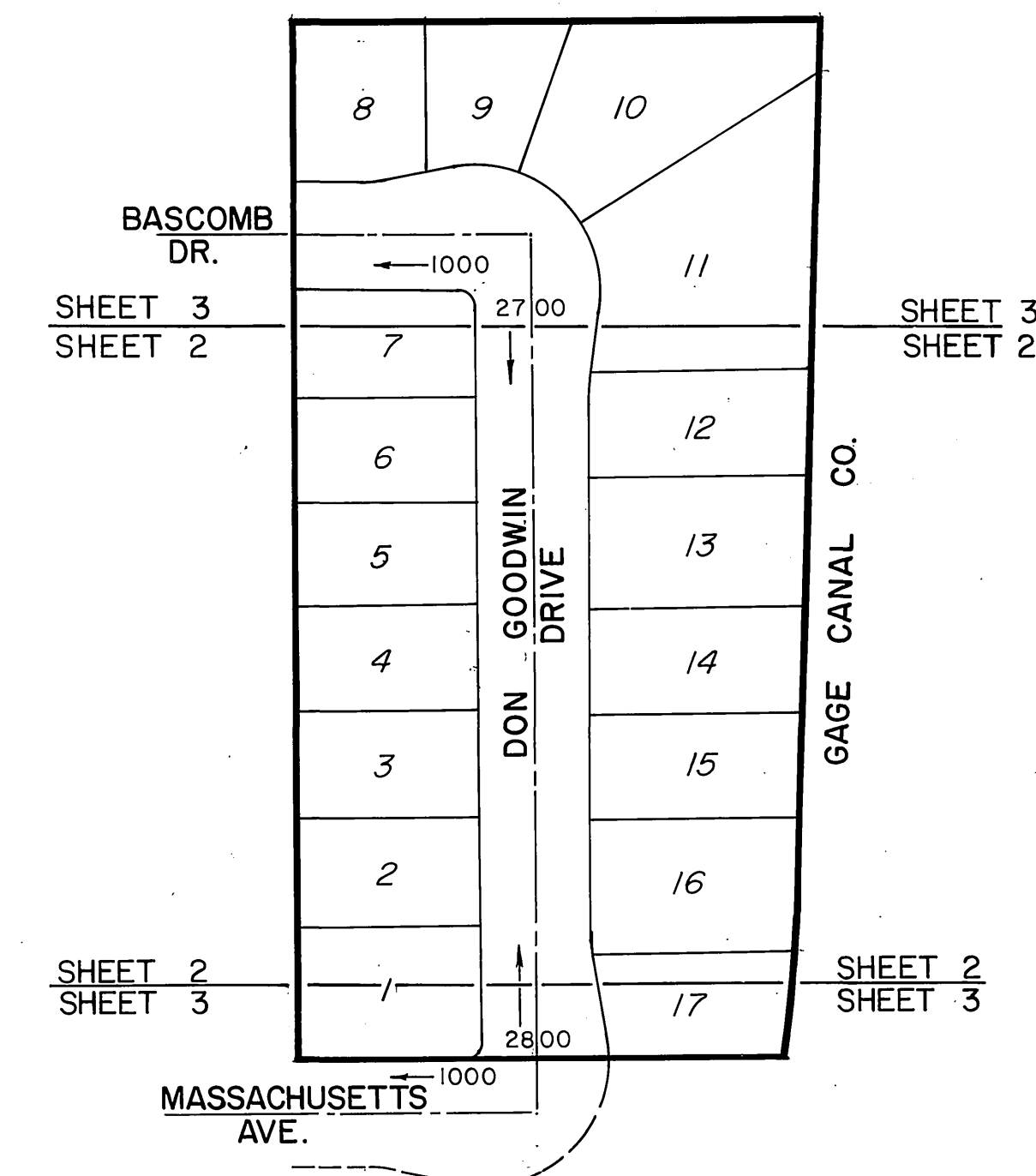


GENERAL NOTES

- The private engineer, signing these plans is responsible for the accuracy and acceptability of the work hereon. In the event of discrepancies arising during construction, the private engineer signing these plans shall be responsible for determining an acceptable solution and revising the plans for approval by the City.
- Construction shall be in accordance with the City of Riverside Department of Public Works, Standard Drawings, Standard Drawing No. 10 and the Standard Specifications for Public Works Construction, current Edition.
- All flagged elevations shall be staked in the field by the private engineer.
- Curb and gutter to be staked on 3' offset at 25' intervals.
- Trim edge of existing pavement where new pavement joins, to a smooth, straight line. construct match up pavement as shown on the plans and overlay paving as directed in the field to produce a smooth section.
- It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of law as it effects each utility, including irrigation lines and appurtenances, at no cost to the city.
- Any traffic control striping obliterated and/or badly worn during construction shall be restored by the contractor within five days after notification from city inspector.
- Construct driveway approaches per Std. Dwg. 302. Exact size and location to be determined at the time of construction as approved by traffic engineer.
- All traffic signs shall be installed prior to opening the streets to traffic.
- Final striping for traffic and/or pavement marking to be the responsibility of the developer.
- Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
- 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.
- The Developer shall be responsible for preserving or re-establishing and re-fencing survey monuments destroyed, disturbed or buried as a result of construction shown hereon.
- The sewer contractor shall adjust manholes to final grade after paving is completed.
- 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 final determination on whether a barricade can be relocated.
- The contractor shall call in a location request to Underground Service Alert (U.S.A.), phone N^o. 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.



INDEX MAP
No Scale

ESTIMATE OF QUANTITIES

Excavation	3500	C.Y.
Enbankment	263	C.Y.
Conc. Curb & Gutter (Std. 200)	1420	L.F.
Conc. Curb S.W. (Std. 325)	1380	L.F.
A.C. Paving	26,116	S.F.
Aggregate base	26,116	S.F.
Driveway Approaches	17	Ea.

CONSTRUCTION NOTES

- Construct Curb and Gutter per Std. Dwg. N^o 200 (Type I)
- Construct Curb S.W. per Std. Dwg. 325.
- Construct 2 1/2" A.C. Paving over 4" crushed aggregate base.
- Remove Barricade and redwood header.
- Plant Street Trees.
- Construct Property Line S.W. per Std. Dwg. No. 325.
- Cut and remove existing pavement as indicated.
- Relocate Telephone Pole No. 89106H, to be relocated.
- Construct Private under sidewalk drain per Std. Dwg. No. 411.

BASCOMB, DON GOODWIN - S.R. # 1288, R = 51
MASSACHUSETTS - S.R. # 1263, R = 58

LOCATION	SIGN NAME	BLOCK NO.
A	BASCOMB DRIVE	1000
	DON GOODWIN DRIVE	2700
	DON GOODWIN DRIVE	2800
B	MASSACHUSETTS AVE.	1000

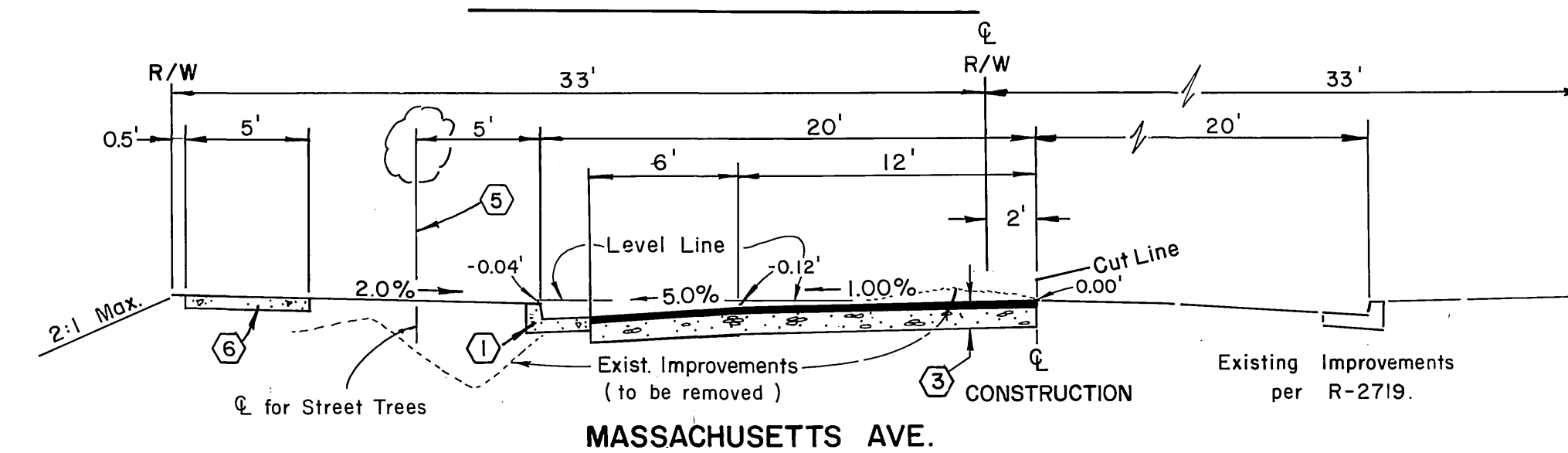
GENERAL NOTES (STREET TREES)

- 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 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 or relocating trees, C) after planting and all other indicated or specified work has been completed for start of maintenance, and D) at the 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 plantings shall be as follows:

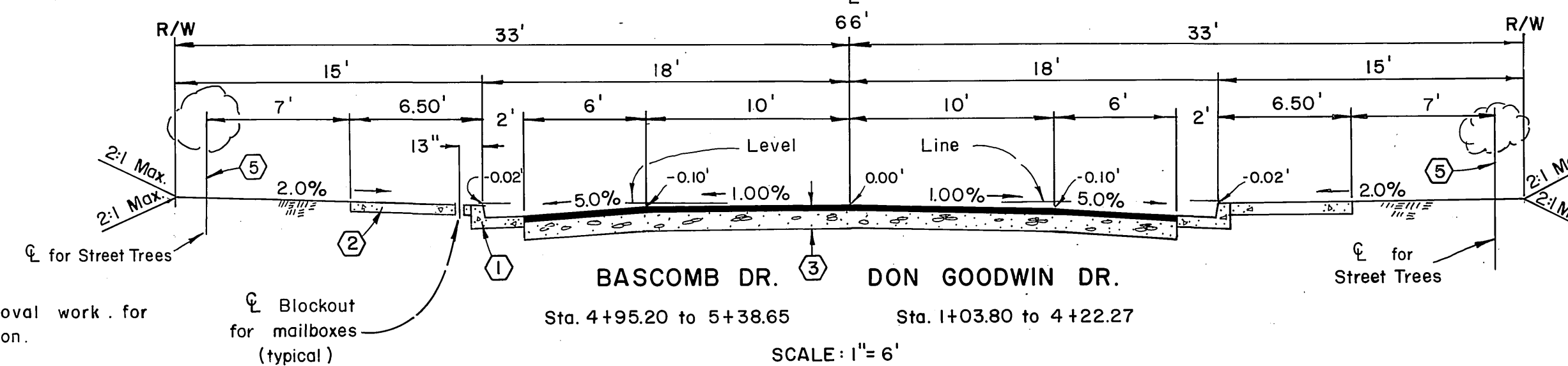
Street Name	Botanical Name / Common Name	Minimum Size	Approximate Spacing	Number Required
Bascomb Drive	Fraxinus velutina/modesto/ Modesto Ash	15 gallon	45'	5
Don Goodwin Dr.	Fraxinus velutina/modesto/ Modesto Ash	15 gallon	45'	20
Massachusetts Ave.	Washingtonia robusta / Mexican Fan Palm	4" of brown trunk	45'	2

- Public Works and Park and Recreation Department permits are required prior to tree relocation and/or removal work for all trees within the ultimate pavement area, backfill of all holes is to be inspected by city for proper compaction.

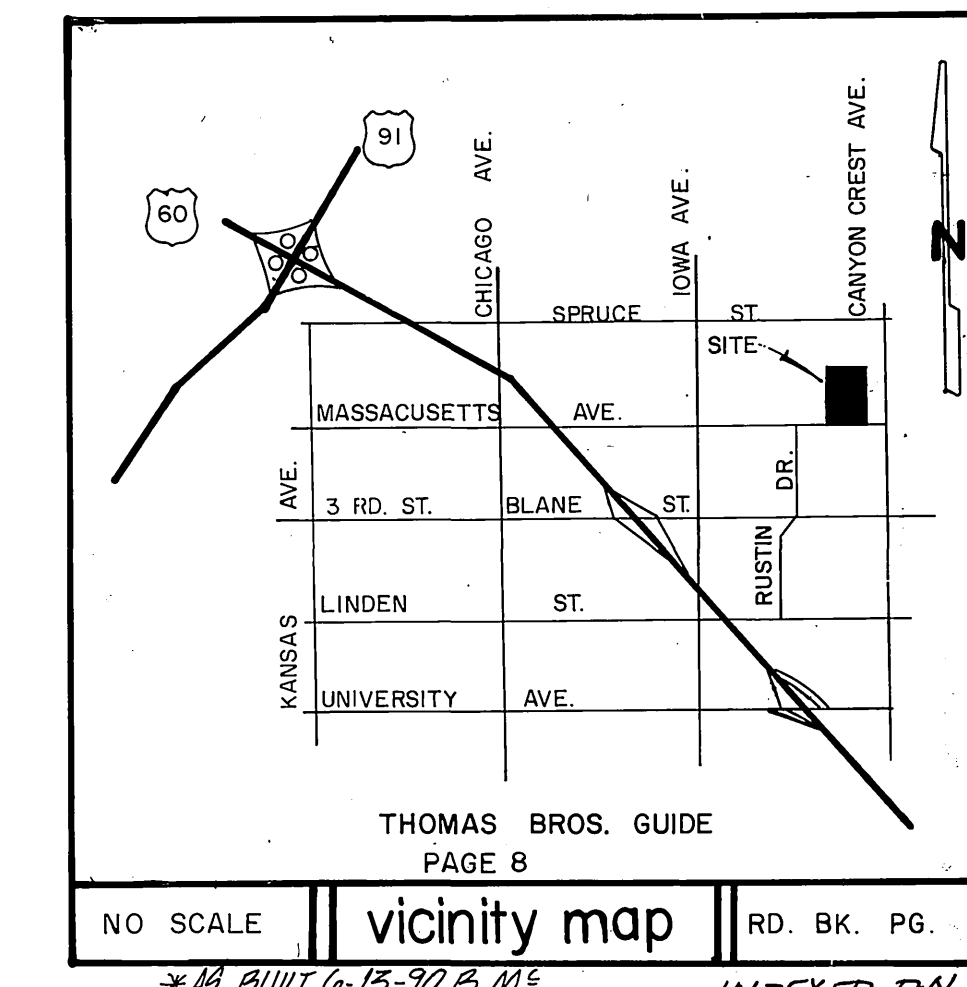
TYPICAL SECTIONS



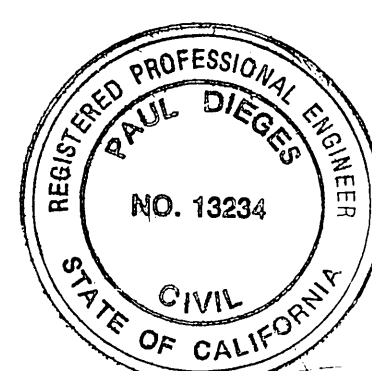
MASSACHUSETTS AVE.
Sta. 19+80 to 20+71.88
SCALE: 1"=6'
T.I. = 6



BASCOMB DR. DON GOODWIN DR.
Sta. 4+95.20 to 5+38.65 Sta. 1+03.80 to 4+22.27
SCALE: 1"=6'
T.I. = 5



NO SCALE vicinity map RD. BK. PG. INDEXED P.N.



PACIFIC TELEPHONE COMPANY
Approved by: *L.A. Bradley* 4/14/86
Date

CITY OF RIVERSIDE - PUBLIC UTILITIES, ELECTRIC
Approved by: *Wm. Whittier* 4-7-86
Date

SOUTHERN CALIFORNIA GAS COMPANY
Approved by: *Or. Mc. Brown* 4-7-86
Date

PERRIS ENGINEERING
PAUL DIEGES - CIVIL ENGINEER - R.C.E. 13,234 EXPIRES 3-31-89
1051 DAVIDS ROAD; PERRIS, CA 92370
(714) 657-2822

APPROVED BY: *Paul Dieges* DATE: 12-23-85
W.O. No. 85-94 FOR: CALIF. MUSTANG GROUP F.B.

BENCH MARK:
Found Standard Brass Disk stamped
G 1141 1961, at the Highland Grammar
School, set vertically in the west
wall of a concrete patio, 2 feet
above the ground.
Elevation: 1077.842'

DESIGNED BY: P.D.; DRAWN BY: J.A.T.; CHECKED BY: G.Y.

**CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT**

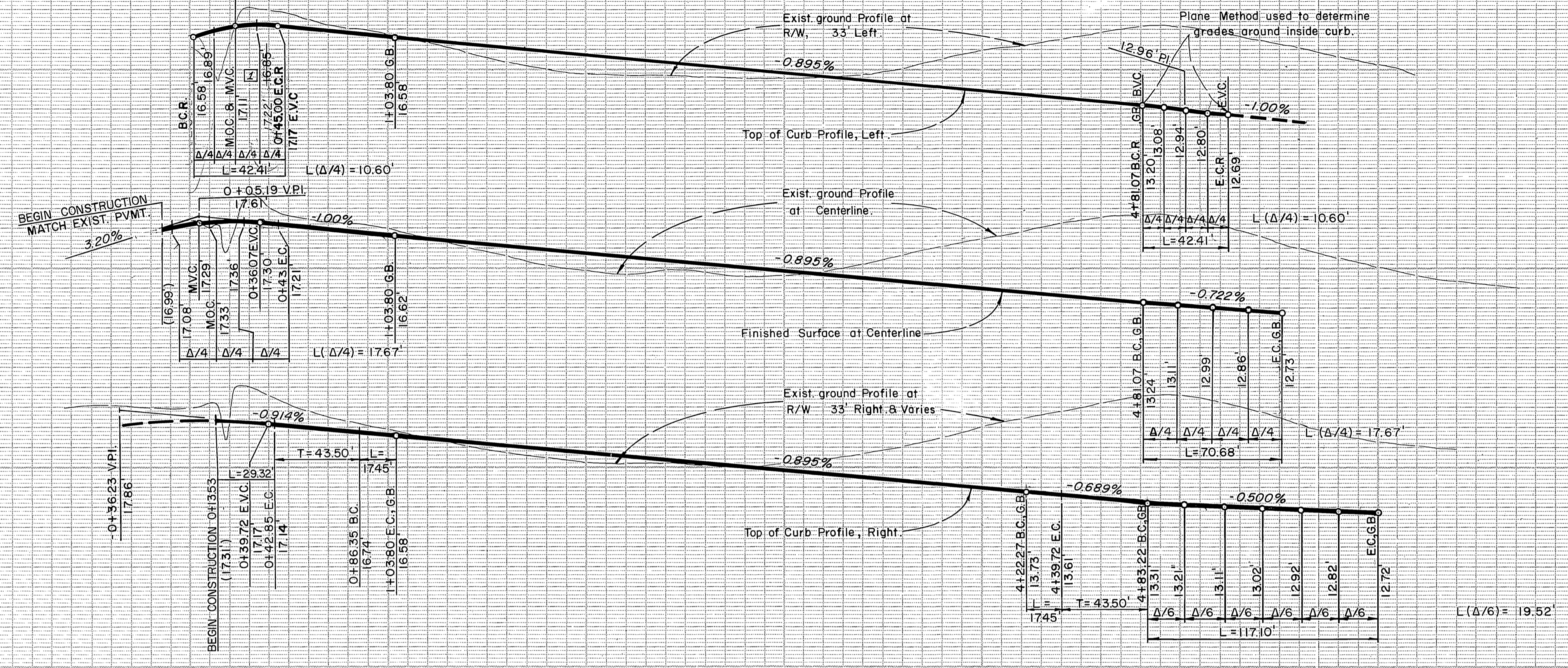
APPROVED BY: *William S. Gardner*
BY DATE: 4-7-86
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
CHIEF PUB. WKS. ENGR.

STREET PLAN AND PROFILE

TRACT N^o 10,852
INDEX MAP

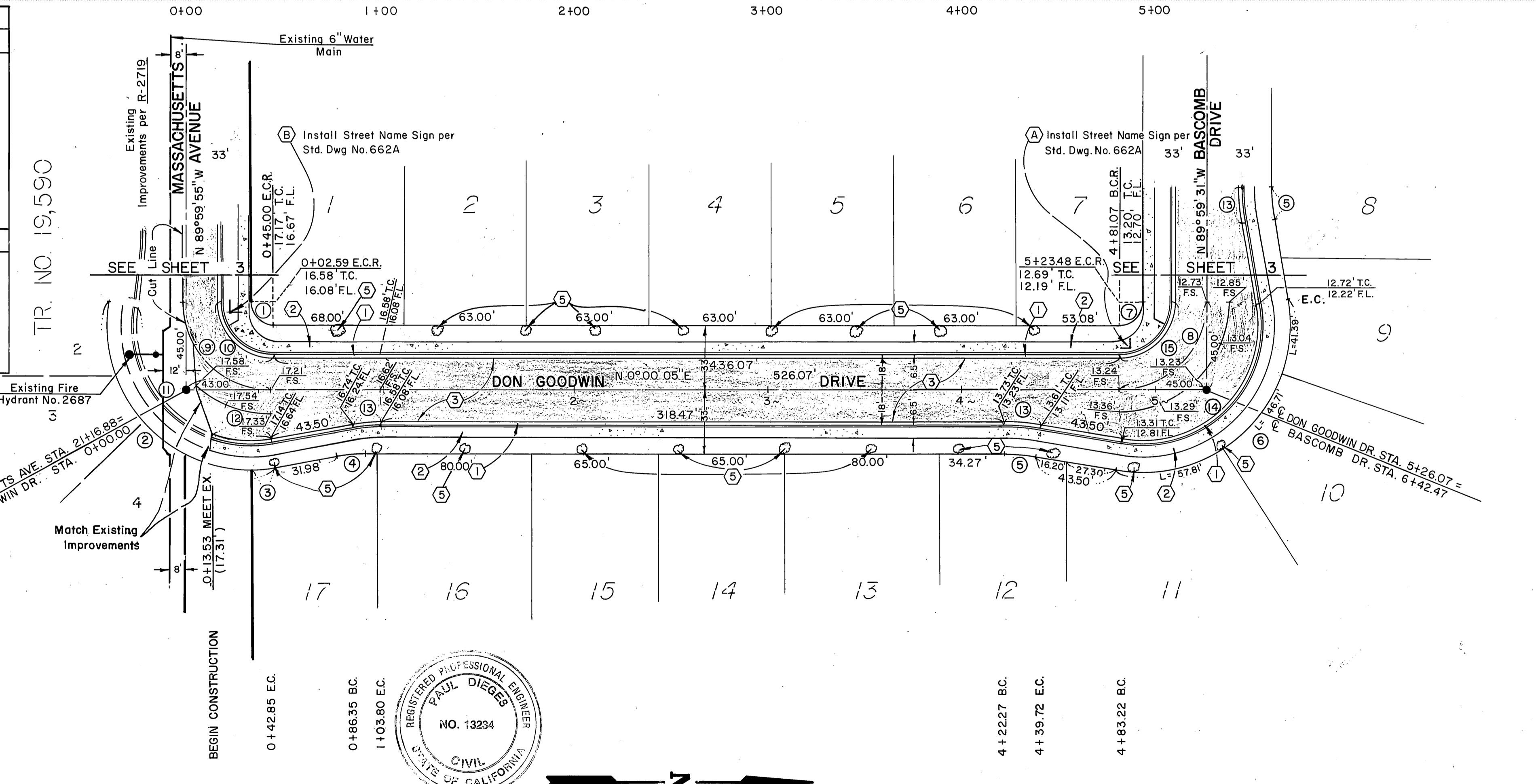
SCALE: AS SHOWN

ACCOUNT N^o:
DRAWING NUMBER
R-2767
SHEET 1 OF 3 SHEETS



R/W CURVE DATA				
	DELTA	RADIUS	LENGTH	TANGENT
1	90° 00' 00"	12.00'	18.85'	12.00'
2	110° 00' 00"	74.00'	142.07'	105.68'
3	10° 00' 00"	74.00'	12.92'	6.47'
4	10° 00' 00"	87.00'	15.18'	7.61'
5	10° 00' 00"	85.00'	14.84'	7.44'
6	110° 00' 00"	76.00'	145.91'	108.55'
7	89° 59' 36"	12.00'	18.85'	12.00'
8	109° 59' 36"	45.00'	86.39'	64.26'
9	62° 23' 51"	45.00'	49.01'	27.25'

CURB CURVE DATA				
	DELTA	RADIUS	LENGTH	TANGENT
10	90° 00' 00"	27.00'	42.41'	27.00'
11	110° 00' 00"	61.00'	117.11'	87.12'
12	27° 32' 41"	61.00'	29.33'	14.95'
13	10° 00' 00"	100.00'	17.45'	8.75'
14	109° 59' 36"	61.00'	117.10'	87.11'
15	89° 59' 36"	27.00'	42.41'	27.00'



PACIFIC TELEPHONE COMPANY
 Approved by: *J.A. Bradley* Date: 4/14/86
 CITY OF RIVERSIDE - PUBLIC UTILITIES, ELECTRIC
 Chief Utilities Engineer - Electric

SOUTHERN CALIFORNIA GAS COMPANY
 Approved by: *OR Mc Gowen* Date: 4-7-86
 CITY OF RIVERSIDE - WATER SYSTEM
 Approved by: *David V. Garcia* Date: 4-14-86

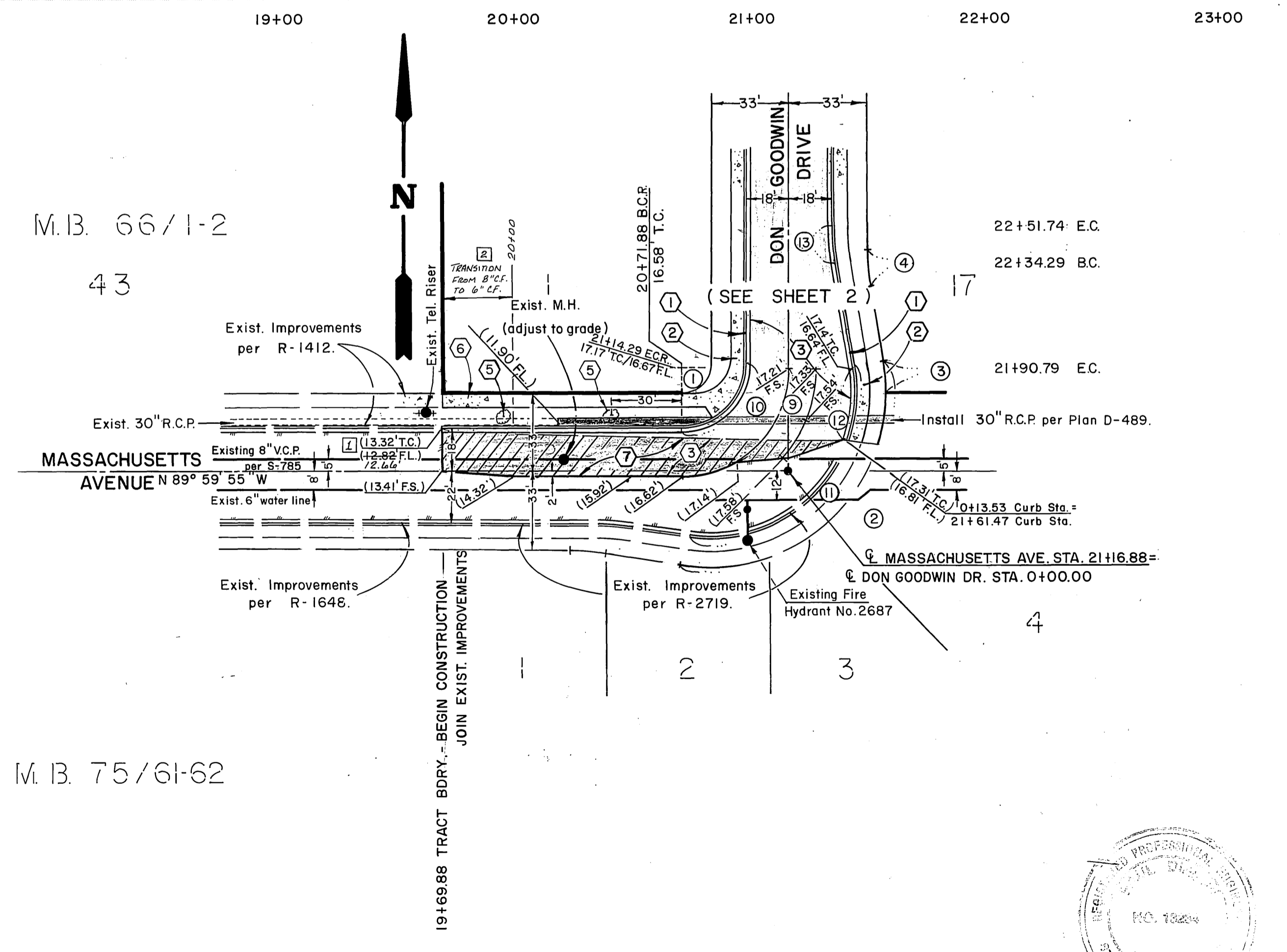
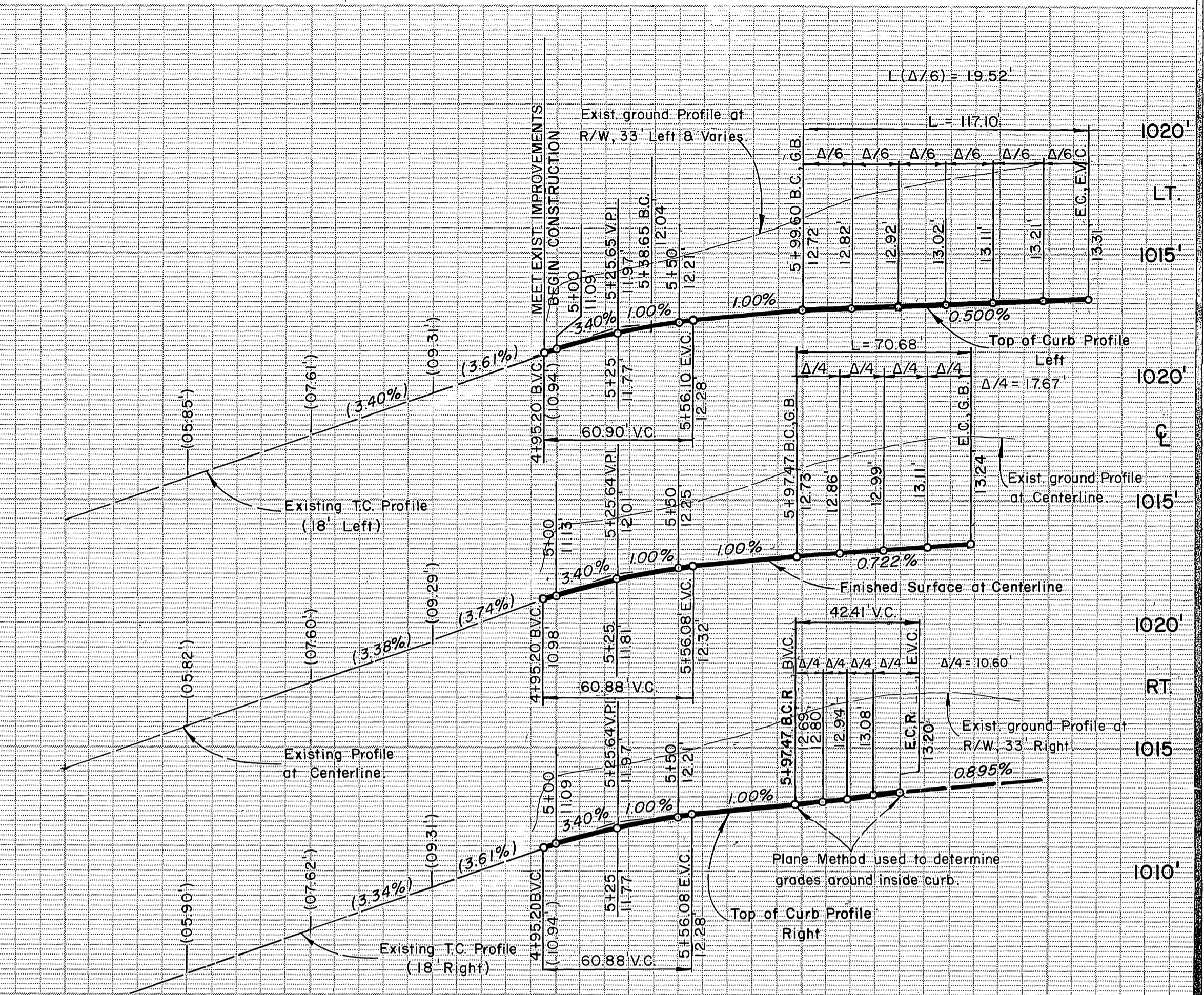
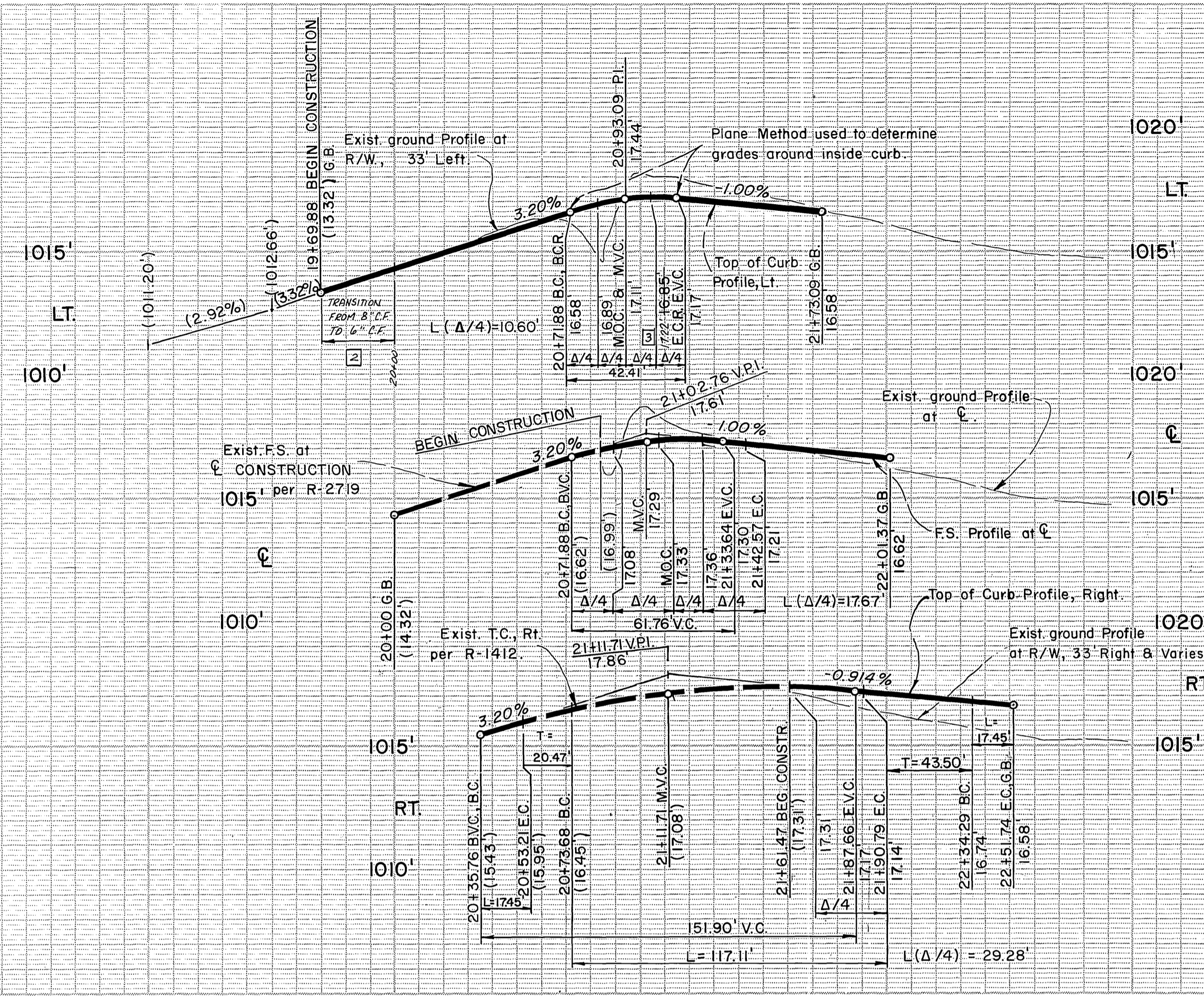
PERRIS ENGINEERING
 PAUL DIEGES - CIVIL ENGINEER - R.C.E. 13234
 1051 DAVIS ROAD; PERRIS, CA. 92370
 (714) 657-2822
 APPROVED BY: *Paul Dieges* DATE: 12-23-85
 W.O. NO. FOR F.B.

BENCH MARK:
 Found Standard Brass Disk stamped
 G 1141 1961, at the Highland Grammar
 School, set vertically in the west
 wall of a concrete patio, 2 feet
 above the ground.
 Elevation: 1077.842

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
 APPROVED BY: *William S. ...* DATE: 5/7/86
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF PUB WKS ENGR

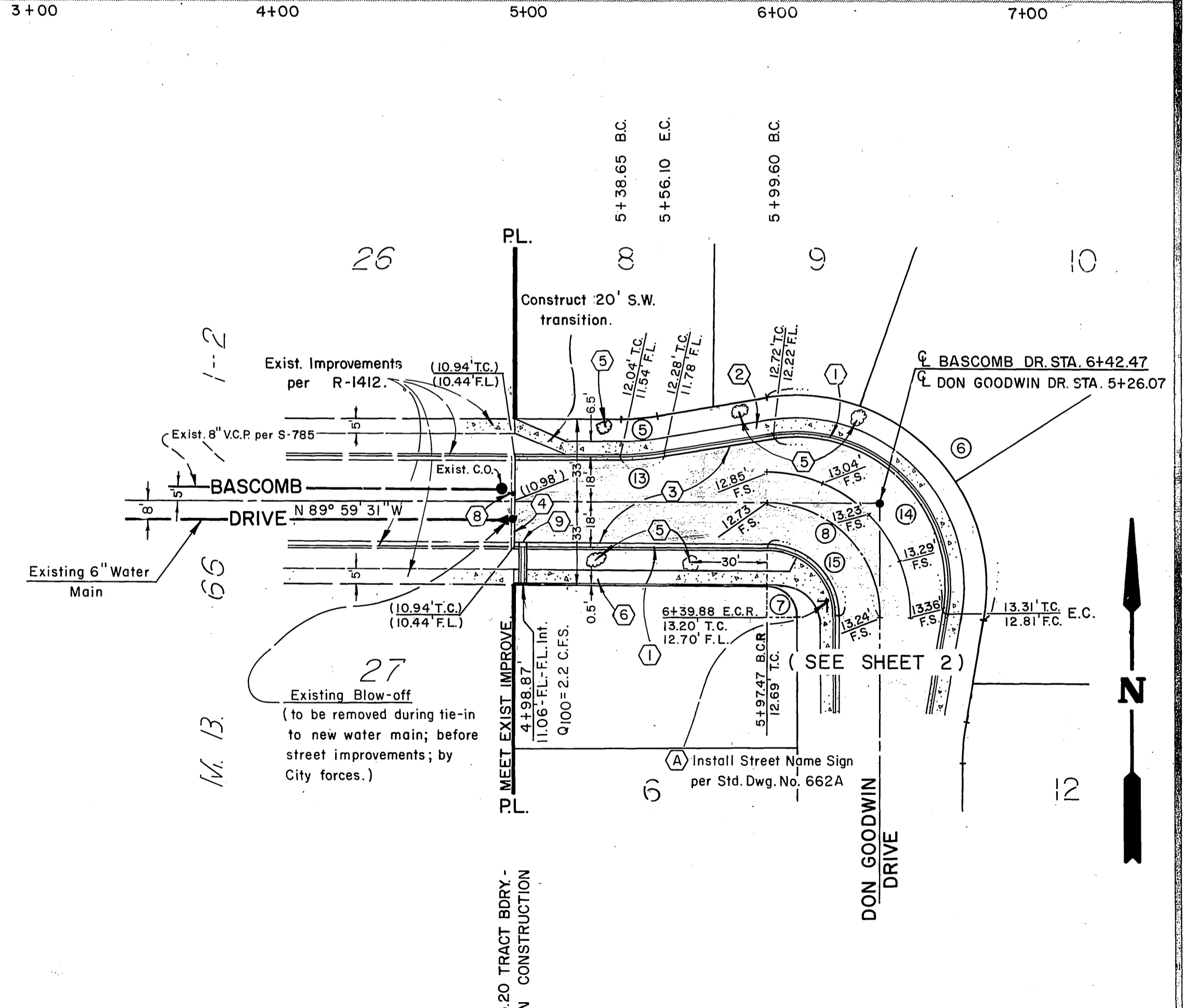
STREET PLAN AND PROFILE
 TRACT NO. 10,852
 DON GOODWIN DRIVE
 SCALE: HORIZONTAL: 1" = 40' VERTICAL: 1" = 4'
 ACCOUNT NO. DRAWING NUMBER
 R-2767
 SHEET 2 OF 3
 W.O. NO. 85-94

PL 1895



R/W CURVE DATA				
	DELTA	RADIUS	LENGTH	TANGENT
1	90° 00' 00"	12.00'	18.85'	12.00'
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PACIFIC TELEPHONE COMPANY APPROVED BY: <i>L.A. Bradley</i> 4/14/86 CITY OF RIVERSIDE PUBLIC UTILITIES, ELECTRIC CHIEF UTILITIES ENGINEER, ELECTRIC	SOUTHERN CALIFORNIA GAS COMPANY APPROVED BY: <i>OR M. Jowan</i> 4-7-86 CITY OF RIVERSIDE - WATER SYSTEM APPROVED BY: <i>David V. Garcia</i> 4-14-86	PERRIS ENGINEERING PAUL DIEGES - CIVIL ENGINEER - R.C.E. 13234 EXPIRES 3-31-89 1051 DAVIS ROAD; PERRIS, CA. 92370 (714) 657-2822 APPROVED BY: <i>Paul Dieges</i> 12-23-85 WO NO FOR F.B.	BENCH MARK: Found Standard Brass Disk stamped G 1144 1961, at the Highland Grammer School, set vertically in the west wall of a concrete patio, 2 feet above the ground. ELEVATION: 1077.842	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT Approved by: <i>William D. ...</i> DATE: 5/7/86	STREET PLAN AND PROFILE TRACT NO. 10,852 MASSACHUSETTS AVE. & BASCOMB DR. SCALE: HORIZONTAL: 1"=40' VERTICAL: 1"=4' ACCOUNT NO. R-2767 SHEET 3 OF 3 SHEETS WO NO 85-94
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