

INTERSECTION	STREET NAME	ADDRESS #
1	LINCOLN AV	8900
2	IRVING ST	2800
3	MARION RD	8900
4	COPLEY LN	9000
5	BRAGG ST	2800
	MARION RD	8900
	MARION RD	8900
	CARMA CT	2800

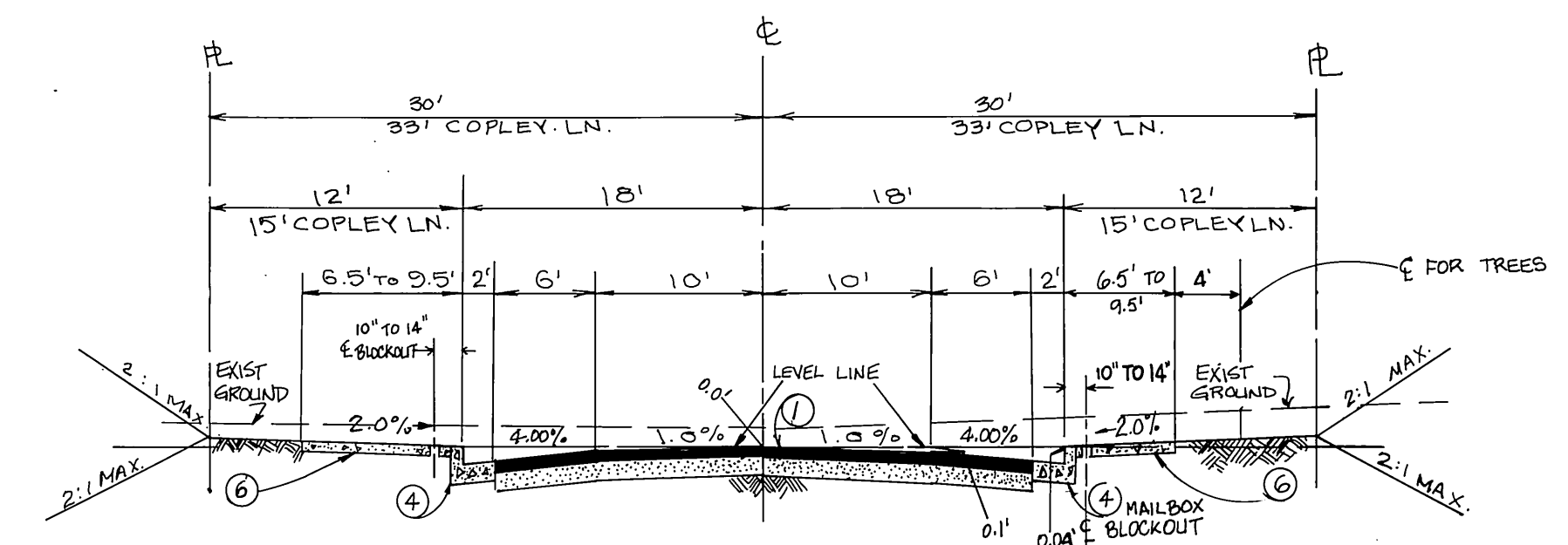
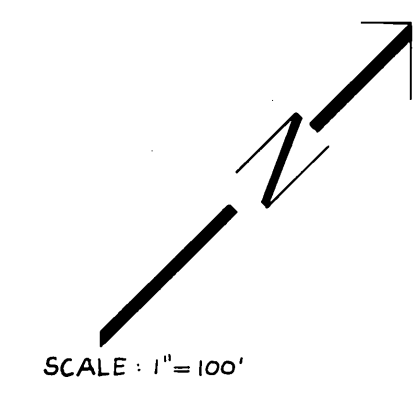
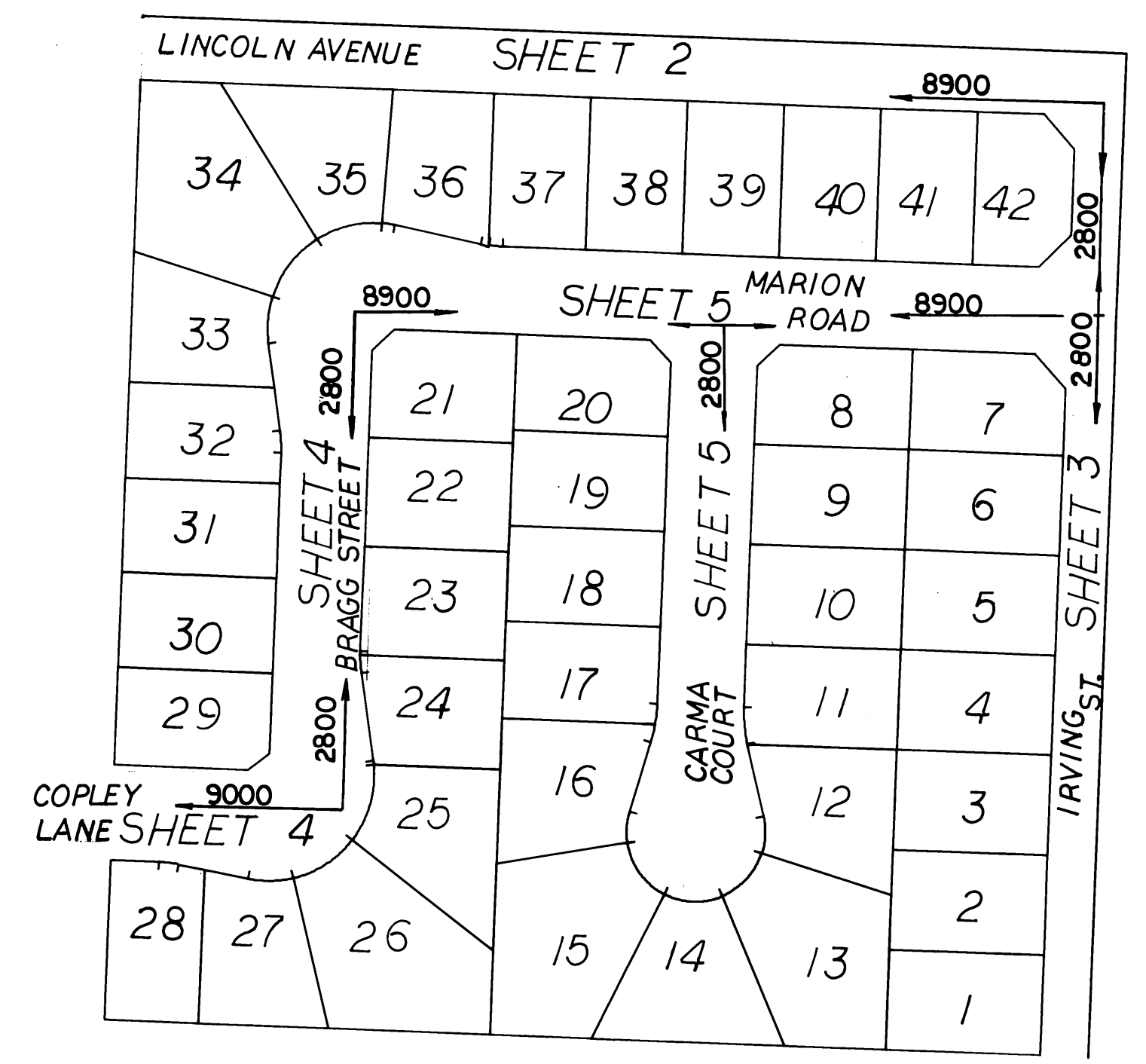
GENERAL NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHTS OF WAY IN ACCORDANCE WITH 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, 1985 EDITION.
- TRIM EDGES OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH STRAIGHT LINE. CONSTRUCTION MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION. ENGINEER ESTIMATES OVERLAY TO BE 10 TONS.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE RESPONSIBILITY OF DEVELOPER.
- 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 FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- THE SEWER CONTRACTORS SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- 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.
- 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 THE PLANS.
- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
- 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.
- ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO THE ISSUANCE OF THE CONSTRUCTION PERMIT/ CUT SHEETS.
- DEVELOPER TO GIVE CITY WATER DIVISION 5 WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK 787-7611.
- CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS!
- ALL TRAFFIC SIGNALS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF 1 YEAR (MINIMUM).
- A PUBLIC WORKS DEPARTMENT PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF TREE LOCATION AND/OR REMOVAL WORK FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR THE PROPER COMPACTION.
- 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.
- AFTER THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER. CONSTRUCTION DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
- 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 BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- 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.
- All related work shall conform to the City of Riverside, Park and Recreation Department of 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 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 (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:

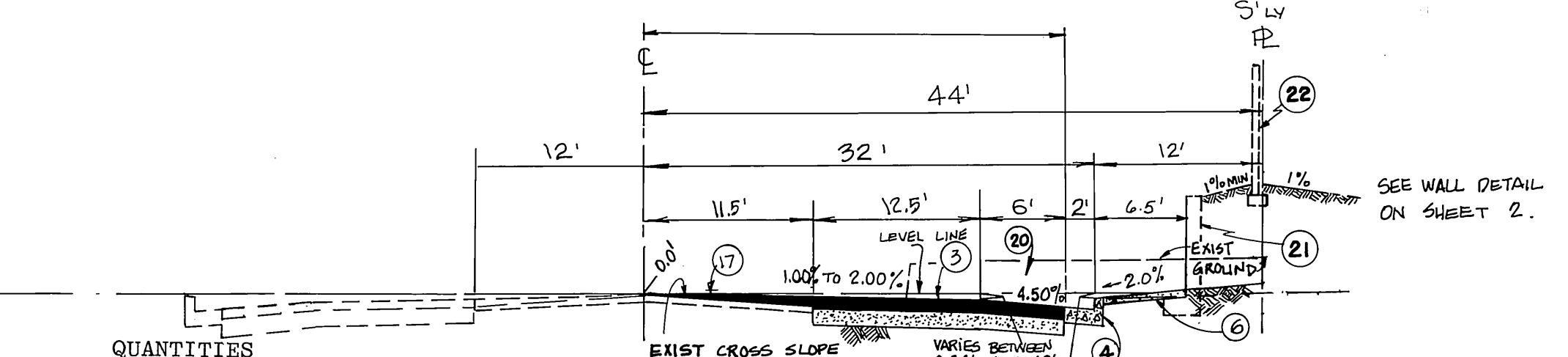
STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX SPC'NG	NO REQ.
a) Irving St	Cupressus /Italian Sempervirrens Cypress	15 gal	45'	10
b) Copley Ln	Liquidambar styraciflua/American Sweet gum	15 gal	45'	2
c) Bragg St	Cupressus Sempervirrens/Italian Cypress	15 gal	45'	7
d) Marion Rd	Cupressus Sempervirrens/Italian Cypress	15 gal	45'	8
e) Carma Ct	Liquidambar styraciflua/American Sweet gum	15 gal	45'	9
f) Lincoln Av	Pinus Canariensis/Canary Island Pine	15 gal	45'	16

See Reverse Frontage plan number A-1819 Prepared by MGK Group (714) 637-4290

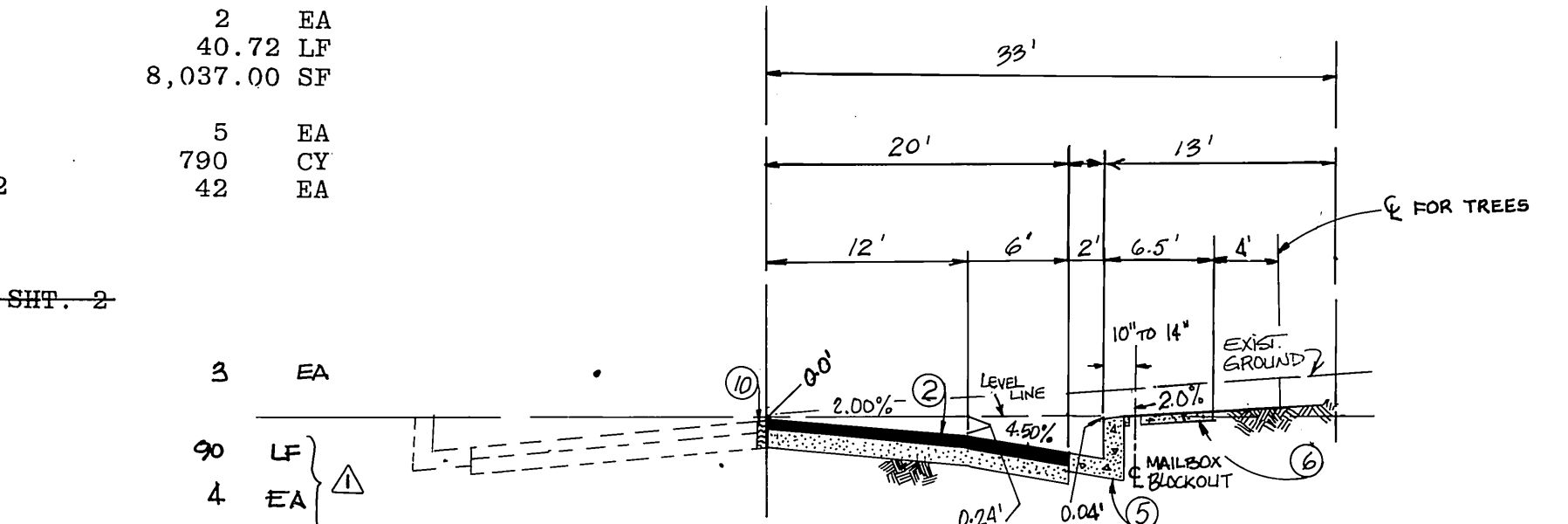
- Public Works and Park and Recreation Department permits are required prior to commencement of tree relocation and/or removal work. For all trees within the ultimate pavement area, backfill of all holes is to be inspected by the City for proper compaction.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- FOR ALL "BACK-UP WALLS" FLOODING PROTECTION WALLS, WALLS WITHIN CITY RIGHT OF WAY ETC., THE FOLLOWING NOTE WILL BE REQUIRED: CONSTRUCT BLOCK WALL PER RIVERSIDE CITY STD. 204 (SEE PLAN FOR HEIGHTS) TYPE/COLOR OF BLOCK - 6" x 16" x 16" TAN SLUMPSTONE, MORTAR COLOR TAN, TYPE/COLOR CAP - 6" x 6" x 10" TAN SLUMPSTONE, OTHER PLACE 12" x 12" TAN SLUMPSTONE PILLARS EVERY 10 FT ON THE PROPERTY LINE WALL, BEGINNING AND ENDING AT WALL ENDS AND AT EACH POINT WHERE THE WALL CHANGES PLANES.



TYPICAL SECTION  
COPLEY LANE  
MARION ROAD  
CARMA COURT  
BRAGG STREET  
T=5



TYPICAL SECTION  
LINCOLN AVENUE  
T=7



TYPICAL SECTION  
IRVING STREET  
T=6

CONSTRUCTION NOTES	QUANTITIES
1. CONSTRUCT 2 1/2" A.C. / 5" A.B. PER S.R. 1279 R=40	53,663.32 SF
2. CONSTRUCT 2 1/2" A.C. / 7 1/2" A.B. PER S.R. 1279 R=40	13,080.80 SF
3. CONSTRUCT 2 1/2" A.C. / 10" A.B. PER S.R. 1279 R=40	13,518.00 SF
4. CONSTRUCT CURB AND GUTTER TYPE I (6" C.F.) PER STD. 200	3,520.93 LF
5. CONSTRUCT CURB AND GUTTER TYPE I (8" C.F.) PER STD. 200	419.04 LF
6. CONSTRUCT SIDEWALK, CURB TYPE, PER STD. PLAN 325	21,222.00 SF
7. CONSTRUCT SIDEWALK, PROPERTY LINE TYPE, PER STD. 325	550.00 SF
8. CONSTRUCT WHEELCHAIR RAMP PER STD. PLAN 304	
9. CONSTRUCT CROSS GUTTER PER STD. PLAN 220	
10. REMOVE 2" X 4" REDWOOD HEADER	650.00 LF
11. CONSTRUCT 24" R.C.P. 2500-D	55.32 LF
12. CONSTRUCT STORM WATER CATCH BASIN PER STD. PLAN 407	2 EA
13. CONSTRUCT 18" R.C.P. 2500-D	40.72 LF
14. CONSTRUCT 1" MIN OVERLAY	8,037.00 SF
15. REMOVE EXISTING CATCH BASIN AND 18" CONCRETE PIPE	
16. INSTALL STREET NAME SIGNS PER STD. 662	5 EA
17. EXCAVATION (LINCOLN)	790 CY
18. CONSTRUCT DRIVEWAY APPROACH TYPE I PER STD. PLAN 302	42 EA
19. A=16', B=23', LOCATE TO FIT EXISTING GARAGES	
20. CONSTRUCT RETAINING WALL PER DETAIL ON SHEET 2 *	
21. CONSTRUCT GARDEN WALL PER DETAIL ON SHEET 2 *	
22. CONSTRUCT RETAINING WALL AND GARDEN WALL PER DETAIL SHT. 2	
23. CONSTRUCT 6" ABS VINE POCKET 20' O.C.	
24. CONSTRUCT PLASTER PER DETAIL ON SHEET 2	
25. EXIS W.V. ADJUST TO GRADE BY CITY FORCES	
26. 8" WIDE WHITE LINE STRIPE	
27. RAISED PAVEMENT MARKERS ~ CLEAR	
28. W57 ~ LEFT ~ ON STEEL CHANNEL POST	

**SPECIAL NOTE REGARDING EXISTING UTILITIES**

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.

**SPECIAL NOTE FROM PRIVATE ENGINEER TO CONTRACTOR**

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR WILL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

\* NOTE: THESE WALLS REQUIRE A PERMIT AND INSPECTION FROM THE PUBLIC WORKS ENGINEERING DIVISION.

**CITY OF RIVERSIDE**  
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 1/22/86  
PRINCIPAL ENGINEER: *[Signature]* DATE: 1/22/86  
TRAFFIC DIVISION: *[Signature]* DATE: 1/22/86  
PLANNING: *[Signature]* DATE: 1/22/86

CITY OF RIVERSIDE WATER DEPT.

*[Signature]*

DATE: 12-15-85

JOHN D ROSE & ASSOC  
770 S BREA BLVD, STE 230  
BREA CALIFORNIA 92621  
(714) 529-9340

*[Signature]* 10-30-85

DENNIS FARNSWORTH RCE 31653 DATE:

BENCH MARK: F5-H

SET PK. NAIL AND TAG IN RIVERSIDE WATER CO. CANAL HEADWALL ON WELY SIDE OF MARION ST.

ELEV: 845.579

DESIGNED BY: M14 DRAWN BY: M14 CHECKED BY: *[Signature]*

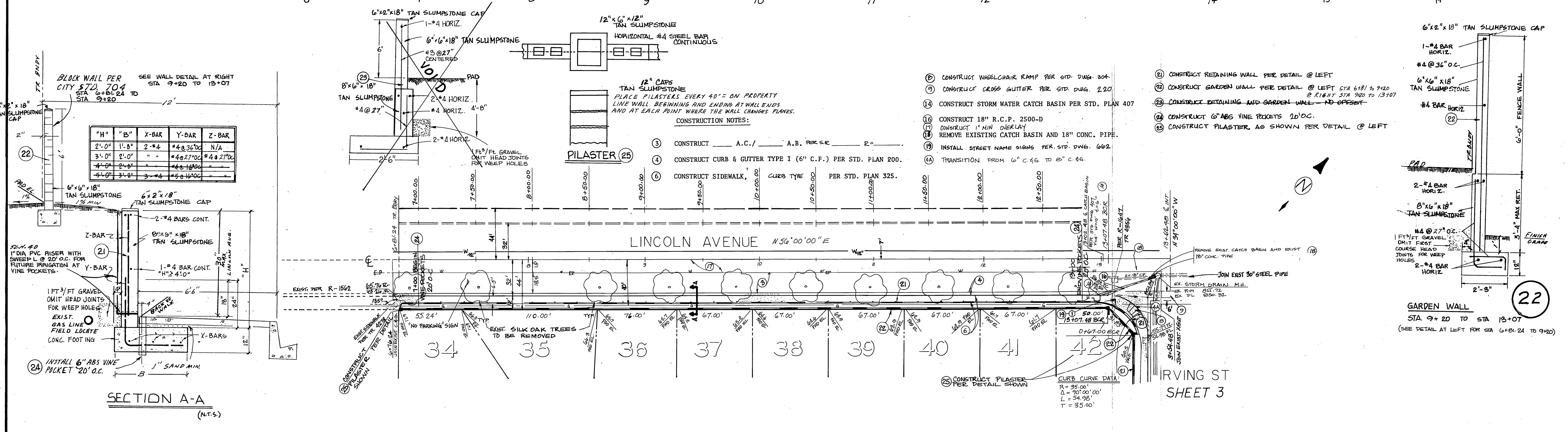
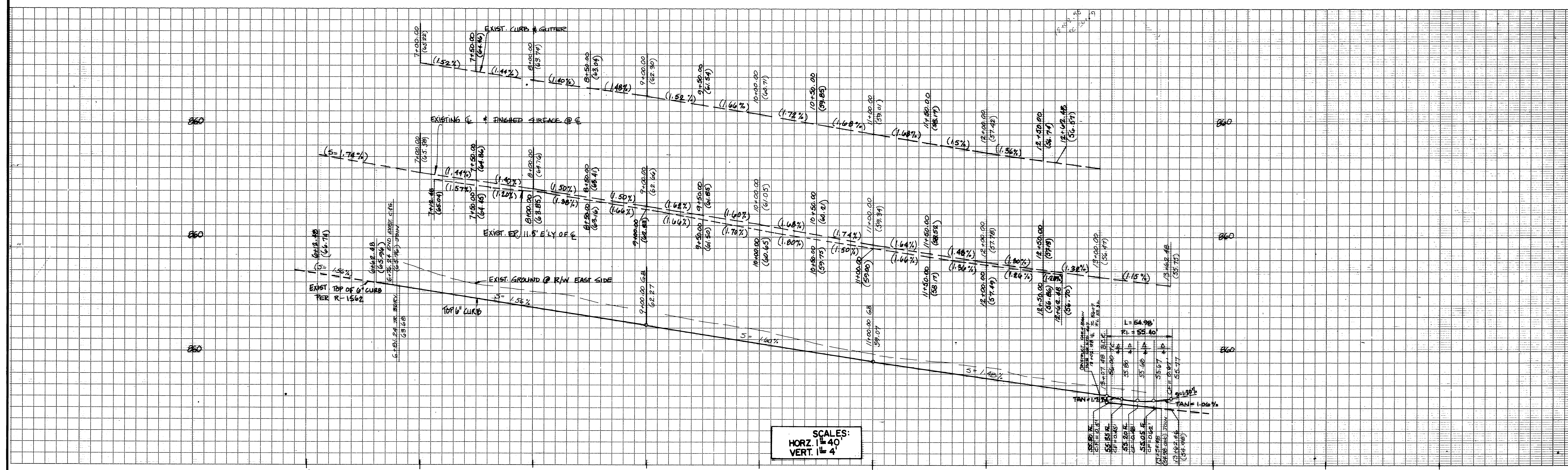
TRACT NO 8685  
STREET IMPROVEMENT PLANS

R-2738

SHEET 1 OF 5

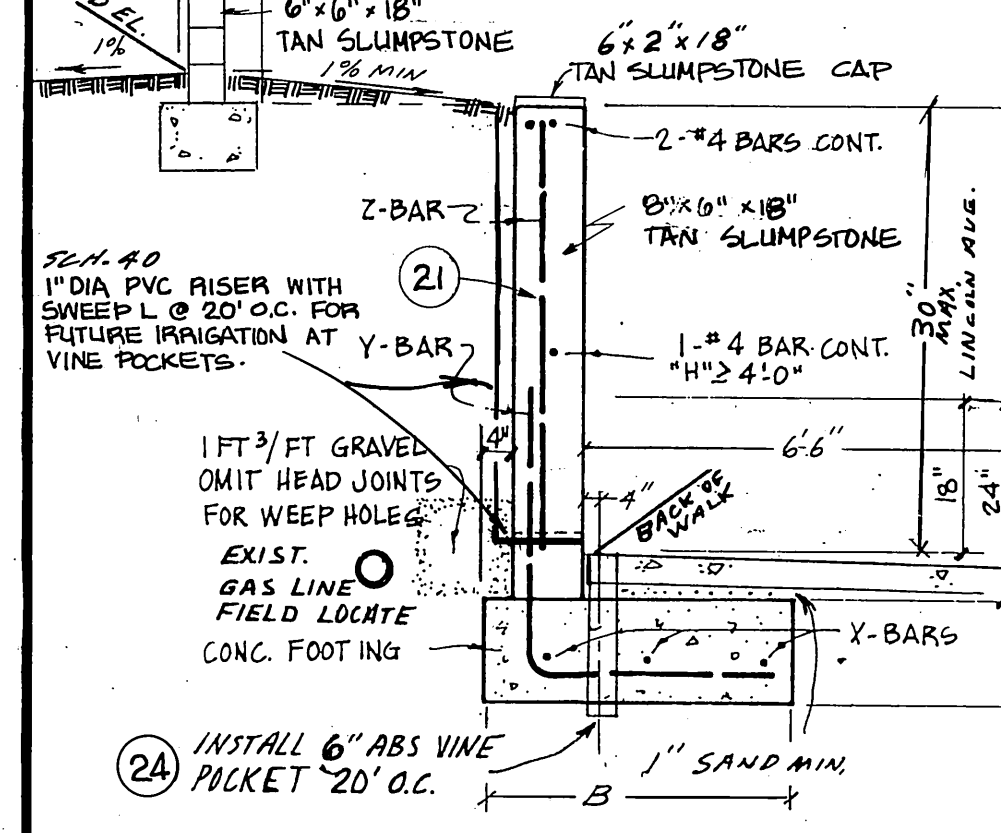
HORIZ SCALE: VERT SCALE:





BLACK WALL PER CITY STD. 70.4 STA 9+20 TO 13+07

"H"	"B"	X-BAR	Y-BAR	Z-BAR
2'-0"	1'-6"	2-#4	#4 @ 36" OC	N/A
3'-0"	2'-0"	-	#4 @ 27" OC	#4 @ 27" OC
4'-0"	2'-6"	-	#4 @ 18" OC	-
5'-0"	3'-6"	3-#4	#5 @ 16" OC	-



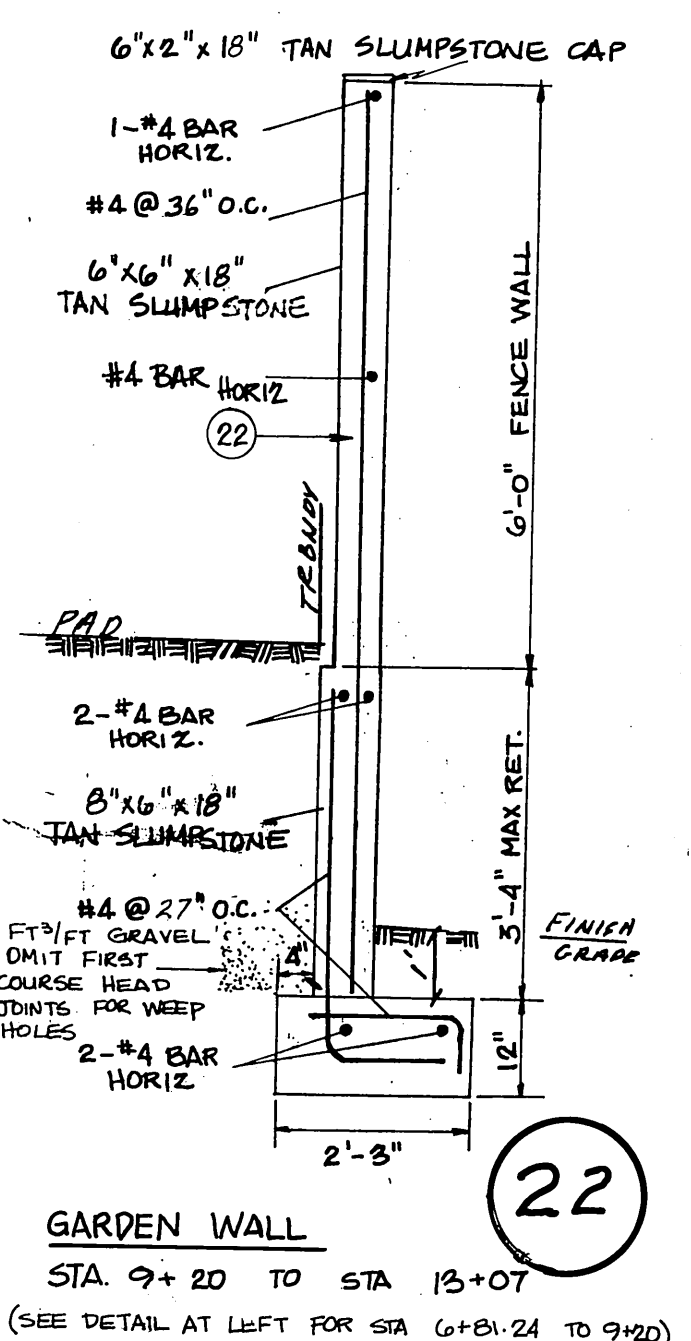
SECTION A-A (N.T.S.)

SCALES:  
HORIZ. 1" = 40'  
VERT. 1" = 4'

CONSTRUCTION NOTES:  
 (3) CONSTRUCT A.C./ A.B. PER S.R. R=\_\_\_\_\_  
 (4) CONSTRUCT CURB & GUTTER TYPE I (6" C.F.) PER STD. PLAN 200.  
 (6) CONSTRUCT SIDEWALK, CURB TYPE PER STD. PLAN 325.

- (8) CONSTRUCT WHEELCHAIR RAMP PER STD. DWG. 304.
- (9) CONSTRUCT CROSS GUTTER PER STD. DWG. 220.
- (14) CONSTRUCT STORM WATER CATCH BASIN PER STD. PLAN 407.
- (16) CONSTRUCT 18" R.C.P. 2500-D.
- (17) CONSTRUCT 1" MIN OVERLAY.
- (18) REMOVE EXISTING CATCH BASIN AND 18" CONC. PIPE.
- (19) INSTALL STREET NAME SIGNS PER STD. DWG. 602.
- (24) TRANSITION FROM 6" C.C.G. TO 8" C.C.G.

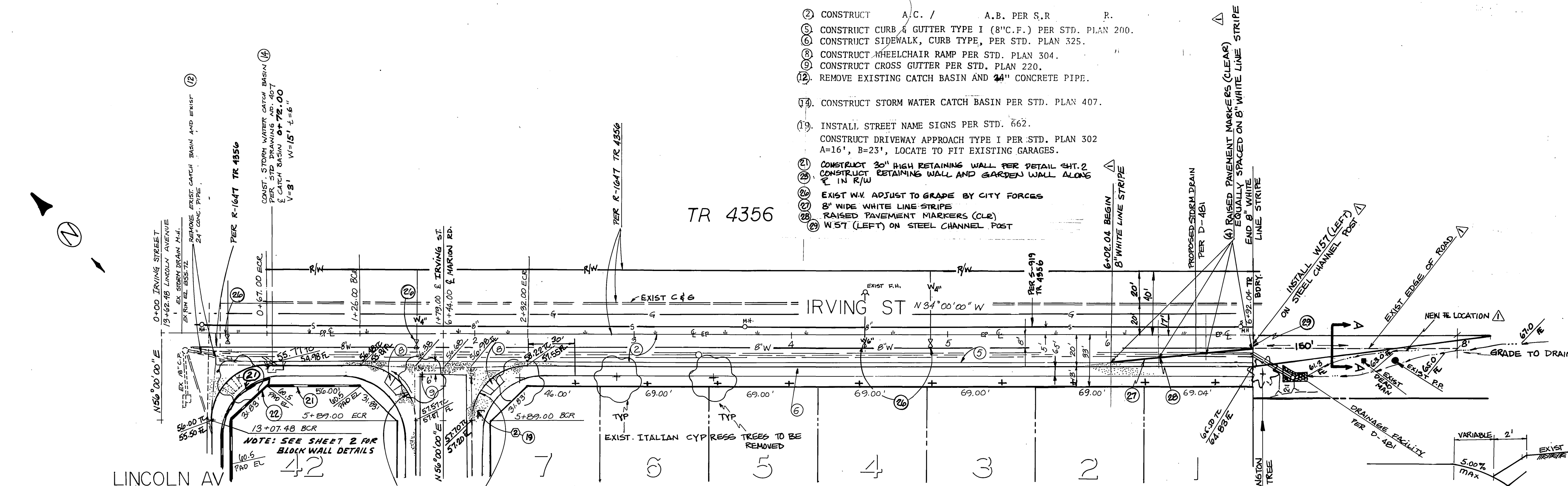
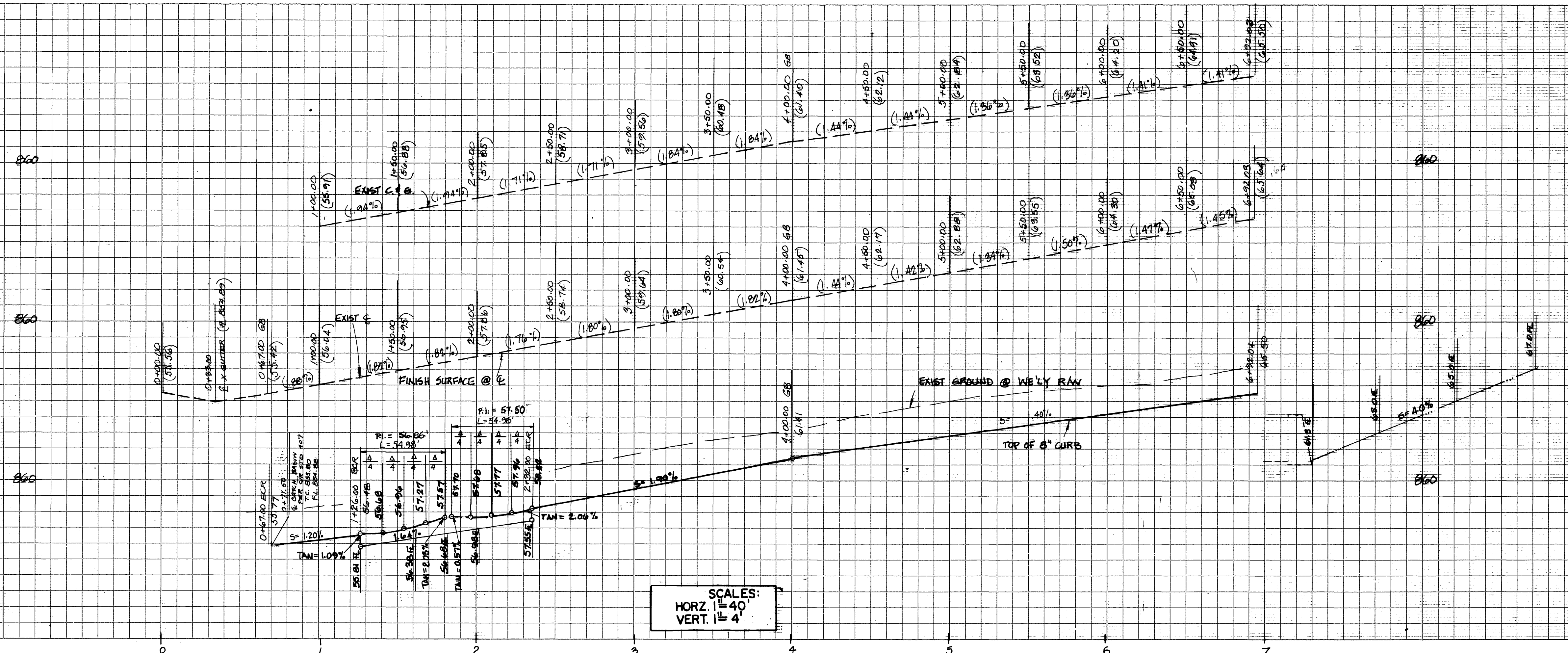
- (22) CONSTRUCT RETAINING WALL PER DETAIL @ LEFT.
- (23) CONSTRUCT GARDEN WALL PER DETAIL @ LEFT STA 9+20 TO 13+07.
- (24) CONSTRUCT RETAINING AND GARDEN WALL - NO OFFSET.
- (25) CONSTRUCT 6" ABS VINE POCKETS 20' OC.
- (26) CONSTRUCT PILASTER AS SHOWN PER DETAIL @ LEFT.



IRVING ST  
SHEET 3

SO CALIFORNIA GAS <i>DR Mc Dowan</i> DATE 11-1-85	CITY OF RIVERSIDE WATER DEPT. <i>Clayton</i> DATE 11-1-85	JOHN D ROSE & ASSOC 770 S BREA BLVD, STE 230 BREA CALIFORNIA 92621 (714) 529-9340 <i>Dennis Farnsworth</i> 10-30-85 DENNIS FARNSWORTH REC 31653 DATE	BENCH MARK: F5-R SET PK. NAIL AND TAG IN RIVERSIDE WATER CO. CANAL HEADWALL ON WE'LY SIDE OF MONROE ST. ELEV: 845.599	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: <i>William J. Anderson</i> PARK DEPARTMENT TRAFFIC DIVISION DATE 1.22.86	STREET PLAN & PROFILE LINCOLN AV. 680' SE'LY OF JACKSON ST. TO IRVING ST. TRACT 8685 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'	R-2738 SHEET 2 OF 5
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- ② CONSTRUCT A.C. / A.B. PER S.R. P.
- ③ CONSTRUCT CURB & GUTTER TYPE I (8" C.F.) PER STD. PLAN 200.
- ④ CONSTRUCT SIDEWALK, CURB TYPE, PER STD. PLAN 325.
- ⑤ CONSTRUCT WHEELCHAIR RAMP PER STD. PLAN 304.
- ⑥ CONSTRUCT CROSS GUTTER PER STD. PLAN 220.
- ⑦ REMOVE EXISTING CATCH BASIN AND 24" CONCRETE PIPE.
- ⑧ CONSTRUCT STORM WATER CATCH BASIN PER STD. PLAN 407.
- ⑨ INSTALL STREET NAME SIGNS PER STD. 662.
- ⑩ CONSTRUCT DRIVEWAY APPROACH TYPE I PER STD. PLAN 302 A=16', B=23', LOCATE TO FIT EXISTING GARAGES.
- ⑪ CONSTRUCT 30" HIGH RETAINING WALL PER DETAIL SHT. 2
- ⑫ CONSTRUCT RETAINING WALL AND GARDEN WALL ALONG R/W
- ⑬ EXIST NW ADJUST TO GRADE BY CITY FORCES
- ⑭ 8" WIDE WHITE LINE STRIPES
- ⑮ RAISED PAVEMENT MARKERS (CLR) EQUALLY SPACED ON 8" WHITE LINE STRIPE
- ⑯ N 5' (LEFT) ON STEEL CHANNEL POST

LINCOLN AV SHEET 2

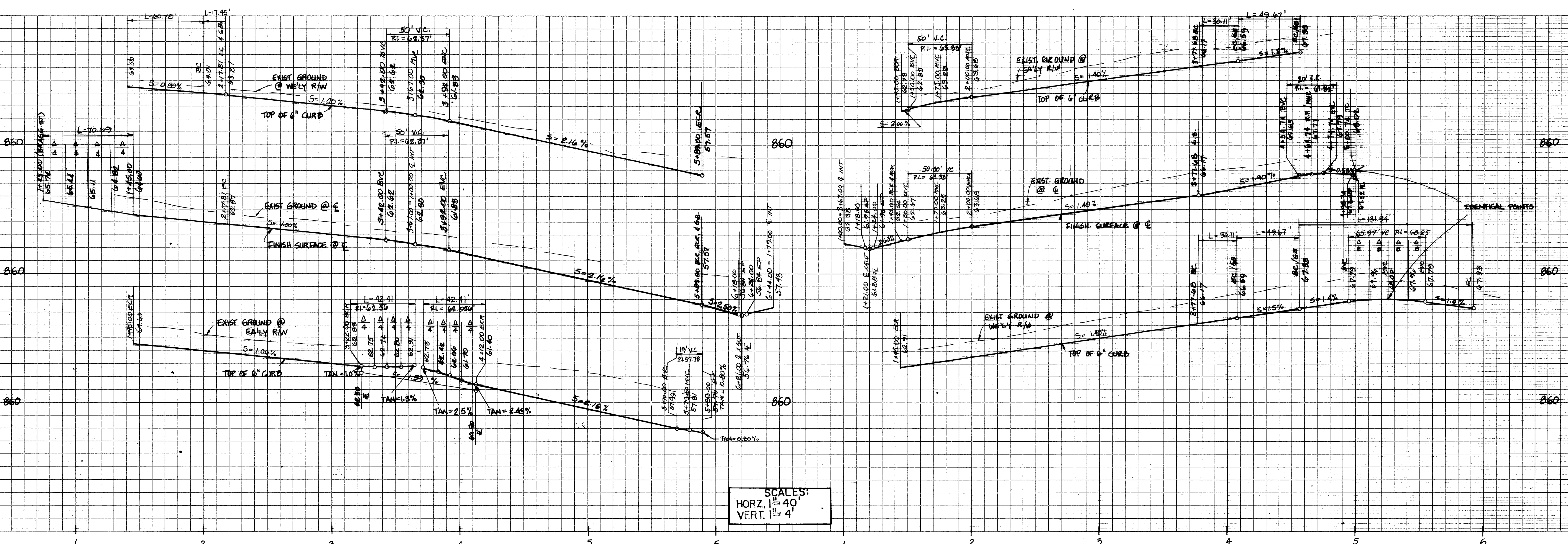
SHEET 5 MARION ROAD

CITY OF RIVERSIDE WATER DEPT.  DATE 12-13-86	JOHN D ROSE & ASSOC 770 S BREA BLVD, STE 230 BREA CALIFORNIA 92621 (714) 529-9340  DENNIS FARNSWORTH RCE 31653 DATE 10-20-85	SAFETY MARKINGS ADDED @ ROAD TAPER REVISIONS DESIGNED BY DRAWN BY CHECKED BY APPR. DATE 4/1/86	BENCH MARK: F5-H SET P.K. NAIL AND TAG IN RIVERSIDE WATER CO. CANAL HEADWALL ON WE'LY SIDE OF MONROE STREET. ELEV: 845.599	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION PLANNING DEPARTMENT DATE 1-22-86	STREET PLAN & PROFILE IRVING ST & MARION ROAD 700' NW'LY OF VICTORIA AV TO LINCOLN AV TR 8685 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'	R-2738 SHEET 3 OF 5



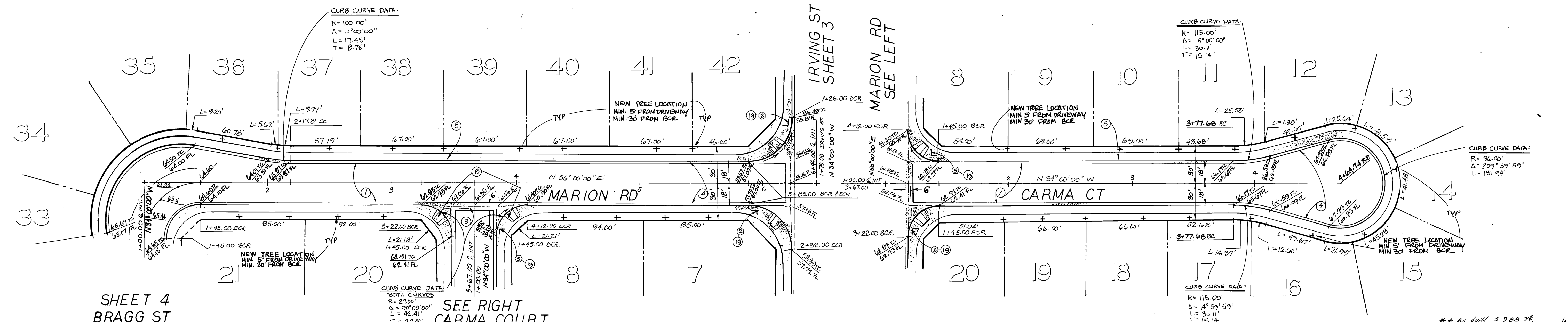






SCALES:  
 HORZ. 1" = 40'  
 VERT. 1" = 4'

- CONSTRUCTION NOTES:**
- CONSTRUCT A.C. / A.B. PER S.R. R.
  - CONSTRUCT CURB & GUTTER TYPE I (6" C.F.) PER STD. PLAN 200.
  - CONSTRUCT SIDEWALK, CURB TYPE, PER STD. PLAN 325.
  - CONSTRUCT WHEELCHAIR RAMP PER STD. PLAN 304.
  - CONSTRUCT CROSS GUTTER PER STD. PLAN 220.
  - INSTALL STREET NAME SIGNS PER STD. 662.
  - CONSTRUCT DRIVEWAY APPROACH TYPE I PER STD. PLAN 502 A=16', B=23', LOCATE TO FIT EXISTING GARAGES.



SHEET 4  
BRAGG ST

SEE RIGHT  
CARMA COURT

JOHN D ROSE & ASSOC  
 770 S BREA BLVD, STE 230  
 BREA CALIFORNIA 92621  
 (714) 529-9340

DENNIS FARNSWORTH RCE.31653 DATE 10-20-85

MARK	REVISIONS	APPR.	DATE

BENCH MARK: F5-H  
 SET P.K. NAIL AND TAG IN RIVERSIDE WATER CO. CANAL HEADWALL ON WELY SIDE OF MONROE STREET  
 ELEV: 845.599

**CITY OF RIVERSIDE**  
**PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: [Signature] DATE: 11/22/86  
 TRAFFIC DIVISION CHIEF P.W. ENGINEER

STREET PLAN & PROFILE  
 MARION ROAD & CARMA COURT R-2738  
 TR 8685  
 SHEET 5 OF 5  
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'