92%	1.92%	3.00%



CURB RET. DATA

NO.	Δ	R	L	T
①	95° 00' 00"	27.00'	44.77'	29.47'
②	85° 00' 00"	27.00'	40.06'	24.74'

CURB RET DATA

NO.	Δ	R	L	T
①	87° 07' 41"	27.00'	39.64'	24.37'
②	100° 25' 34"	25.00'	43.82'	30.02'

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

CITY OF RIVERSIDE
WATER SYSTEM
APPROVED WATER DATE 8-9-85

CITY BENCH MARK G2-D
B. M. 11/4" I.P. & CO. TAG CAPPED
AT INTERSECTION OF ARLINGTON
AVENUE AND MITCHELL AVENUE
ELEV. 800.374
F.B. 837/57

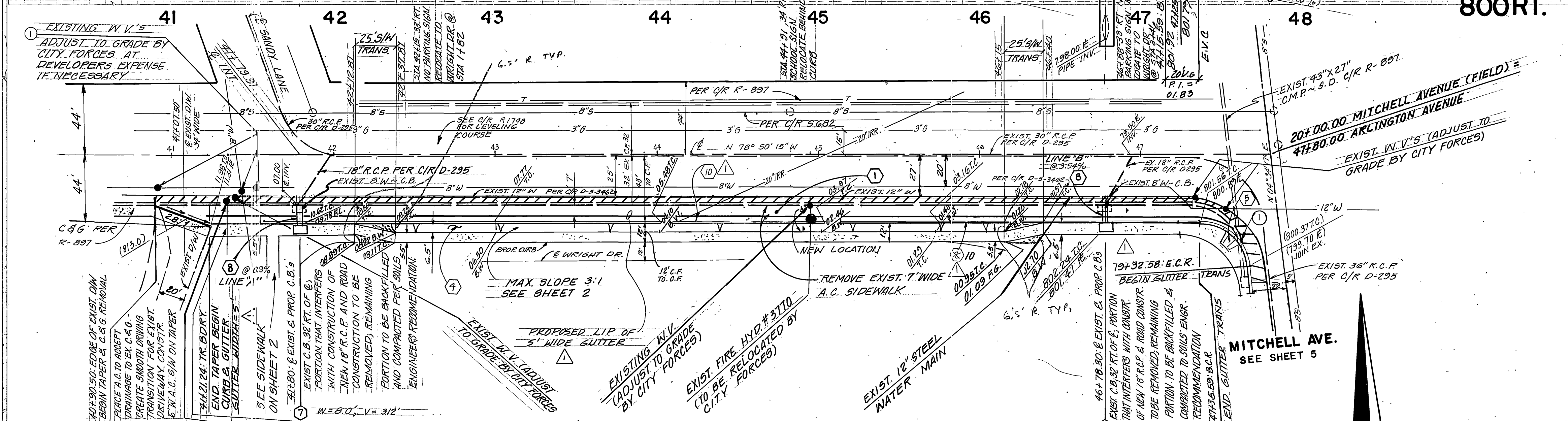
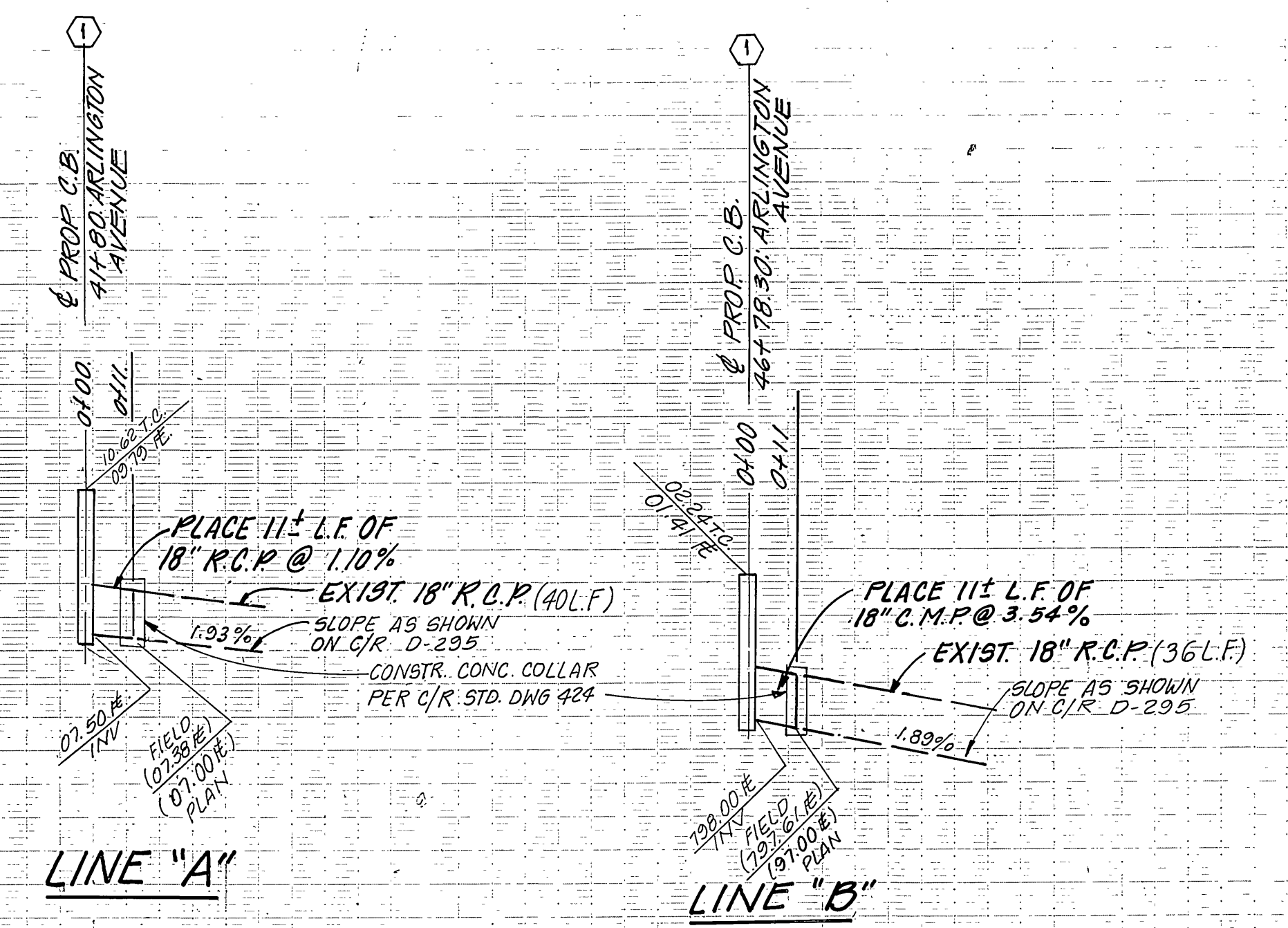
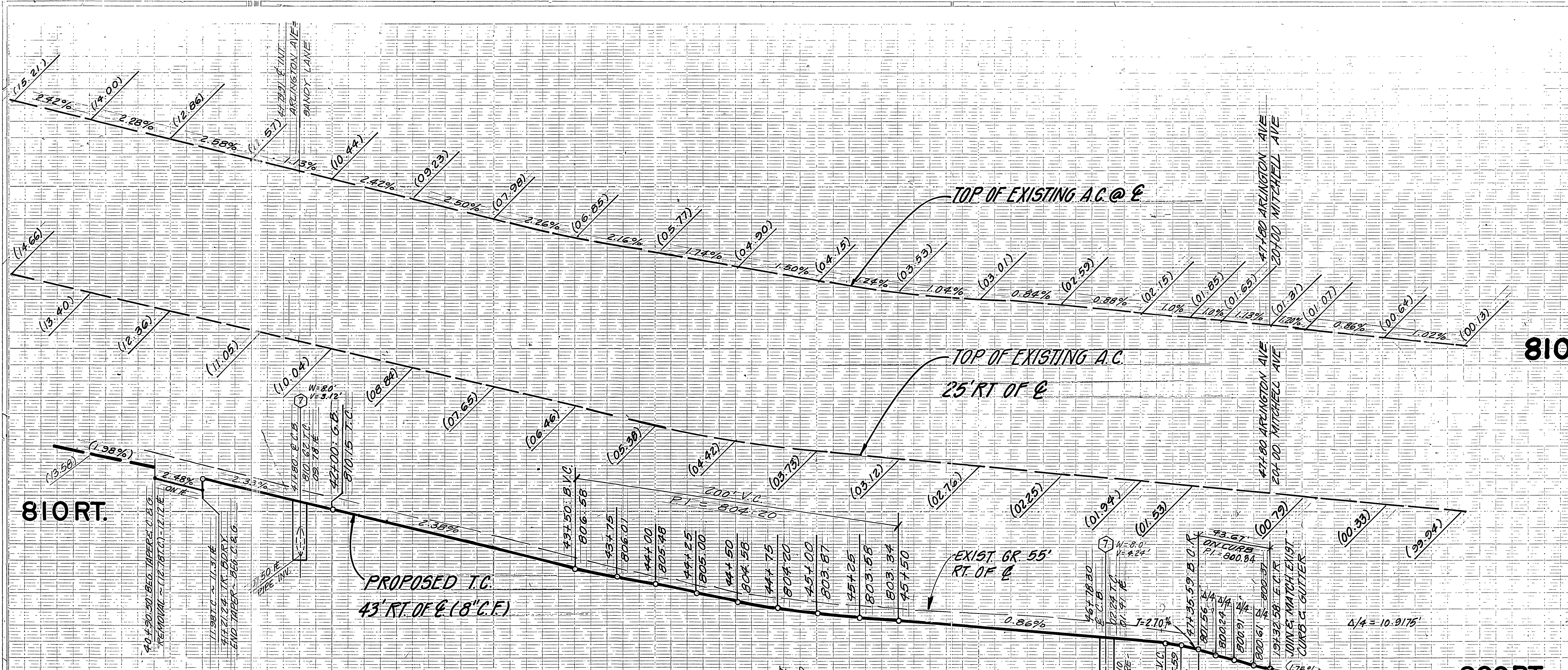
SOUTHERN CALIFORNIA GAS CO.
Approved by: *E. J. Munda* 7-30-85 date

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS SURVEYORS PLANNERS
3426 TENTH STREET RIVERSIDE, CAL.
11200 S. MT. VERNON AVE. COLTON, CAL.
APPROVED BY: *John W. Canty* DATE 12/6/84
R.E. No. 12550

TERMINUS @ FULTON TO MATCH PREVIOUS SHEET
REVISIONS
DESIGNED BY: *JP* DRAWN BY: *FF* CHECKED BY: *M.M.*

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *William D. Davidson* DATE 2.3.86
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P. W. ENGR.

STREET IMPROVEMENT PLANS
TRACT - 9335
MITCHELL AVENUE
FULTON WAY
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'
PROJECT NO. R-2712
SHEET 5 OF 6
FILE NO. 84-8100



- WATER NOTES**
- EXIST. WATER VALVES (ADJUST TO GRADE IF NECESSARY BY CITY FORCES) AT DEVELOPERS EXPENSE.
 - EXIST. WATER LINE TO BUTTE RESERVOIR TO BE ABANDONED.

STATION	EXISTING DRIVING LANE	PROPOSED DRIVING LANE	PROPOSED PARKING LANE
41+00	1.2%	1.5%	5.0%
41+50	1.4%	1.5%	5.0%
42+00	1.6%	1.6%	5.2%
42+50	1.5%	1.5%	5.0%
43+00	1.3%	1.5%	5.0%
43+50	1.5%	1.5%	5.0%
44+00	1.5%	1.5%	5.3%
44+50	1.7%	1.75%	4.5%
45+00	1.6%	1.6%	5.1%
45+50	1.5%	1.5%	4.2%
46+00	1.0%	1.5%	4.5%
46+50	1.4%	1.5%	3.2%
47+00	0.8%	1.5%	4.3%

ARLINGTON AVENUE

① CURB RETURN DATA
 83° 24' 32"
 R = 30.0'
 L = 43.67'
 T = 26.73'

CROSS FALL CHART

STATION	EX R. ELEV	EX LIP	EX LIP @ 25'	SLOPE @ 25'	SLOPE @ 25' TO LIP
41+21.24	12.31	11.80	11.45	2.04	2.70
+50	11.57	11.05	10.80	2.08	1.72
+80	10.67	10.14	10.14	0.92	2.31
42+00.00	10.48	10.04	9.66	1.40	2.92
+50	9.23	8.84	8.48	1.56	3.23
43+00.00	7.78	7.45	7.23	1.32	3.23
+50	6.85	6.46	6.10	1.56	2.77
44+00.00	5.77	5.38	4.97	1.56	3.00
+50	4.90	4.42	4.10	1.72	2.46
45+00.00	4.15	3.73	3.37	1.68	2.61
+50	3.53	3.12	2.84	1.64	2.15
46+00.00	3.01	2.76	2.42	1.00	2.61
+50	2.59	2.25	1.95	1.36	2.31
+78.30	2.34	2.07	1.70	1.06	2.84
47+35.57	1.85	1.53	1.12	1.28	3.15



Underground Service Alert
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 TWO WORKING DAYS BEFORE YOU DIG

CITY BENCH MARK G2-D
 B.M. 11/4" I.P. & CO. TAG CAPPED
 AT INTERSECTION OF ARLINGTON
 AVENUE and MITCHELL AVENUE
 ELEV. 800.374
 F.B. 837/57

CITY OF RIVERSIDE
 WATER SYSTEM
 APPROVED WATER DATE 8-9-85

J. F. DAVIDSON ASSOCIATES
 CIVIL ENGINEERS SURVEYORS PLANNERS
 3426 TENTH STREET RIVERSIDE, CAL. 92506
 APPROVED BY [Signature] DATE 12/4/84
 R.E. No. 17550

REVISIONS
 DESIGNED BY [Signature] DRAWN BY [Signature] CHECKED BY [Signature]

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY [Signature] DATE 2-3-86
 CHIEF P.W. ENGR.

STREET IMPROVEMENT PLANS
TRACT - 9335
 ARLINGTON AVENUE
 PROJECT NO. **R-2712**
 SHEET **6** OF **6**
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4' FILE NO. 84-8100