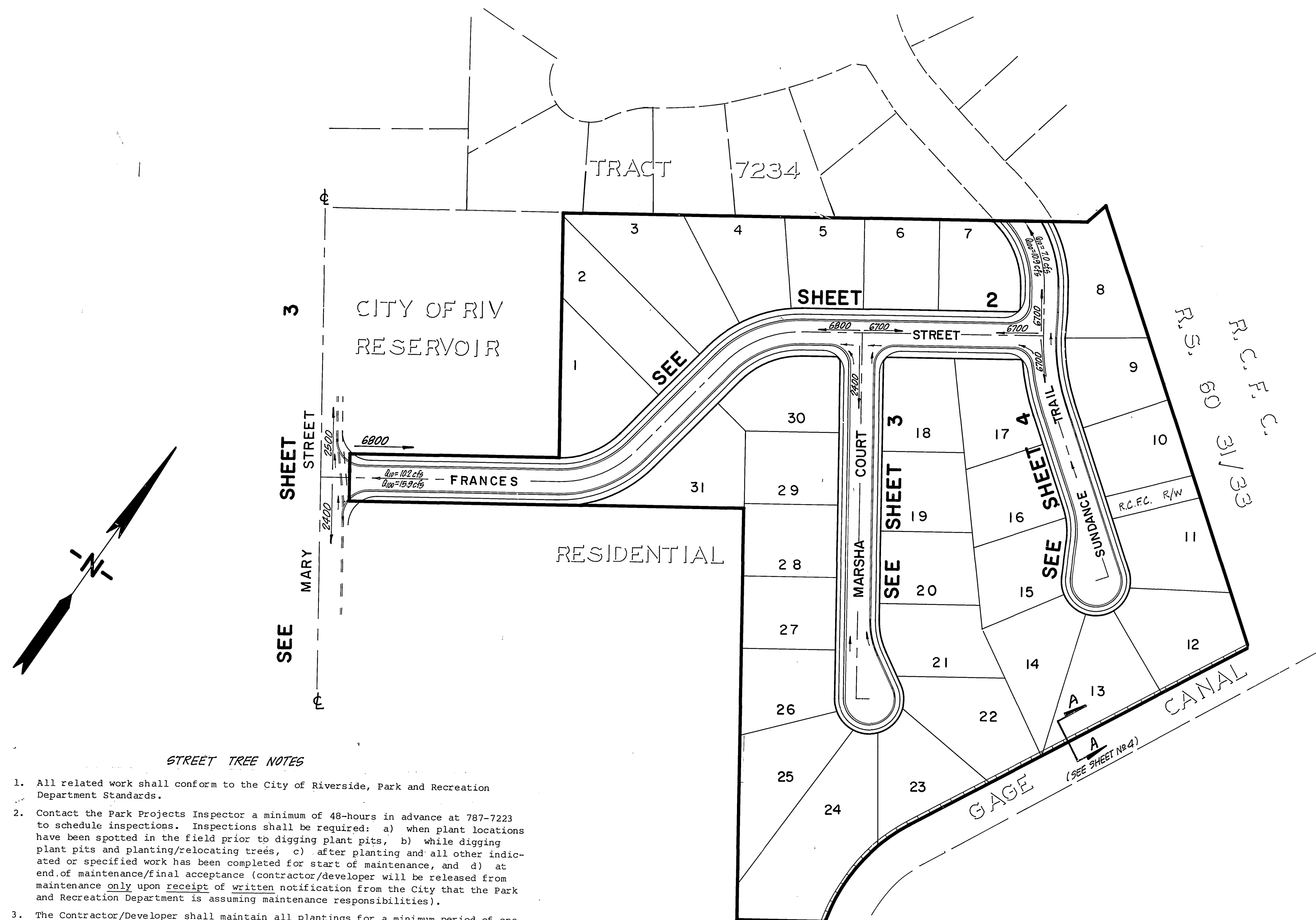


GENERAL NOTES

- 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, 1985 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 4 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.
- 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.
- All flagged elevations shall be staked in the field by the private engineer.
- 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.
- 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.
- 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 (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.
- All traffic signs shall be installed prior to opening the streets to traffic.
- See "Street Lighting Plans" for quantity and location of required street lights.
- 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.
- 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.
- 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 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.



STREET TREE 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 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:

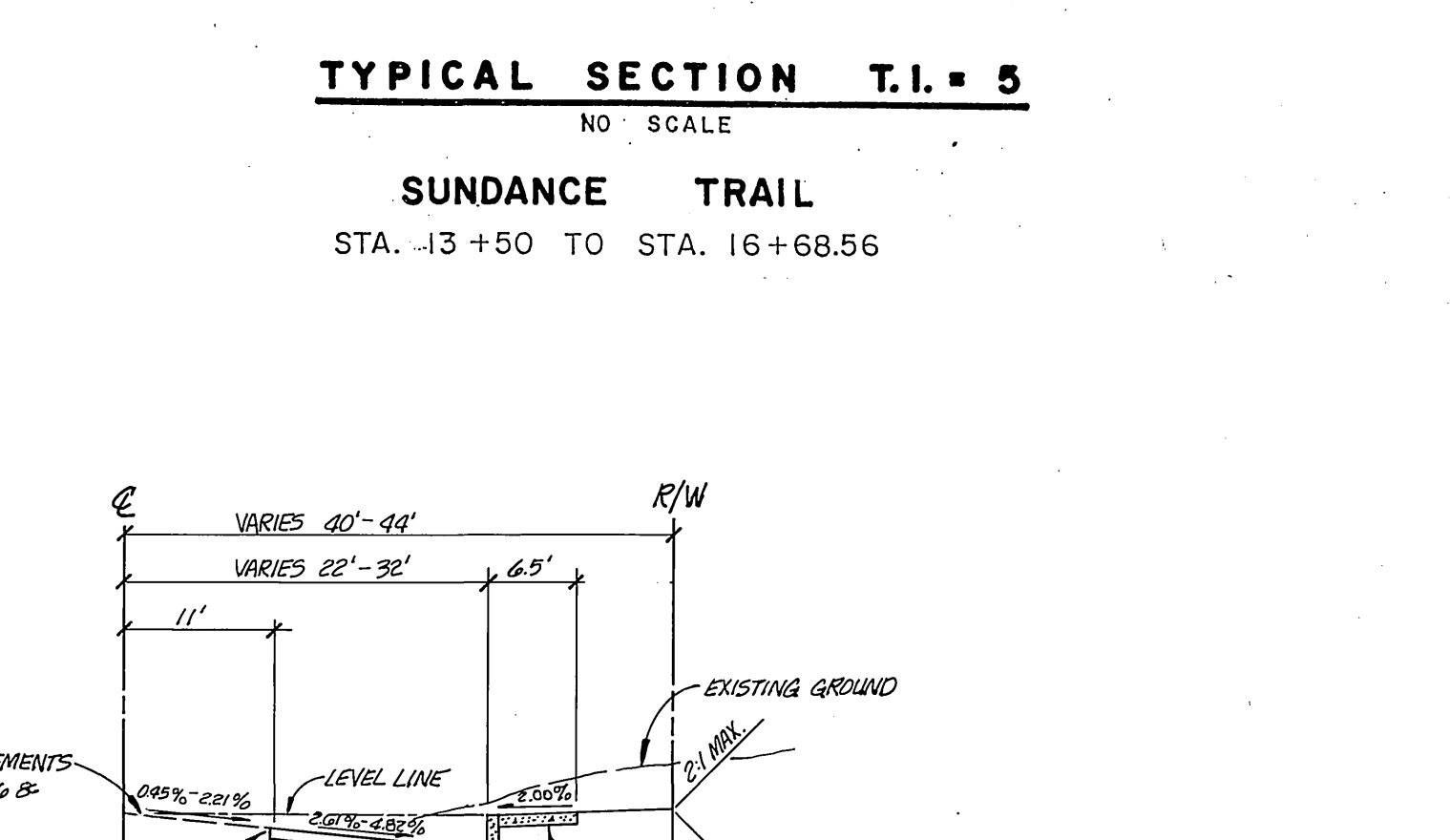
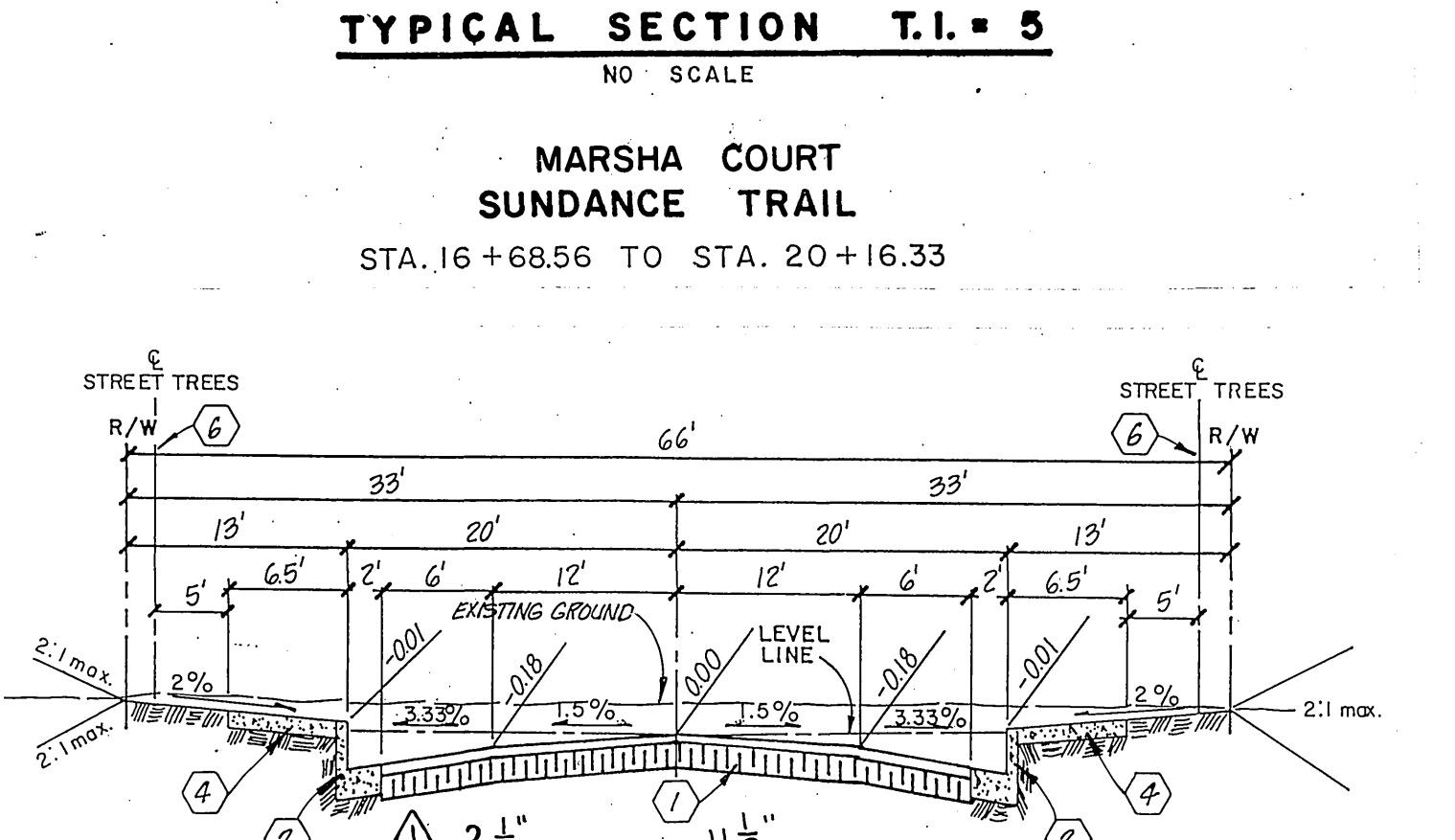
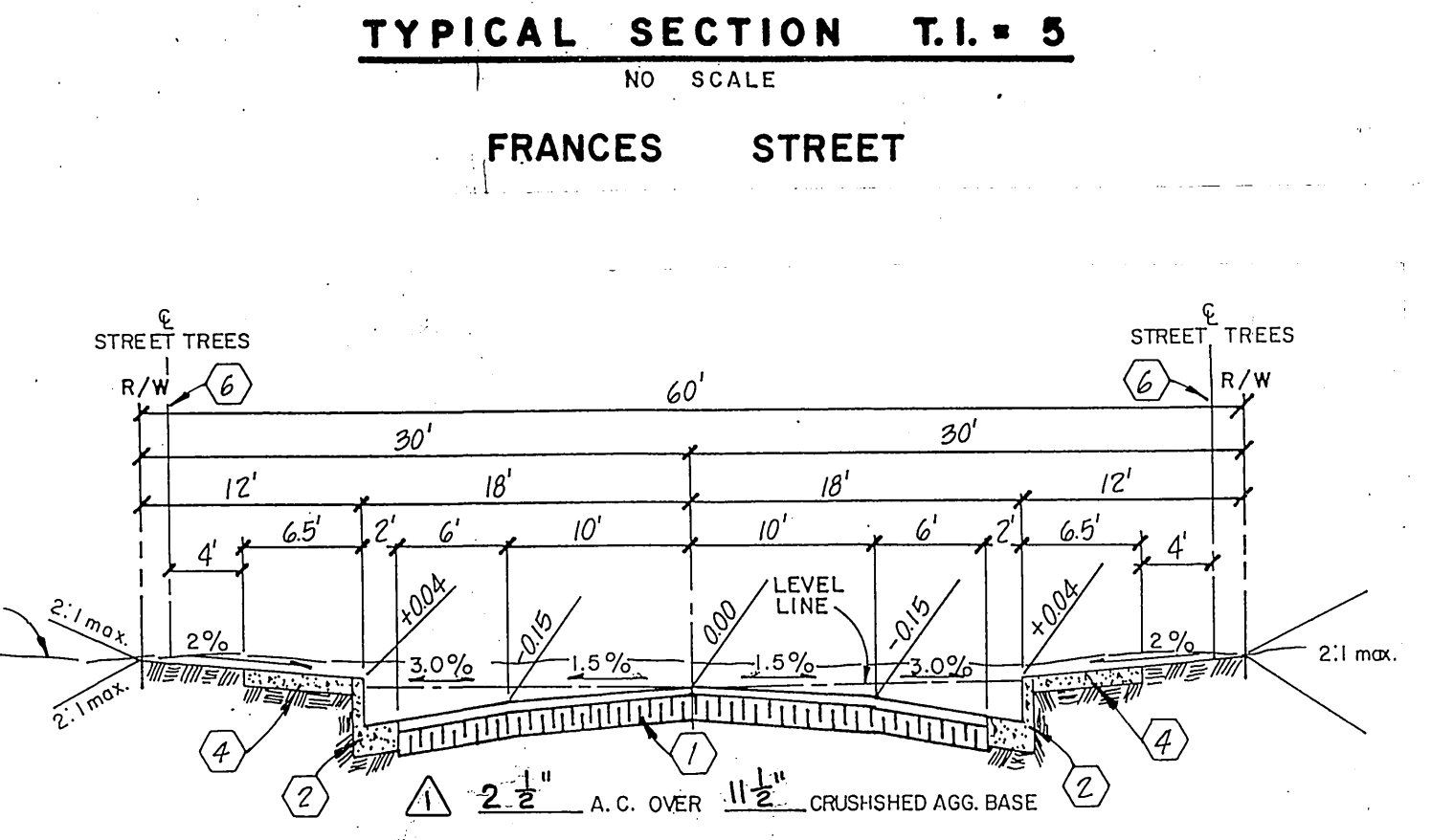
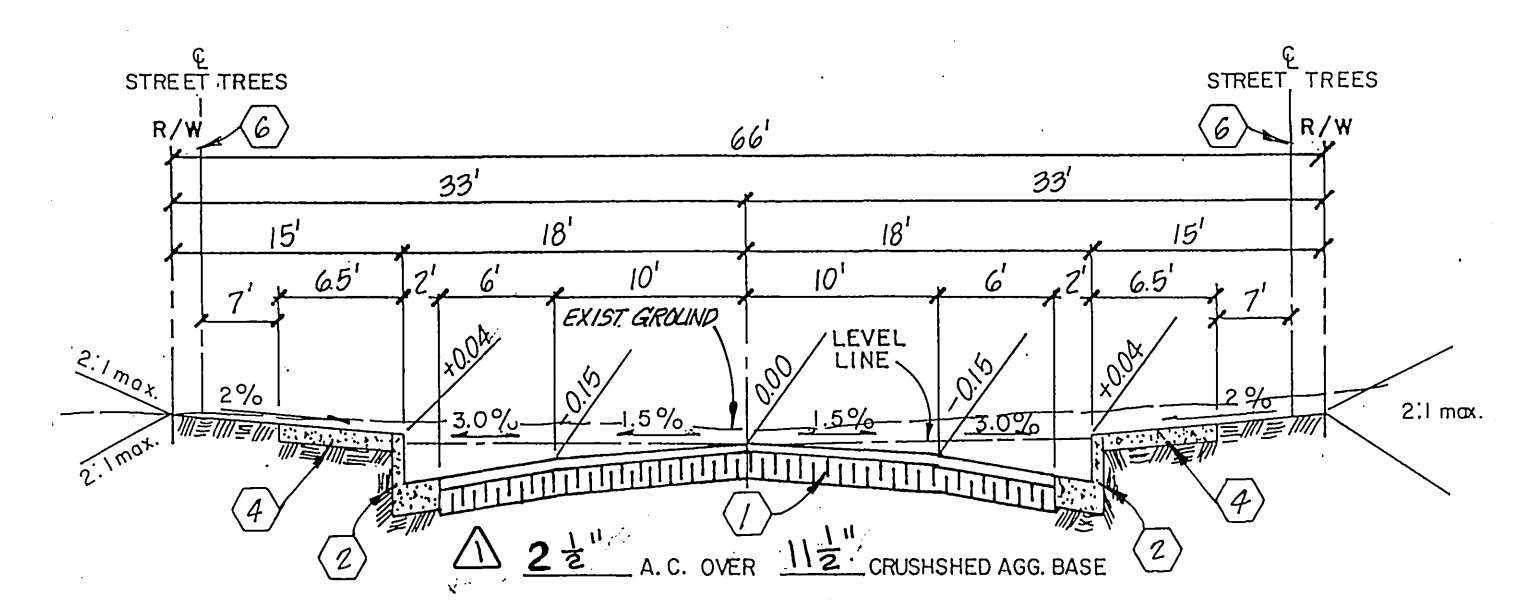
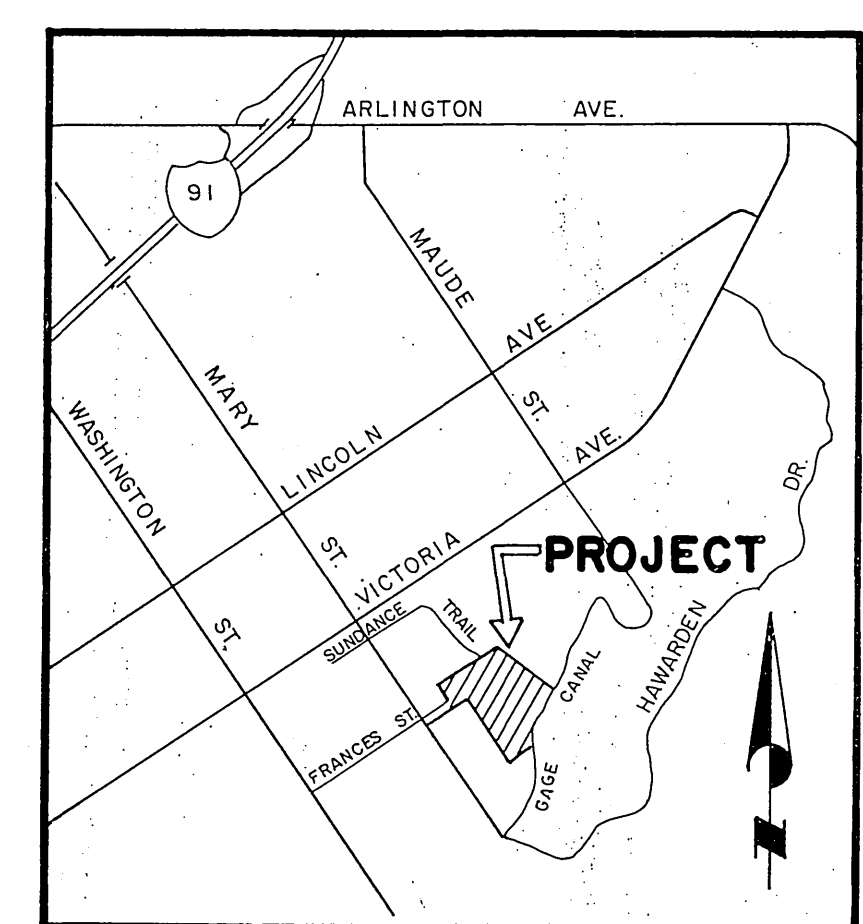
Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing	No. Req.
a. Sundance Trail	Pyrus Calleryana/Bradford "Bradford" Pear	15 Gal.	45'	24
b. Marsha Court	Pittosporum / Victorian Undulatum Box	15 Gal.	45'	23
c. Frances Street	Cinnamomum / Camphor Camphora	15 Gal.	45'	39

- 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.

INDEX MAP
SCALE 1" = 100'

CONSTRUCTION NOTES

- Construct A.C. pavement over crushed aggregate base per typical section. S.R. 1272 R=2
- Construct curb and gutter per City of Riverside Std. Dwg. No. 200. (6" curb face).
- Construct P.C.C. cross gutter per City of Riverside Std. Dwg. No. 220.
- Construct P.C.C. curb sidewalk per City of Riverside Std. Dwg. No. 325
- Construct wheelchair ramp per City of Riverside Std. Dwg. No. 304.
- Install street trees per City Parks Dept Stds.

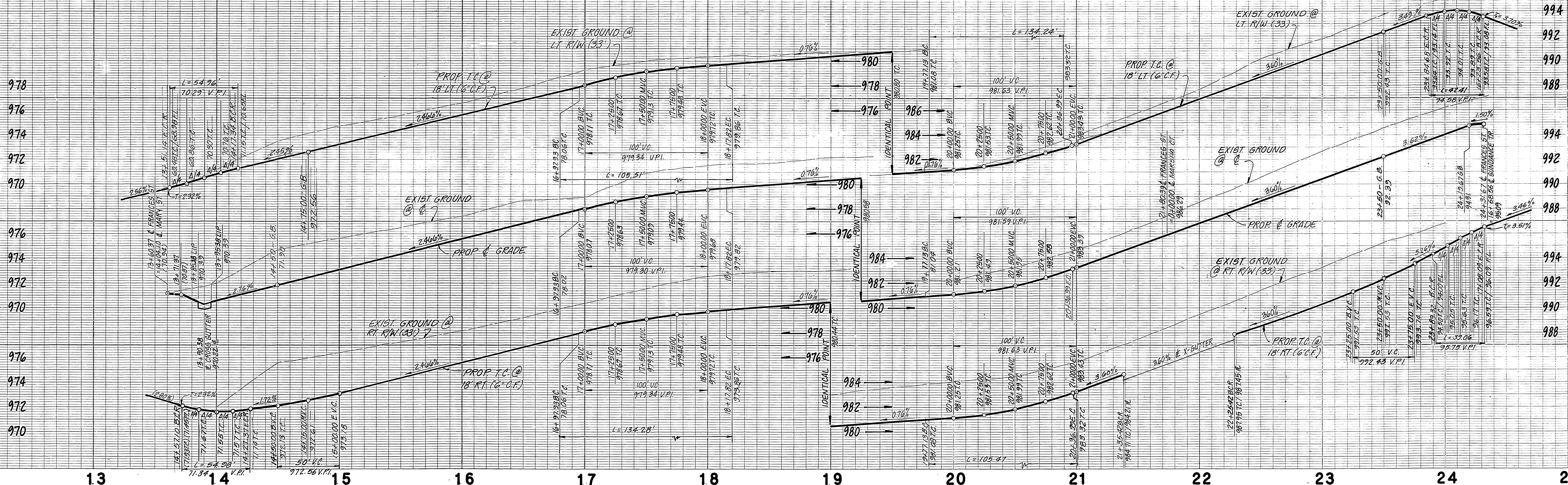


STREET NAME & TRAFFIC SIGN SCHEDULE

A	MARY STREET	2500
A	FRANCES STREET	6800
B	FRANCES STREET	6700
B	MARSHA COURT	2400
C	FRANCES STREET	6700
C	SUNDANCE TRAIL	6700
D	R-1 STOP SIGN 30" OCTAGON	
E	W-53 NOT A THRU STREET 36"	

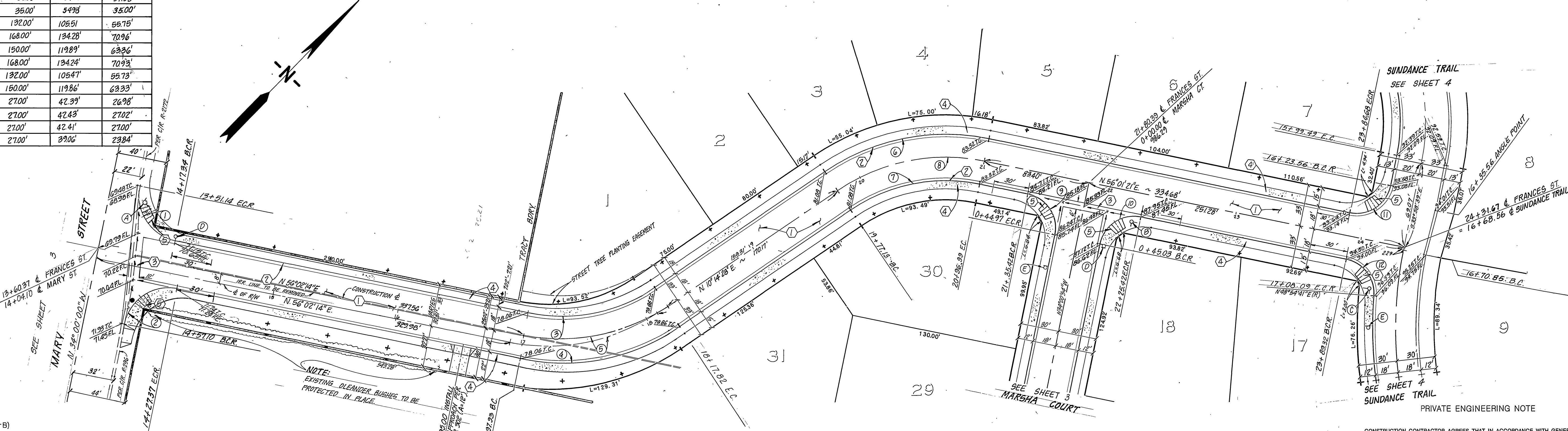
BENCH MARK
G6-B
BRASS DISC STAMPED G6-B CAPPED
@ INTERSECTION OF VICTORIA AVE.
AND MARY ST. C.R.F.B. 735/5
ELEV. 944.502

GAGE CANAL CO. APPROVED BY: <i>John M. Giesberg</i> 11/26/1985 GENERAL MANAGER DATE	CITY OF RIVERSIDE WATER <i>John Davidson</i> 12-12-85 APPROVED DATE	J. F. DAVIDSON ASSOCIATES CIVIL ENGINEERS SURVEYORS PLANNERS 3426 TENTH STREET RIVERSIDE, CAL. 92503 APPROVED BY: <i>John Davidson</i> 8/15/85 RCE 17550 DATE	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: <i>John Davidson</i> 12/25/85 PRINCIPAL ENGINEER TRAFFIC DIVISION CHIEF P. W. ENGR.		STREET IMPROVEMENT PLANS TRACT NO. 20811 TITLE SHEET SCALE: AS SHOWN FOR: THE MANNING CO.	PROJECT NO. R-2743 SHEET 1 OF 4 FILE NO. 85-8692M
			DESIGNED BY: <i>J.F.D.</i> DRAWN BY: <i>J.F.D.</i> CHECKED BY: <i>J.F.D.</i> DATE: 11/23/80			



CURVE DATA			
Δ	R	L	T
①	89°51'46"	3500'	54.96'
②	90°00'00"	3500'	54.98'
③	45°47'46"	132.00'	108.51'
④	45°47'46"	168.00'	134.28'
⑤	45°47'46"	150.00'	119.89'
⑥	45°46'53"	168.00'	134.24'
⑦	45°46'53"	132.00'	108.47'
⑧	45°46'53"	180.00'	119.86'
⑨	89°57'45"	27.00'	42.39'
⑩	90°00'00"	27.00'	42.43'
⑪	90°00'00"	27.00'	42.41'
⑫	82°53'19"	27.00'	23.84'

13 14 15 16 17 18 19 20 21 22 23 24 25



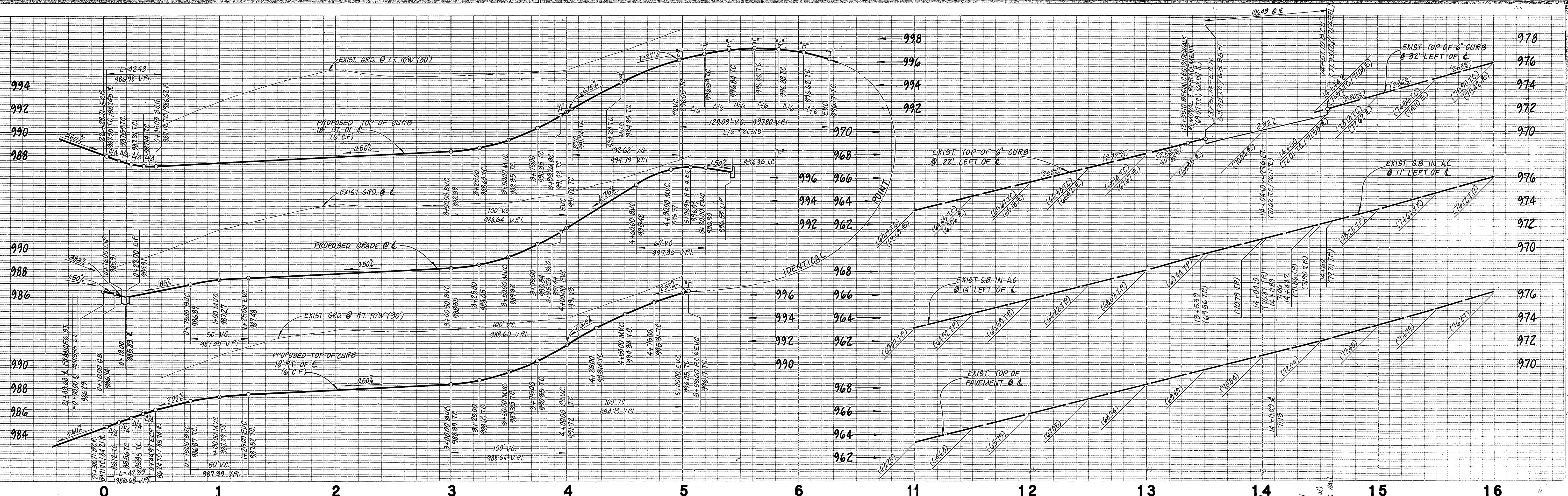
BENCH MARK (66-B)
 FOUND BRASS DISK STAMPED 66-B
 CAPPED @ INTERSECTION OF VICTORIA
 AVE. AND MARY ST. C.R.F.B. 735/5
 ELEV. 944.502

FRANCES

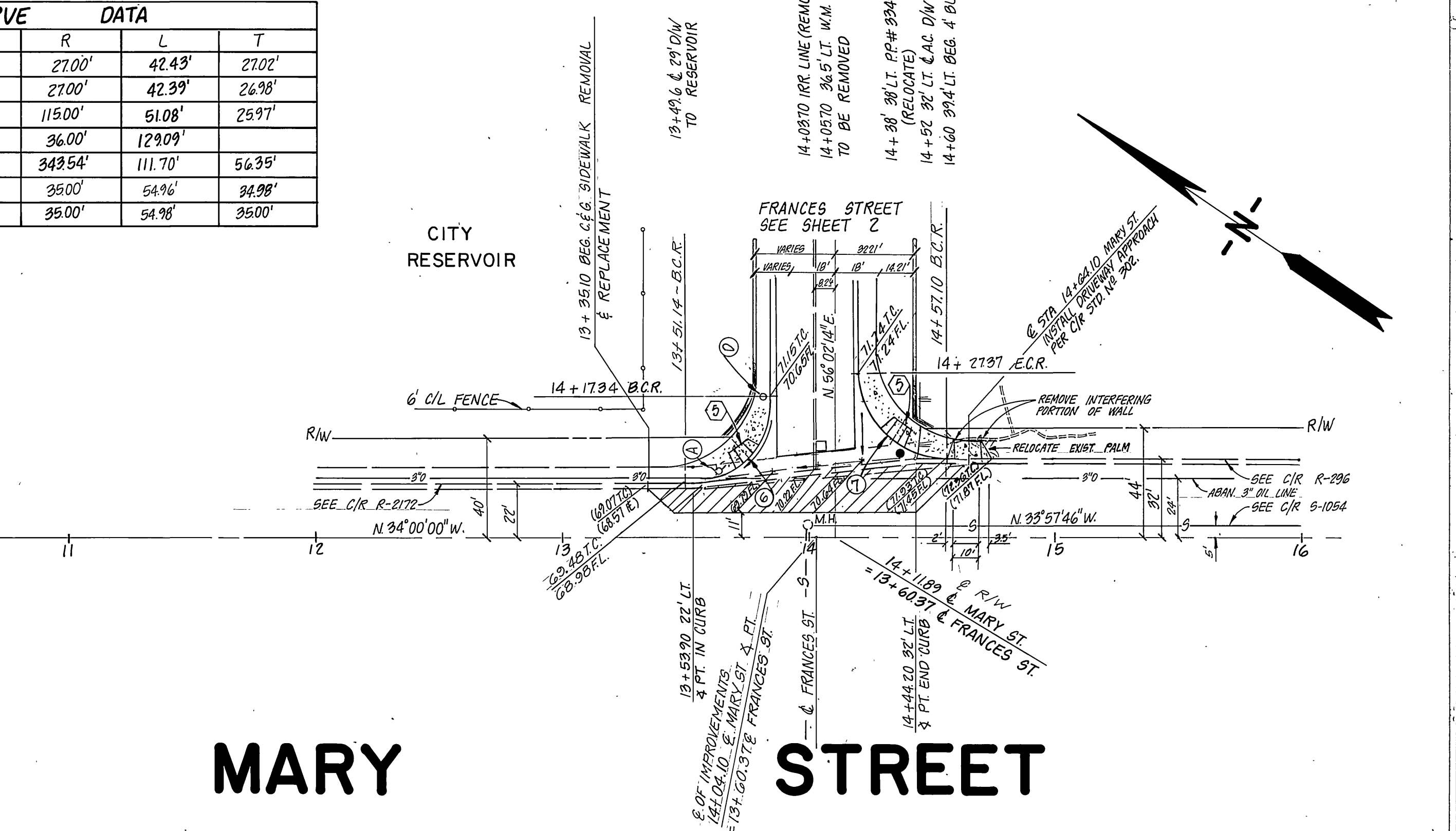
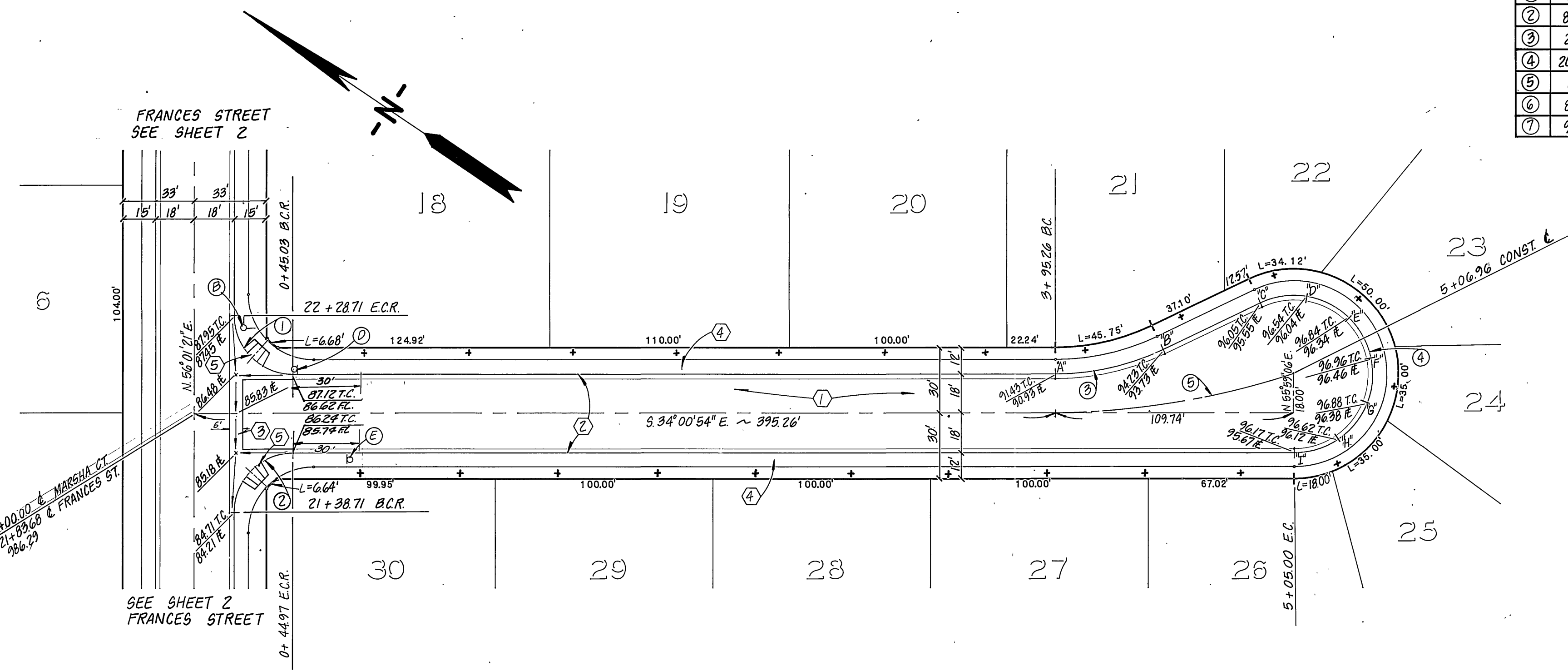
STREET

CITY OF RIVERSIDE WATER APPROVED DATE 12-12-85	J. F. DAVIDSON ASSOCIATES CIVIL ENGINEERS SURVEYORS PLANNERS 3426 TENTH STREET 11200 S. MT. VERNON AVE. RIVERSIDE, CAL. COLTON, CAL. APPROVED BY: REGISTERED CIVIL ENGINEER NO. 17550 DATE 8/5/85	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: DATE 1-7-86 TRAFFIC DIVISION CHIEF P. W. ENGR.	STREET PLAN AND PROFILE TRACT NO. 20811 FRANCES STREET SHEET 2 OF 4 PROJECT NO. R-2743 FILE NO. 85-8692

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.



CURVE DATA				
	Δ	R	L	T
①	90° 02' 15"	27.00'	42.43'	27.02'
②	89° 57' 45"	27.00'	42.39'	26.98'
③	25° 27' 05"	115.00'	51.08'	25.97'
④	205° 27' 05"	36.00'	12.909'	
⑤	18° 37' 46"	343.54'	111.70'	56.35'
⑥	89° 57' 46"	35.00'	54.96'	34.98'
⑦	90° 00' 00"	35.00'	54.98'	35.00'



MARSHA COURT

MARY STREET

BENCH MARK (66-B)
 FOUND BRASS DISK STAMPED 66-B
 CAPPED @ INTERSECTION OF VICTORIA
 AVE. AND MARY ST. C.R.F.B. 735/5.
 ELEVATION 944.502

LEGEND

- INDICATES A.C. REMOVAL
- INDICATES NEW A.C. PAVING

PRIVATE ENGINEERING NOTE
 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.

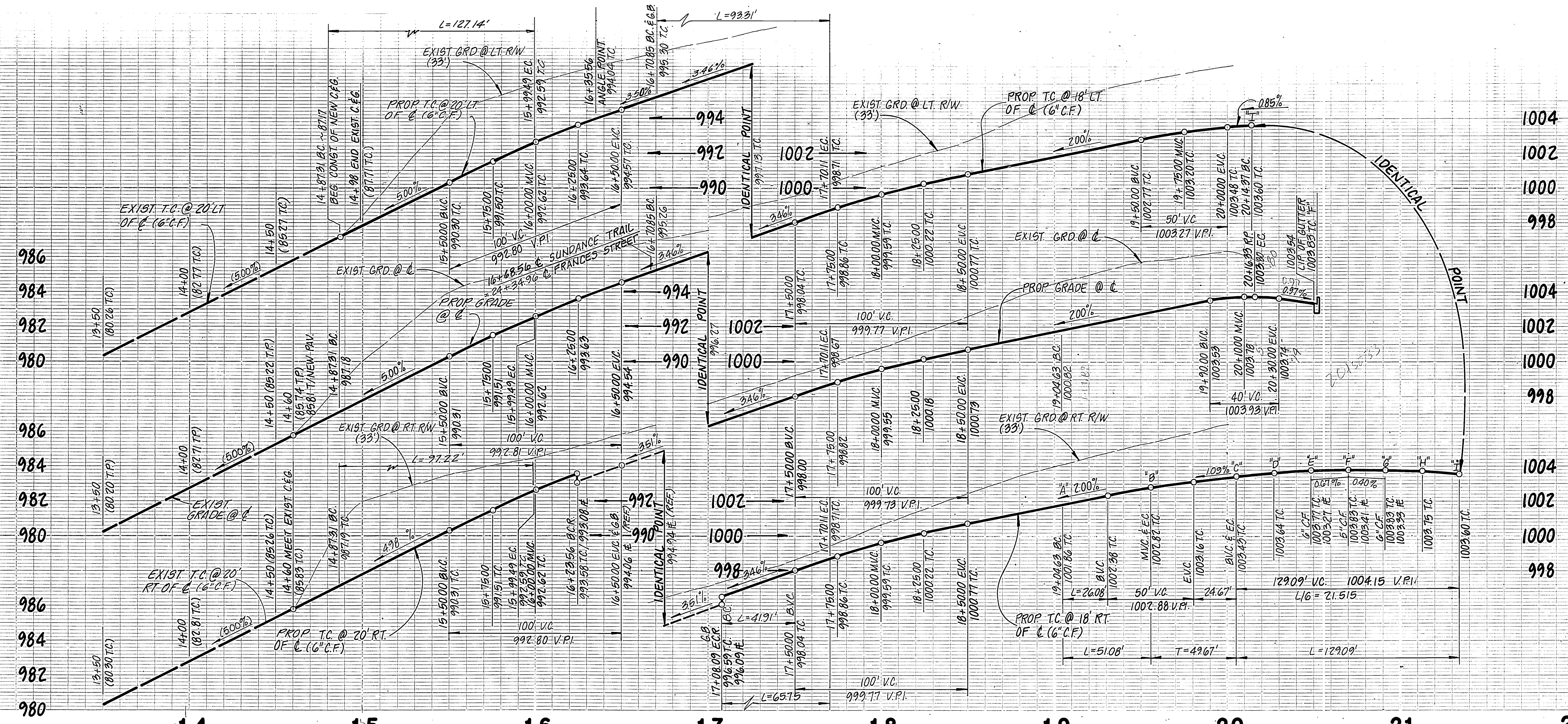
CITY OF RIVERSIDE ELECTRICAL
 APPROVED: *[Signature]* DATE: 10/12/85

CITY OF RIVERSIDE WATER
 APPROVED: *[Signature]* DATE: 12-12-85

J. F. DAVIDSON ASSOCIATES
 CIVIL ENGINEERS SURVEYORS PLANNERS
 3426 TENTH STREET RIVERSIDE, CAL. 92503
 APPROVED BY: *[Signature]*
 REGISTERED CIVIL ENGINEER NO. 17550 DATE 8/5/85

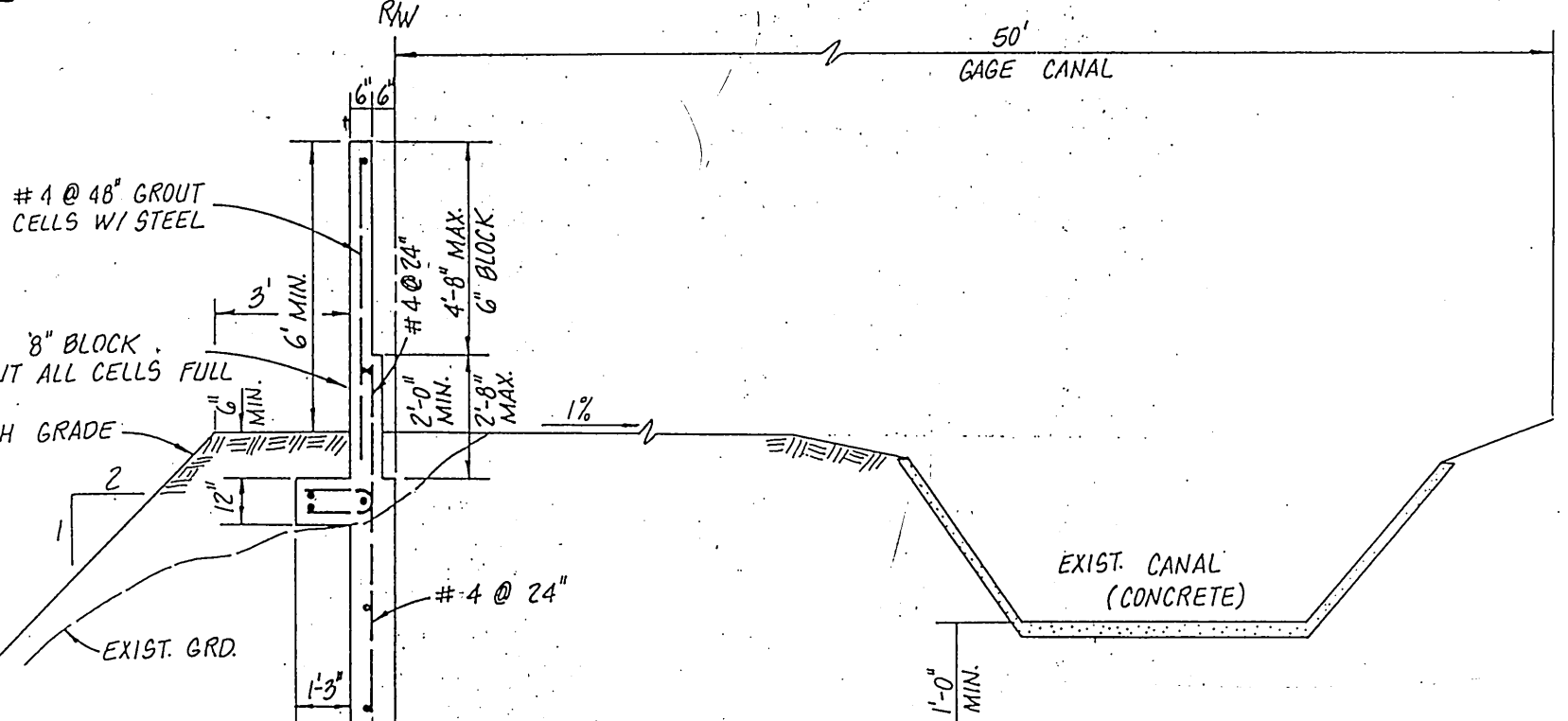
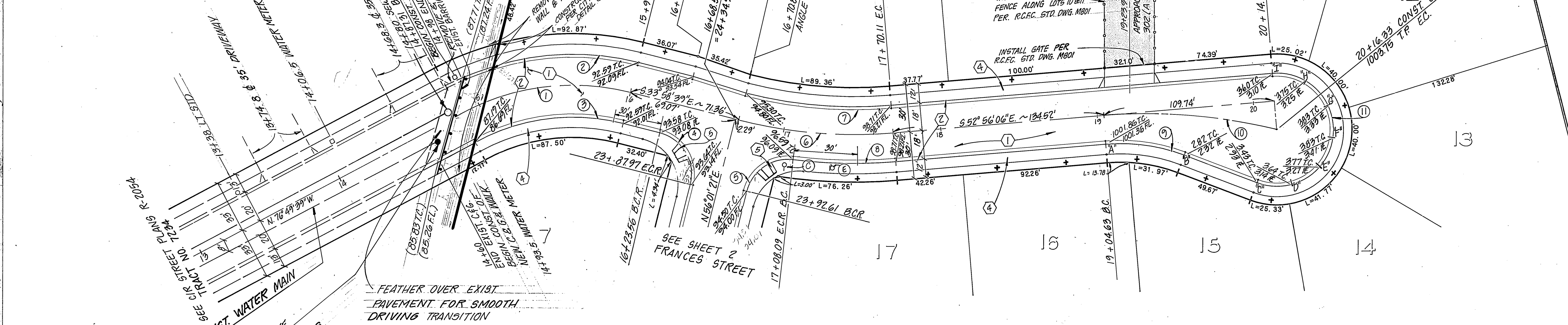
CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *[Signature]* DATE: 12/25/85
 DIRECTOR OF PUBLIC WORKS

STREET PLAN AND PROFILE
TRACT NO. 20811
MARSHA COURT
MARY STREET
 PROJECT NO. **R-2743**
 SHEET **3** OF **4**



1004
1002
1000
998
1004
1002
1000
998
1004
1002
1000
998

CURVE DATA				
	Δ	R	L	T
1	42° 51' 00"	150.00'	112.18'	58.86'
2	42° 51' 00"	170.00'	127.14'	66.71'
3	42° 51' 00"	130.00'	97.22'	51.01'
4	90° 00' 00"	2700'	4241'	2700'
5	82° 53' 19"	2700'	39.06'	2384'
6	18° 57' 27"	30000'	3926'	5009'
7	18° 57' 27"	28200'	3931'	4708'
8	11° 50' 47"	31800'	6375'	3299'
9	25° 27' 05"	11500'	5108'	2597'
10	18° 37' 46"	34354'	11170'	5635'
11	205° 27' 05"	3600'	129.09'	



SECTION A - A
N.T.S.
UNDER SIDEWALK DRAIN DETAIL
N.T.S.

PRIVATE ENGINEERING NOTE

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.

SUNDANCE TRAIL

BENCH MARK (66-B)
FOUND BRASS DISK STAMPED 66-B
CAPPED @ INTERSECTION OF VICTORIA
AVE. AND MARY ST. C.R.F.B. 735/5.
ELEVATION 944.502

GAGE CANAL CO.
APPROVED BY:
John M. Goford
GENERAL MANAGER
11-26-1985
DATE

CITY OF RIVERSIDE
WATER
APPROVED
[Signature]
12-12-85
DATE

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS SURVEYORS PLANNERS
3426 TENTH STREET
RIVERSIDE, CAL. 92503
APPROVED BY:
John W. Canty
REGISTERED CIVIL ENGINEER NO. 17550 DATE 8/5/85

MARK REVISIONS APPR. DATE
DESIGNED BY: JRR DRAWN BY: JRR CHECKED BY: CH

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *[Signature]*
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P. W. ENGR.
DATE 1-7-86

STREET PLAN AND PROFILE
TRACT NO. 20811
SUNDANCE TRAIL
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'

PROJECT NO.
R-2743
SHEET 4 OF 4
FILE NO. 85-8692