

PARKS DEPT. GENERAL 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 THE 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 DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- A PUBLIC WORKS AND PARK AND RECREATION 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.
- STREET TREE PLANTING SHALL BE AS FOLLOWS.

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	SPACING	NO. REQ.
GREEN ARBOR DRIVE	CUPANIPES ANACARDIACEAE CARROTWOOD	15 GAL.	45'	30
HALLMARK STREET	LILY MUSH PARVIFOLIA EVERGREEN	15 GAL.	45'	11
METCALF LANE	CINNAMOMUM CAMPHORA	15 GAL.	45'	7

- ALL STREET TREES TO BE AUTOMATICALLY IRRIGATED.

VICINITY MAP
NOT TO SCALE

STREET SIGN SCHEDULE	BLK. NO.
A GOLDEN AVENUE	5200
B GREEN ARBOR DRIVE	11200
C HALLMARK STREET	5200
D METCALF LANE	11200
E STOP SIGN - R-1 (30" OCTAGON)	

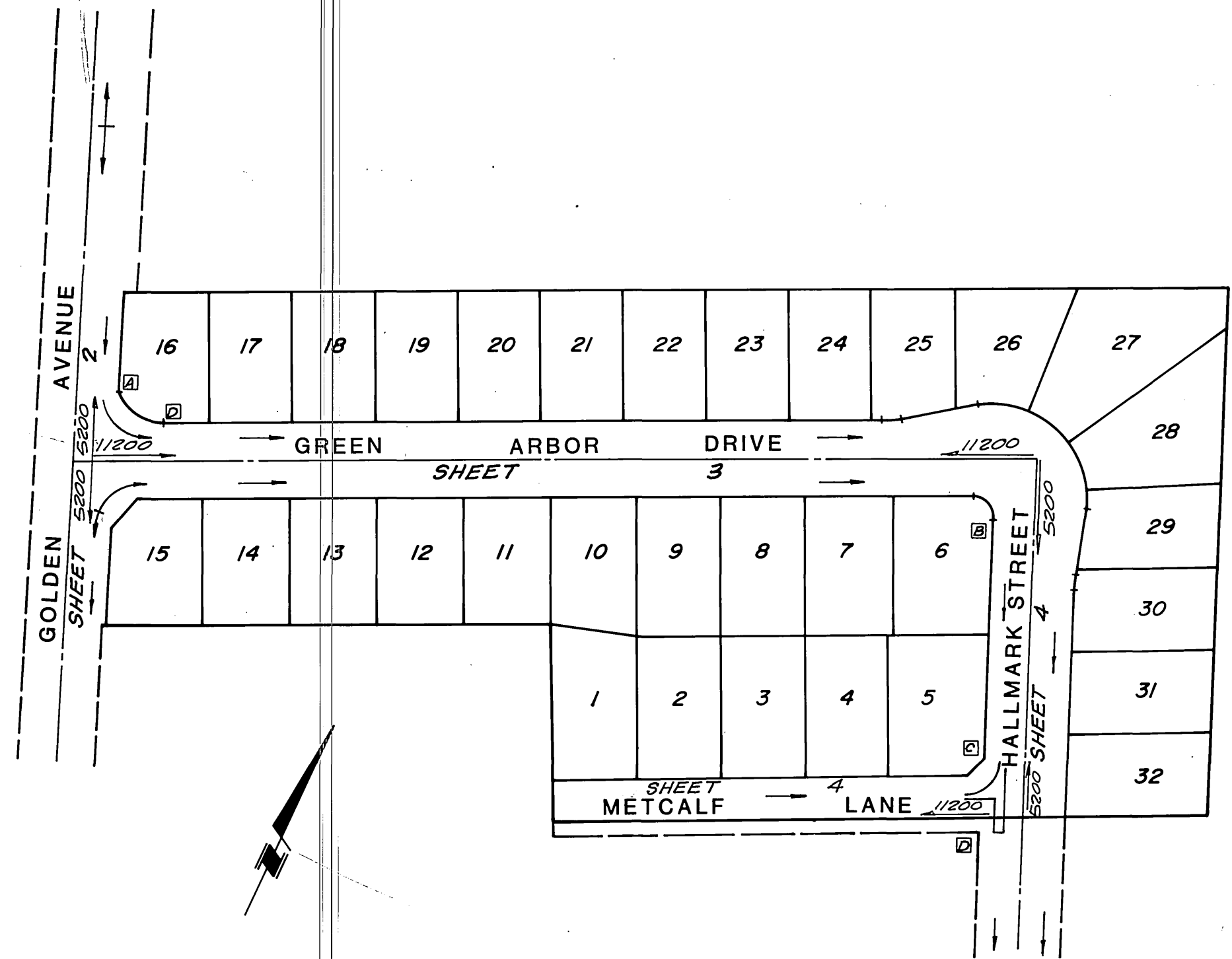
CONSTRUCTION NOTES & QUANTITY ESTIMATE

NO.	ITEM	STD. DWG. NO.	QUANTITY
1	CONST. 2 1/2" A.C. OVER 18" Δ AGG. BASE		1,196 S.F.
2	CONST. 2 1/2" A.C. OVER 9" Δ AGG. BASE		44,775 S.F.
3	CONST. CURB AND GUTTER TYPE I (6" C.F.)	200	2,503 L.F.
4	CONST. PORTION OF CROSS GUTTER AND APRON	220	401 S.F.
5	CONST. CURB SIDEWALK	325	7,000 S.F.
6	CONST. PROPERTY LINE SIDEWALK	325	4,348 S.F.
7	CONST. WHEELCHAIR RAMP	304	3 EA.
8	CONST. 2"x4" REDWOOD HEADER		346 L.F.
9	SAWCUT AND REMOVE EXIST. PAVEMENT; REMOVAL LIMITS AS SHOWN ON PLAN		785 S.F.
10	CONST. A.C. OVERLAY		3,084 S.F.
11	CONST. 2 1/2" A.C. APRON		165 S.F.
12	RELOCATE EXIST. STD. 180 BARRICADE TO W'LY TERMINUS OF METCALF LANE		30 L.F.
13	CONST. CONC. DRIVEWAY APPROACHES	302	7,480 S.F.
14	CONST. CONC. ENCASUREMENT; CASE I	452	66 L.F.
15	PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPT.		
16	CONST. UNDER SIDEWALK DRAIN.	411	12 L.F.

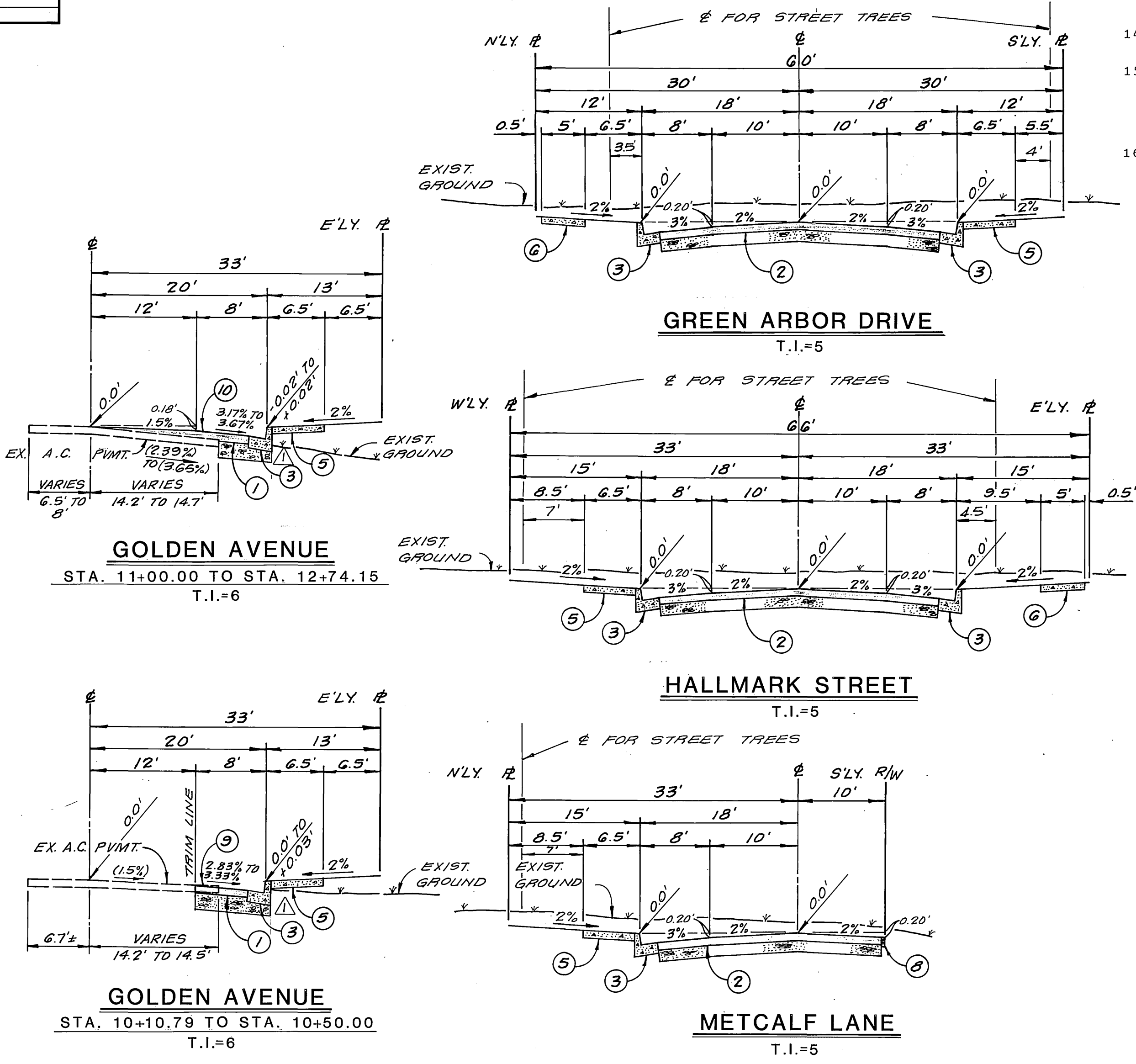
GENERAL NOTES:

- 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, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- 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.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- 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.
- 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.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
- 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.
- 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.
- 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.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (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.

STRUCTURAL SECTION PER SOILS REPORT. 1305 Δ R=15 Δ



INDEX MAP
SCALE: 1"=100'



TYPICAL STREET SECTIONS
NOT TO SCALE

NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS 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 ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

UNDERGROUND STRUCTURES:

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED, NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THAT REPORTED OR SHOWN ON RECORDS EXAMINED. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

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.

BENCH MARK	BASIS OF BEARING
B.M. F2-B FD. CONC. MON. WITH NAIL CAPPED AT INTERSECTION OF SIERRA VISTA AVENUE AND NORWOOD AVENUE. ELEV. 786.734	THE CENTERLINE OF GOLDEN AVENUE BEING N. 21° 59' 52" W. AS SHOWN ON P.M.B. 133/90-91, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

OWNER
WOODCREST DEVELOPMENT OF ORANGE COUNTY, INC.
17911 MITCHELL AVENUE
IRVINE, CALIF. 92714
(714) 660-0462



R.L. Brown & Associates, Inc.
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
1442 Irvine Boulevard • Suite 125 • Tustin, CA 92680
(714) 669-0872

APPROVED BY:
Richard I. Brown
R.C.E. No. 16683 LIC. EXP. 6/30/89

JUNE 9, 1986

MARK	REVISIONS	APPR. DATE
Δ	ADDED PAVING SECTION	7/4/87
	S.F. 1305 R=15 P.L.B. 2/4/87	

DESIGNED BY R.L.B. DRAWN BY K.B.R. CHECKED BY R.L.B.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *William D. Dandrea*
DATE: 1-7-87

CHIEF P.W. ENGINEER

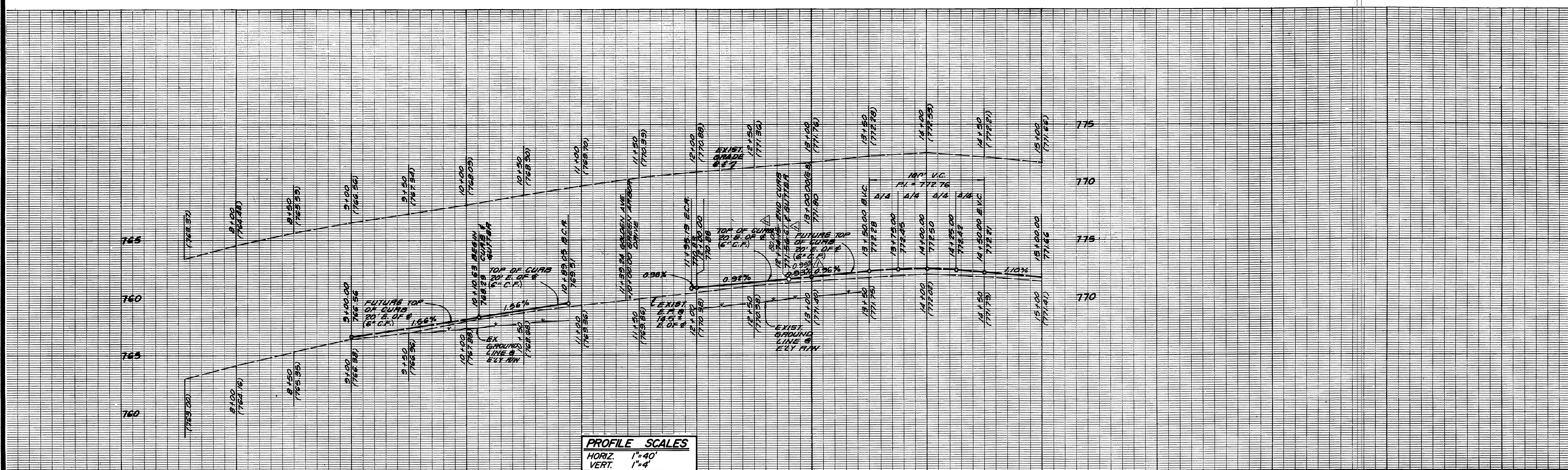
STREET IMPROVEMENT PLANS

TRACT NO. 10604
TITLE SHEET

ACCOUNT NO. R-2814

SHEET 1 OF 4

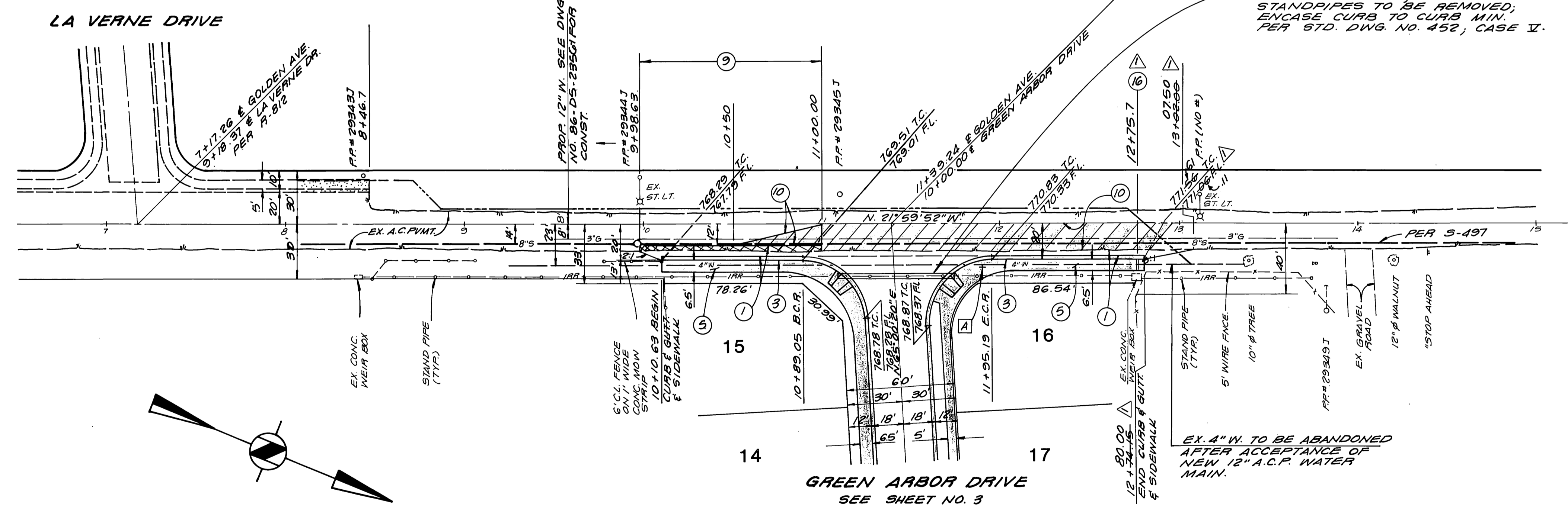
PC 2028



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

- CONSTRUCTION NOTES:**
- 1 CONST. A.C. OVER AGG. BASE PER S.R. _____ R = _____
 - 3 CONST. CURB AND GUTTER TYPE I (6" C.F.) PER STD. DWG. NO. 200
 - 5 CONST. CURB SIDEWALK PER STD. DWG. NO. 325
 - 9 SAWCUT AND REMOVE EXIST. PAVEMENT; REMOVAL LIMITS AS SHOWN ON PLAN
 - 10 CONST. A.C. OVERLAY
 - 16 CONST. UNDER SIDEWALK DRAIN PER STD. DWG. NO. 411.

- LEGEND**
- 1 2 A.C. PAVING
 - 3 5 6 CURB & GUTTER & SIDEWALK
 - 9 REMOVE & REPLACE
 - 10 A.C. OVERLAY



GOLDEN AVENUE



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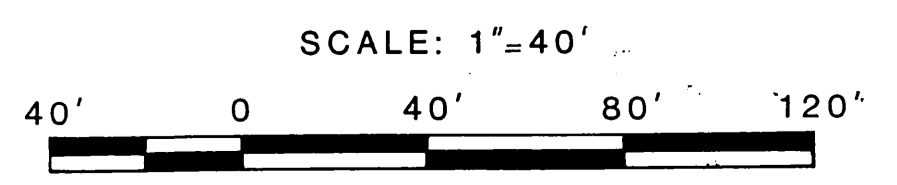
APPROVED BY	DATE	BY	DATE
PRINCIPAL ENGINEER	10/30/86	William D. Hardison	11/18/86
PARK DEPARTMENT		PUBLIC WORKS DIRECTOR	
TRAFFIC DIVISION			
CHIEF P.W. ENGINEER	11/18/86		

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

STREET IMPROVEMENT PLANS		ACCOUNT NO.
TRACT NO. 10604		R-2814
GOLDEN AVENUE		SHEET 2 OF 4
HORIZ. SCALE: 1"=40'	VERT. SCALE: 1"=4'	

SOUTHERN CALIFORNIA GAS CO.
 APPROVED BY: *R. L. Brown*
 DATE: 10-30-86

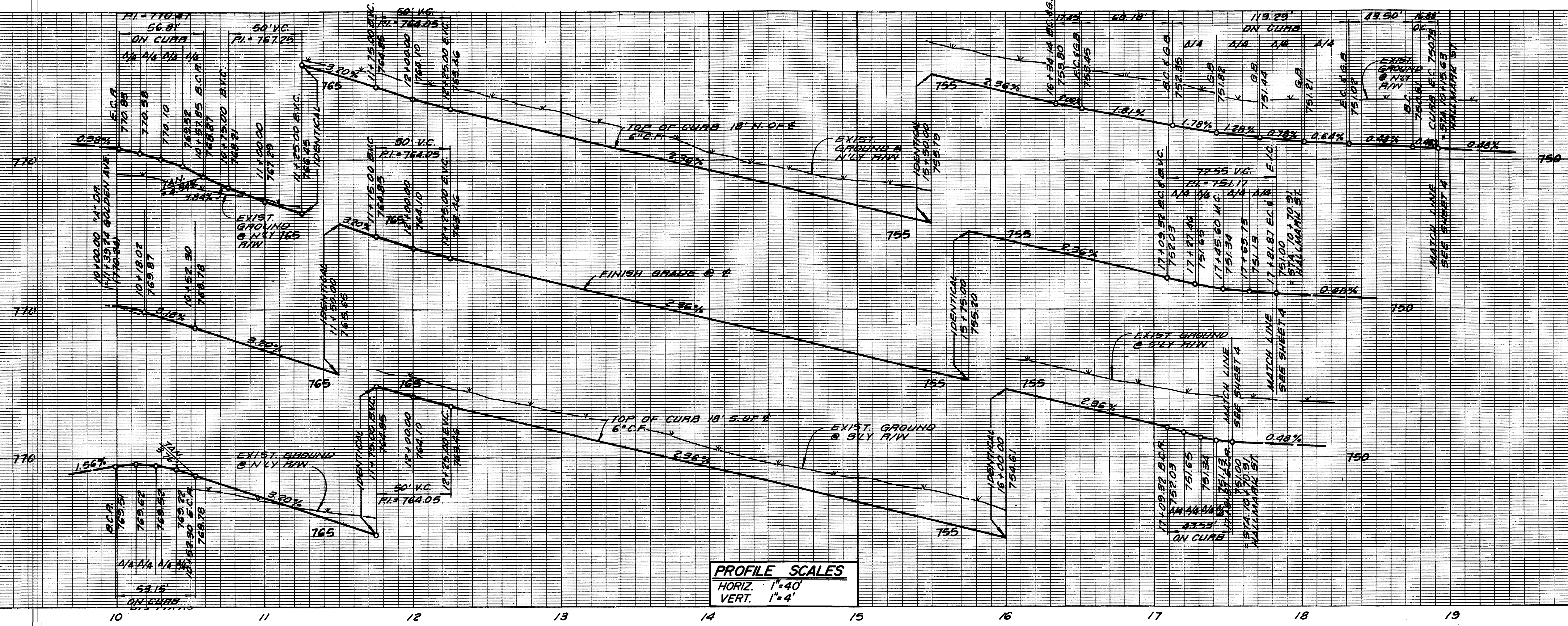
CITY OF RIVERSIDE WATER SYSTEM
 APPROVED BY: *David V. Hardison*
 DATE: 11-18-86



BENCH MARK
 B.M. F2-B
 FD. CONC. MON. WITH NAIL CAPPED
 AT INTERSECTION OF SIERRA VISTA
 AVENUE AND NORWOOD AVENUE.
 ELEV. 786.734

*As built 11/19/88 JE IMDEY CS.

PC 2028

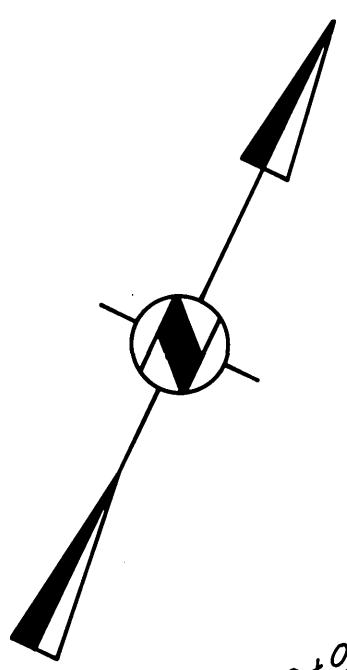
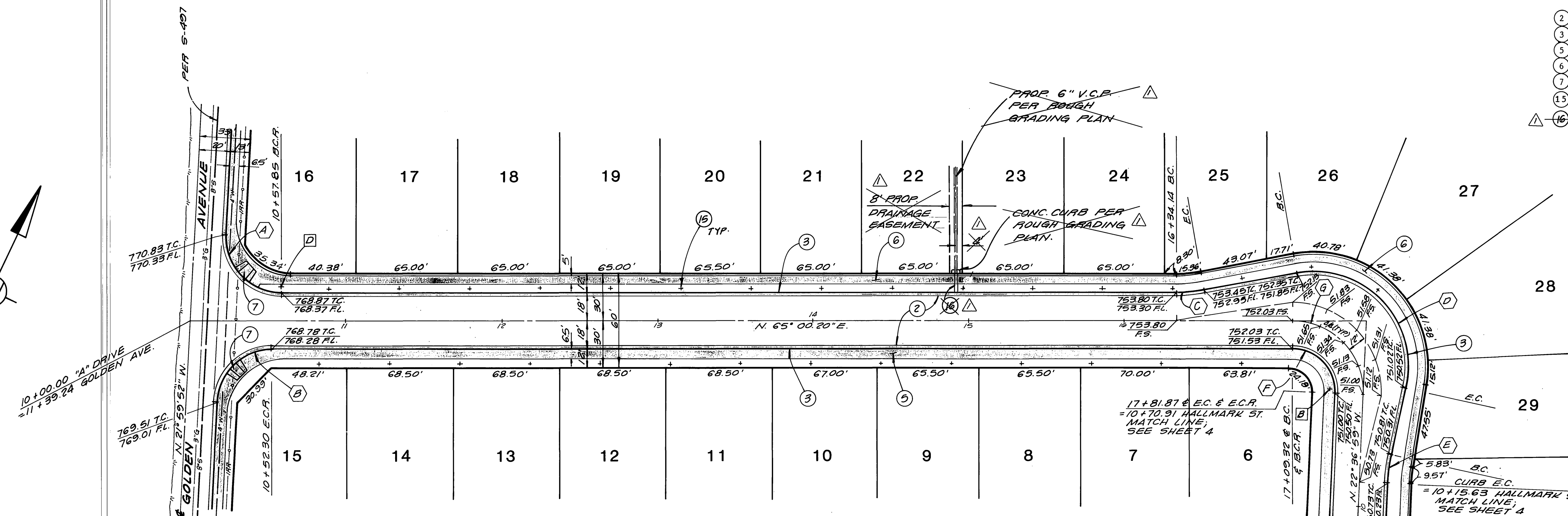


PROFILE SCALES
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- CONSTRUCTION NOTES:**
- ② CONST. A.C. OVER AGG. BASE PER S.R. _____ R = _____
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 - ⑤ CONST. CURB SIDEWALK PER STD. DWG. NO. 325
 - ⑥ CONST. PROPERTY LINE SIDEWALK PER STD. DWG. NO. 325
 - ⑦ CONST. WHEELCHAIR RAMP PER STD. DWG. NO. 304
 - ⑮ PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPT.
 - ⑯ CONST. UNDER SIDEWALK DRAIN PER STD. DWG. NO. 411

- LEGEND**
- ①② [Symbol] A.C. PAVING
 - ③⑤⑥ [Symbol] CURB & GUTTER & SIDEWALK
 - ⑨ [Symbol] REMOVE & REPLACE

CURVE DATA				
NO.	A	R	L	T
(A)	92° 59' 48"	35.00'	56.81'	36.88'
(B)	87° 00' 12"	35.00'	53.15'	33.22'
(C)	10° 00' 00"	100.00'	17.45'	8.75'
(D)	112° 03' 02"	61.00'	119.29'	90.52'
(E)	9° 40' 21"	100.00'	16.88'	8.46'
(F)	92° 22' 41"	27.00'	43.53'	28.14'
(G)	92° 22' 41"	45.00'	72.55'	46.91'



CITY OF RIVERSIDE
 WATER SYSTEM
 APPROVED BY: *David V. Harris*
 DATE: 11-18-86

BENCH MARK
 B.M. F2-B
 FD. CONC. MON. WITH NAIL CAPPED
 AT INTERSECTION OF SIERRA VISTA
 AVENUE AND NORWOOD AVENUE.
 ELEV. 786.734

GREEN ARBOR DRIVE

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 (714) 669-0972



Richard L. Brown
 R.C.E. No. 16683 LIC. EXP. 6/30/89

JUNE 3, 1986
 Date

**CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT**

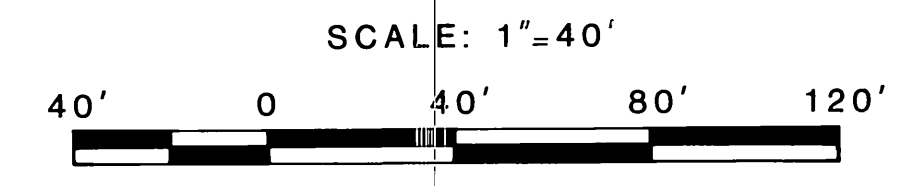
APPROVED BY: [Signature] DATE: 1-7-87 BY: [Signature]
 PRINCIPAL ENGINEER: [Signature] DATE: 1-7-87
 PARK DEPARTMENT: [Signature] DATE: 1-7-87
 TRAFFIC DIVISION: [Signature] DATE: 1-7-87
 CHIEF P.W. ENGINEER: [Signature] DATE: 1-7-87

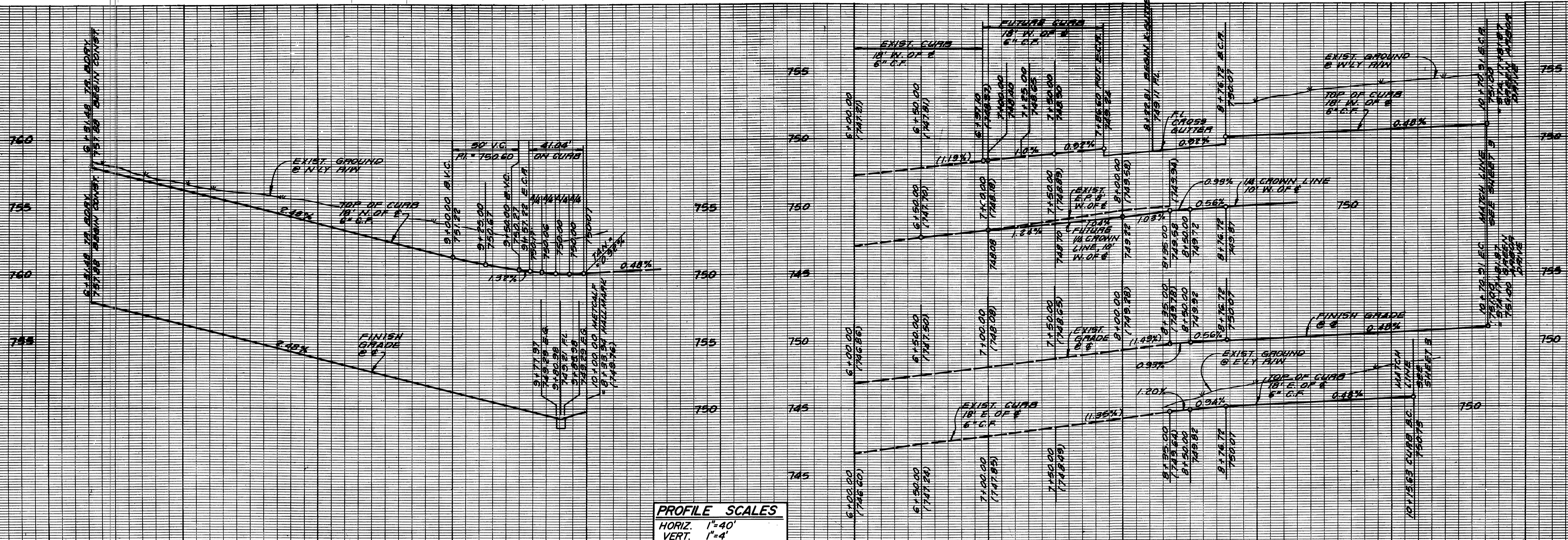
STREET IMPROVEMENT PLANS

**TRACT NO. 10604
 GREEN ARBOR DRIVE**

ACCOUNT NO. R-2814
 SHEET 3 OF 4

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

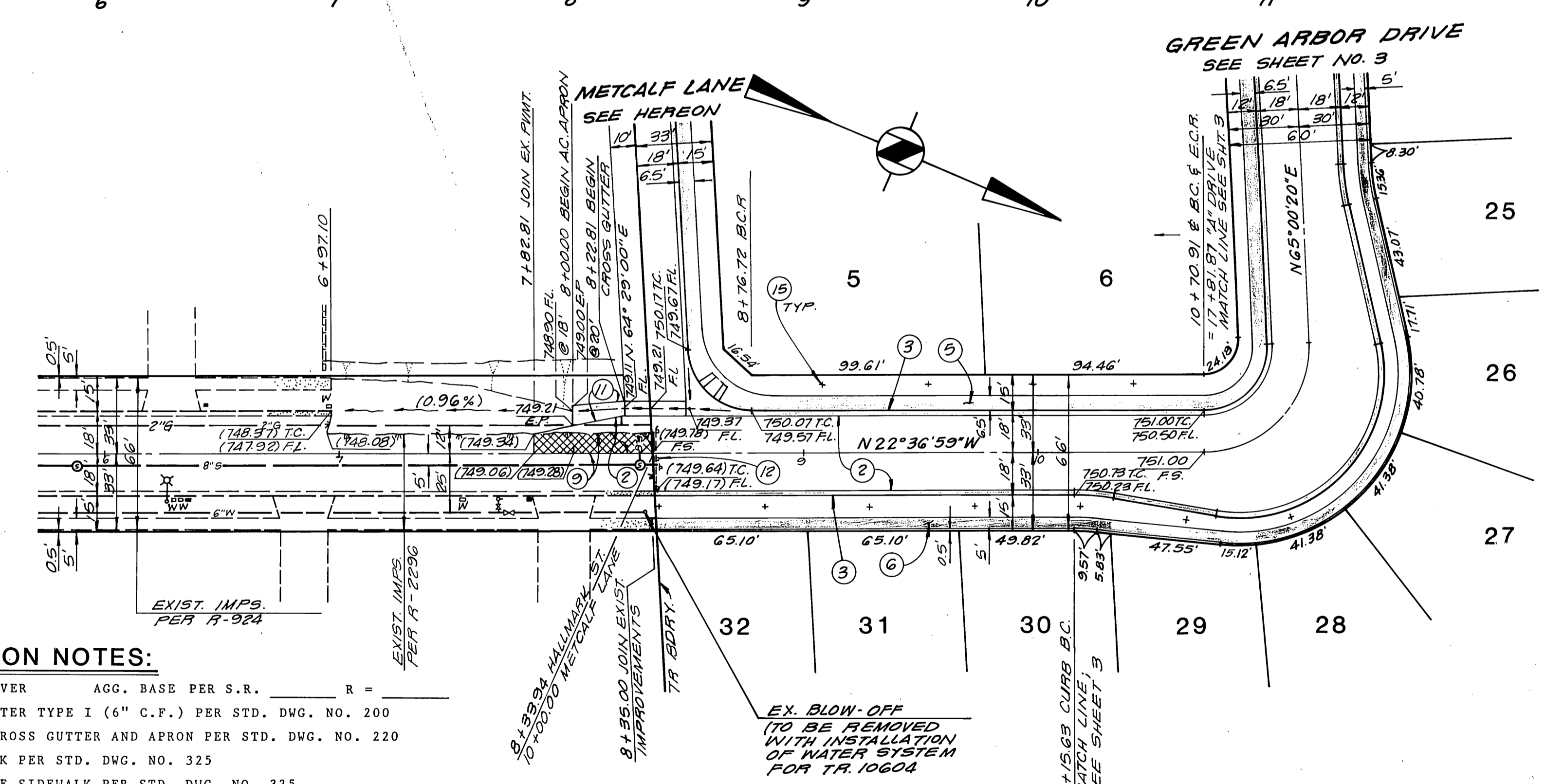
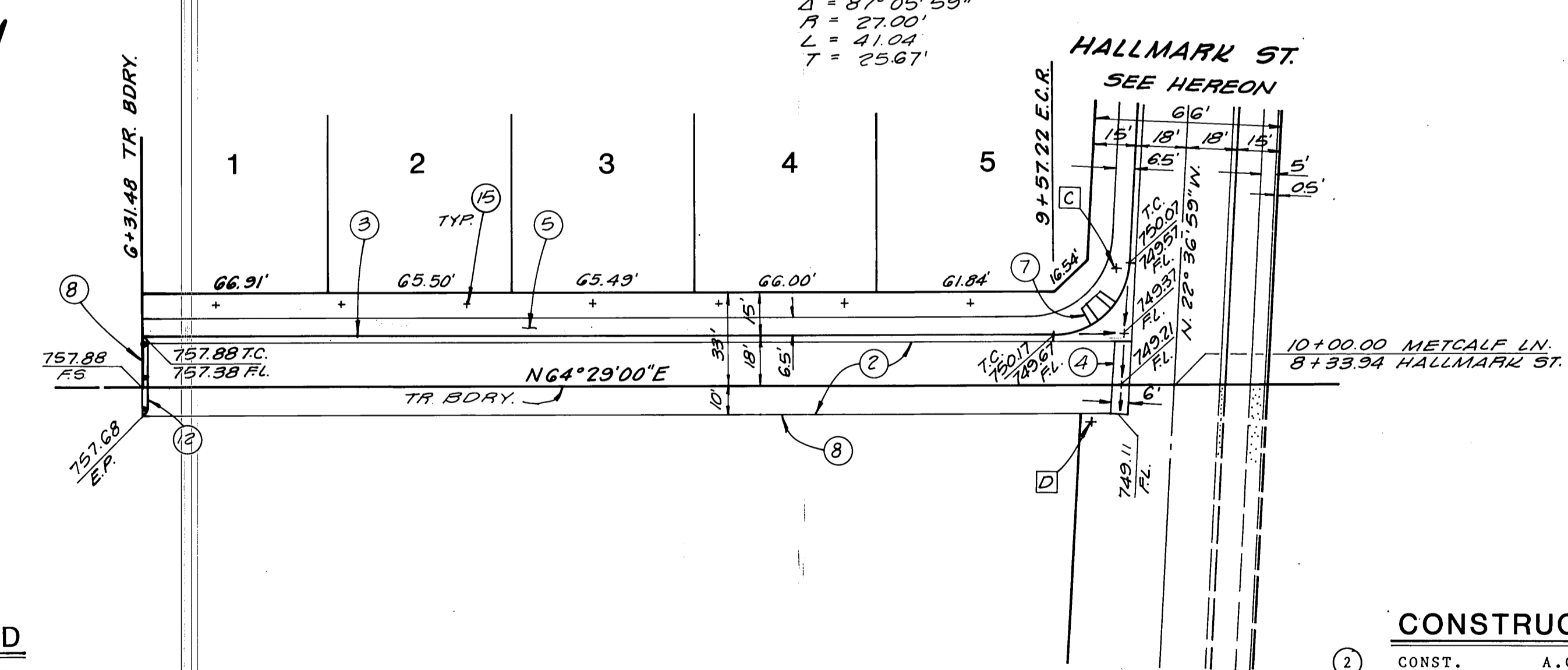




PROFILE SCALES
 HORIZ. 1"=40'
 VERT. 1"=4'

CURB RETURN DATA

$\Delta = 87^\circ 05' 59"$
 $A = 27.00'$
 $L = 41.04'$
 $T = 25.67'$



CONSTRUCTION NOTES:

- 2 CONST. A.C. OVER AGG. BASE PER S.R. R =
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- 15 PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPT.

- LEGEND**
- ① ② A.C. PAVING
 - ③ ④ ⑤ CURB & GUTTER & SIDEWALK
 - ⑥ REMOVE & REPLACE

METCALF LANE



BENCH MARK
 B.M. F2-B
 FD. CONC. MON. WITH NAIL CAPPED
 AT INTERSECTION OF SIERRA VISTA
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Richard I. Brown
 R.I.E. No. 16683 LIC. EXP. 2/30/85
 JUNE 9, 1986
 Date

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

MARK	REVISIONS	APPR.	DATE

APPROVED BY: *William D. Gardner*
 PUBLIC WORKS DIRECTOR
 DATE: 1-7-87

CITY OF RIVERSIDE
 WATER SYSTEM
 APPROVED BY: *David V. Davis*
 DATE: 11-18-86

SOUTHERN CALIFORNIA
 GAS CO.
 APPROVED BY: *R.R. Baughman*
 DATE: 10-30-86

STREET IMPROVEMENT PLANS
TRACT NO. 10604
METCALF LANE
HALLMARK STREET

ACCOUNT NO.
 R-2814
 SHEET 4 OF 4

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

