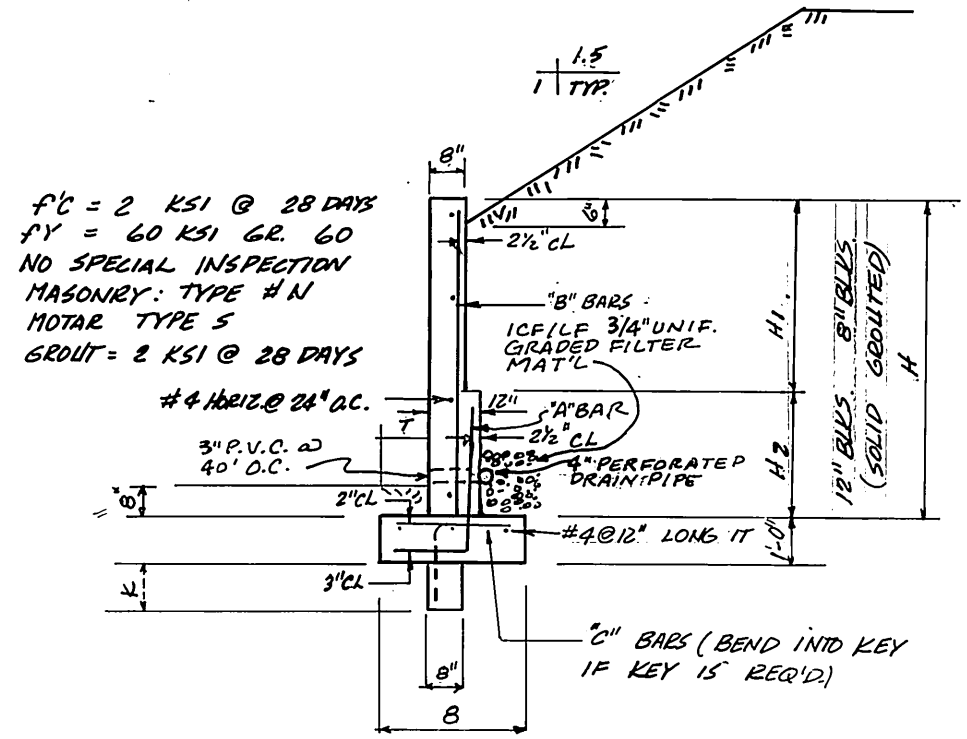


GENERAL NOTES

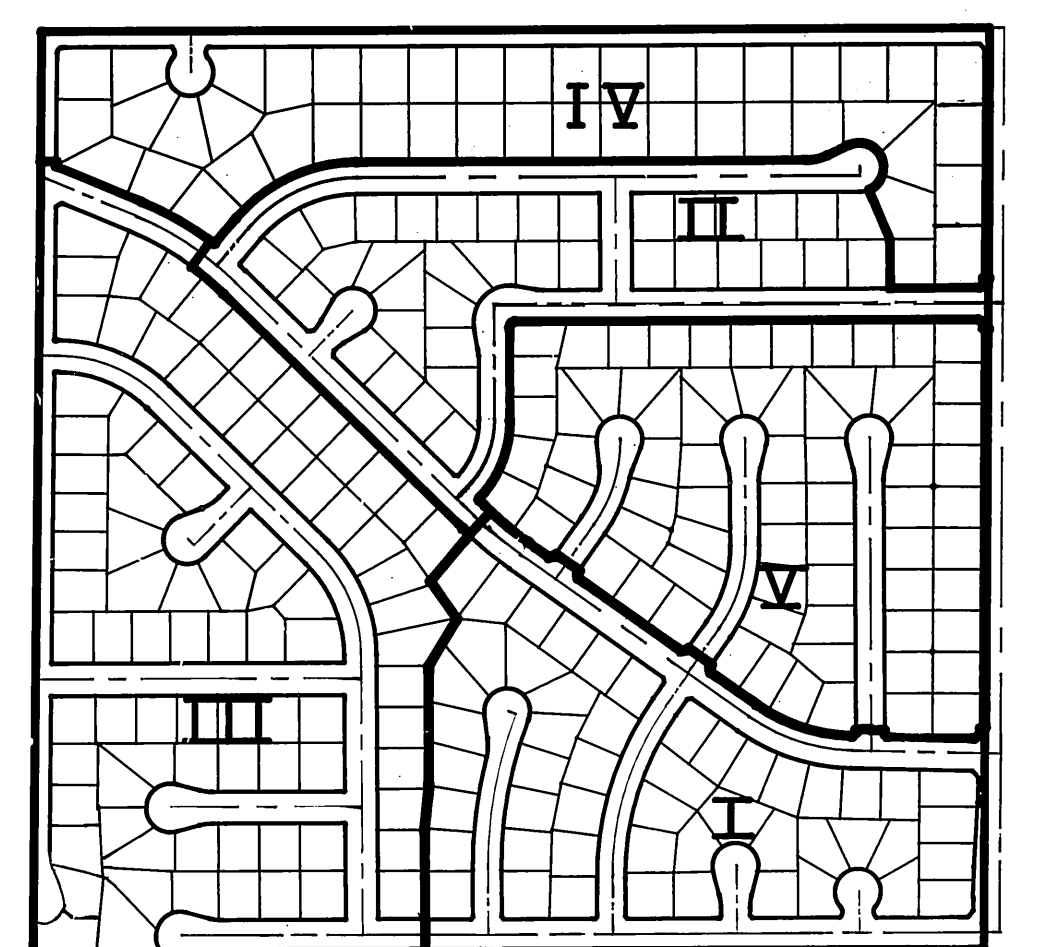
- It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of law as it affects each utility including irrigation lines and appurtenances and at no cost to the City.
- Construction shall be in accordance with the City of Riverside Department of Public Works, Standard Drawings, STANDARD DRAWING No. 10 & THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT 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.
- Construct driveway approaches per Std. Dwg. 302. Exact size and location to be determined at the time of construction as approved by the Traffic Eng.
- 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.
- 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.
- 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.
- 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 shall 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.
- 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/relocation trees, C) After planting and all other indicated or specified work has been completed for start of maintenance, and D) At end of maintenance/field acceptance (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 minimum period of one year.
- Street tree planting shall be as follows:

Street Name	Botanical Name/Commom Name	Size	Spaced	Req'd
COTTONWOOD AVE.	MAGNOLIA GRANDIFLORA/MAGNOLIA	156AL.		39
MISSION GROVE PKWY.	"MAGNETIC BEAUTY"			
WOOD ROAD	PINUS CANARIENSIS/CANARY	156AL.		9
ROMA CT.	PINUS CANARIENSIS/CANARY	156AL.		5
	ISLAND PINE			4
	PINUS CANARIENSIS/CANARY	156AL.		
	MAGNOLIA GRANDIFLORA/MAGNOLIA	156AL.		
	"MAGNETIC BEAUTY"			

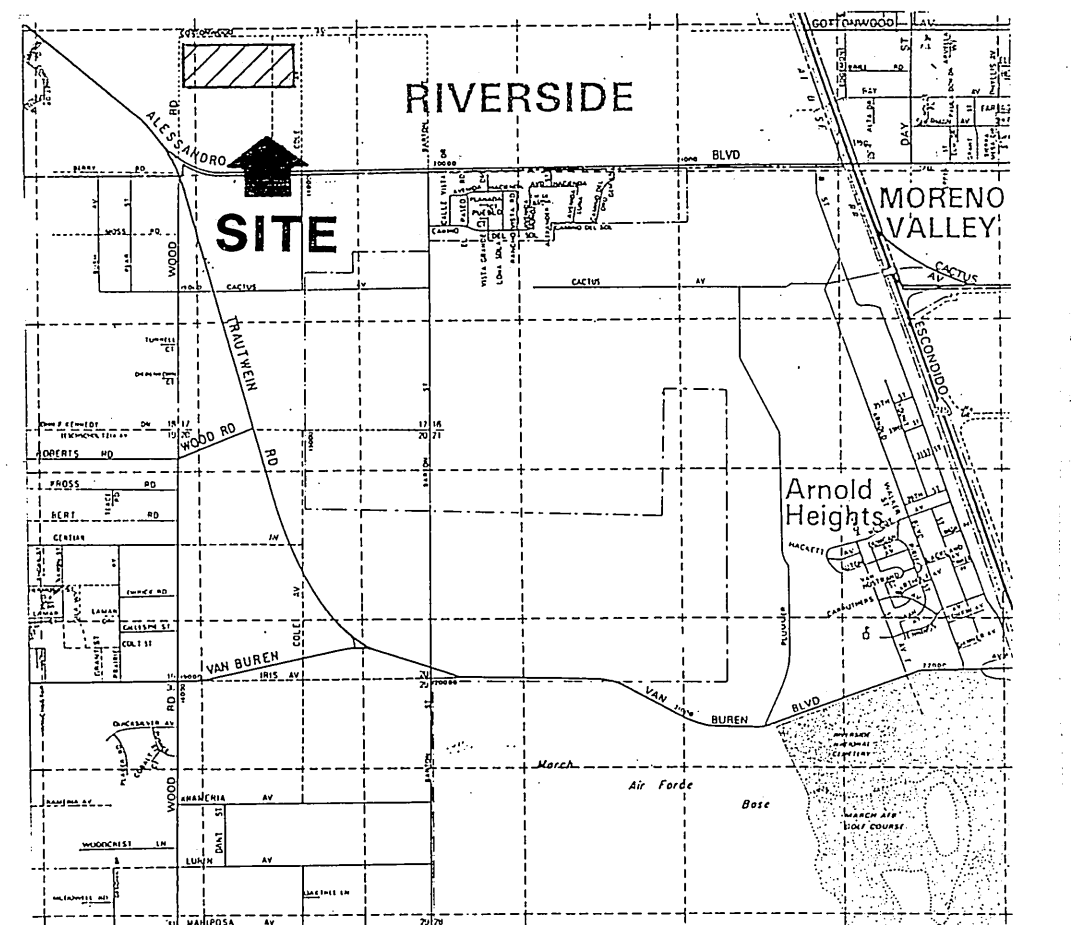
SEE MEDIAN LANDSCAPING PLAN NO. PC-2090 PREPARED BY J.F. DAVIDSON ASSOC., INC. (714) 686-0844.



H1	H2	K	B	T	"A"	"B"	"C"
4'-0"	2'-0"	1'-0"	3'-9"	1'-6"	#5 @ 14"	#4 @ 16"	#4 @ 16"
4'-0"	2'-0"	1'-0"	3'-6"	1'-0"	#4 @ 16"	#4 @ 16"	#4 @ 16"
3'-4"	2'-0"	1'-0"	3'-3"	1'-0"	#4 @ 16"	#4 @ 16"	#4 @ 16"
4'-8"	1'-0"	3'-0"	1'-0"	#4 @ 16"	#4 @ 16"	#4 @ 16"	
4'-0"	2'-0"	1'-0"	3'-6"	6"	#4 @ 24"	FULL HT.	#4 @ 24"
3'-4"	2'-0"	1'-0"	3'-3"	6"	#4 @ 24"	FULL HT.	#4 @ 24"
2'-8"	1'-0"	3'-0"	1'-0"	#4 @ 24"	FULL HT.	#4 @ 24"	
2'-0"	1'-0"	3'-0"	1'-0"	#4 @ 24"	FULL HT.	#4 @ 24"	



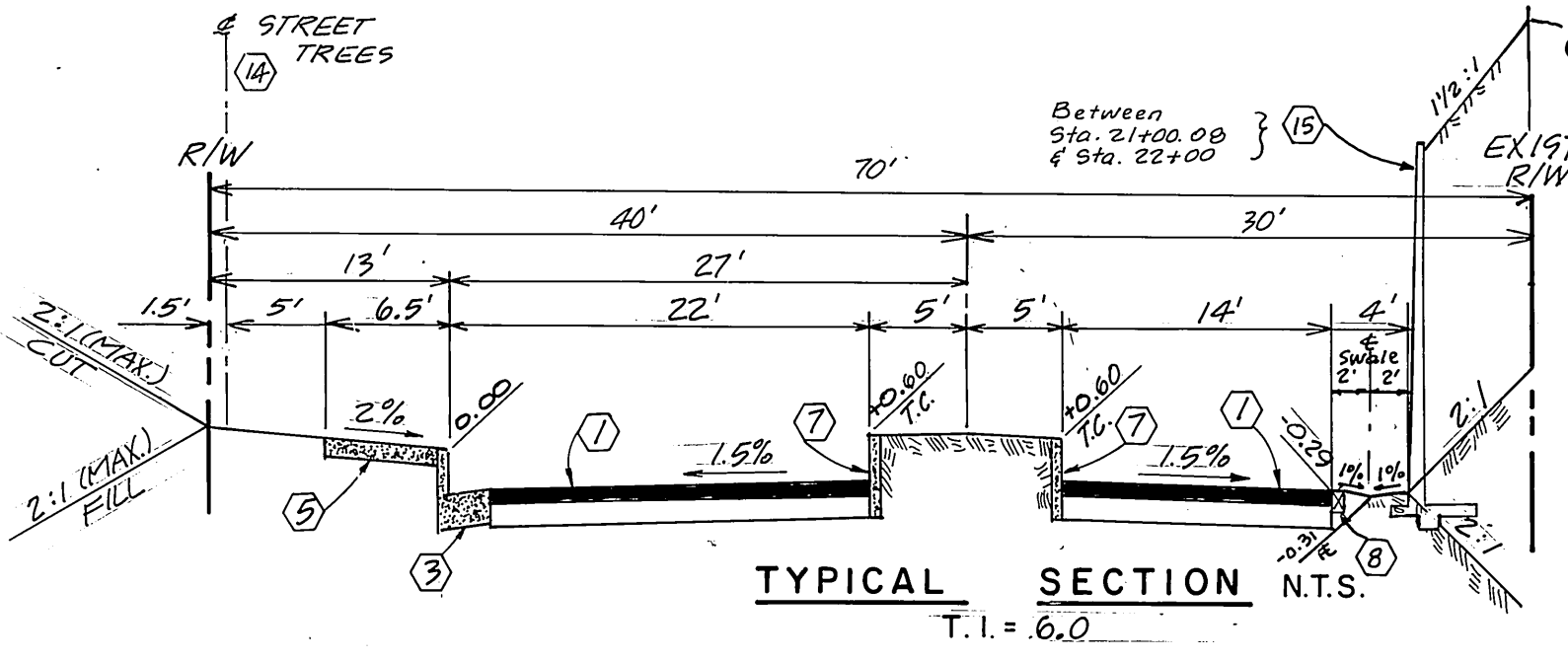
TRACT 21403 PHASING MAP
SCALE: 1"=400'



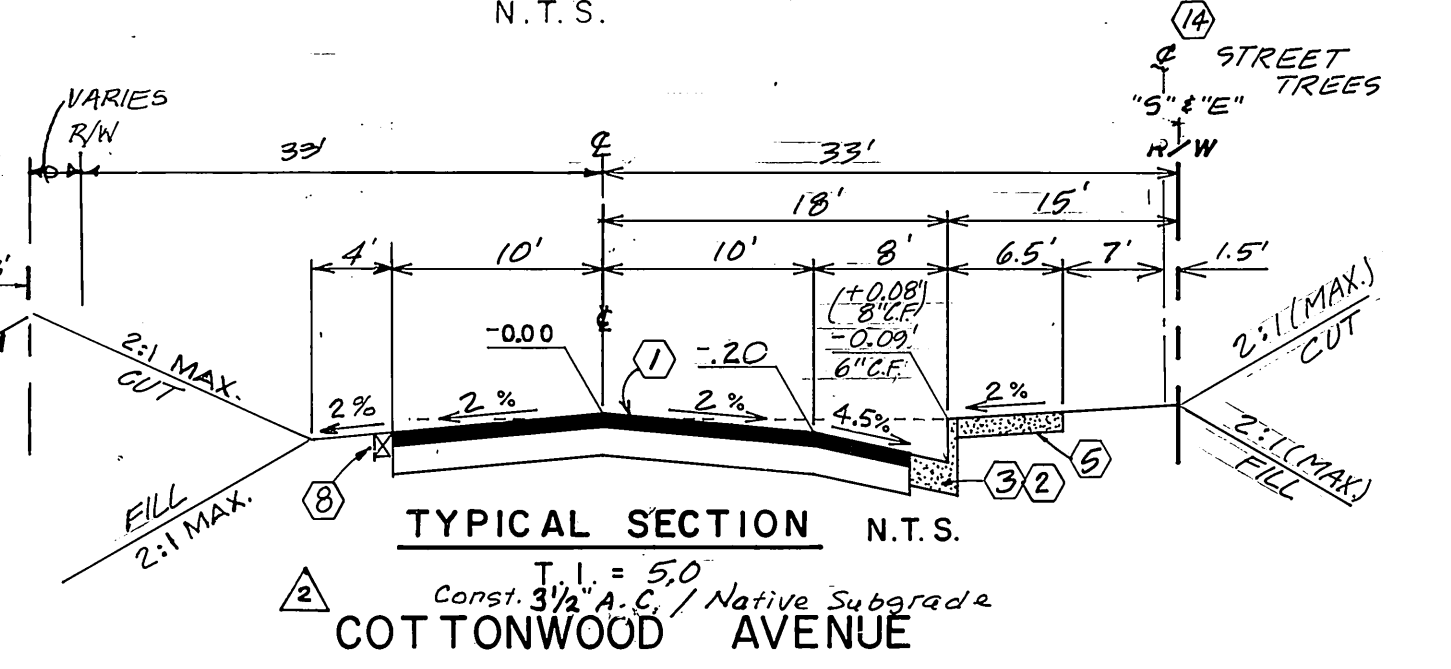
VICINITY MAP
N.T.S.

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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.



TYPICAL SECTION N.T.S.
T.I. = 6.0

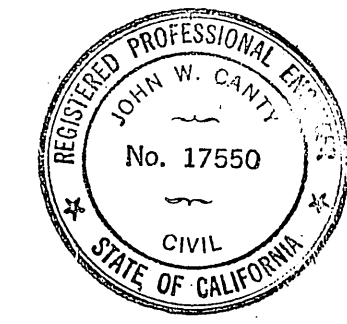


TYPICAL SECTION N.T.S.

Street	Sign	Schedule
Cottonwood Avenue	100 E	(A)
Wood Road	7000	(B)
Cottonwood Avenue	100 E	(B)
ROMA COURT	7000	(B)
Cole St. Mission Grove Pkwy.	7000	(C)
Cottonwood Avenue	200E	(C)
R-1 Stop Sign (30" Octagon)		(D)
W 57 (LT.)		(E)
W 57 (RT.)		(F)
TYPE N-1 MARKER		(G)

CONSTRUCTION NOTES

- Construct A.C. pavement over crushed aggregate base per typical section and per general note No. 6.
- Construct curb and gutter per City of Riverside Std. Dwg. No. 200 (Type II) (6" curb face).
- Construct curb and gutter per City of Riverside Std. Dwg. No. 200 (Type II) (6" curb face).
- Construct P.C.C. cross gutter per City of Riverside Std. Dwg. No. 220. (6' wide)
- 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.
- Construct 8" curb (only) per City of Riverside Std. Dwg. No. 200 (Type II).
- 2" x 4" Redwood header.
- Construct barricade per City of Riverside Std. Dwg. No. 108.
- Remove exist barricade (as shown on plan).
- Construct Catch Basin per City of Riverside Std. Dwg. No. 405.
- Construct 18" R.C.P. (D=2000)
- Paint nose of median Reflective Yellow as shown on plan.
- PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.
- CONSTRUCT RET. WALL PER DETAIL THIS SHEET.



PREPARED UNDER THE DIRECTION OF:
John W. Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE 10/6/86
APPROVED BY:

J F DAVIDSON ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
P.O. BOX 493 11200 SO. MT. VERNON AVE. #D 73-080 EL PASO, #103
RIVERSIDE, CA 92502 COLTON, CA 92324 PALM DESERT, CA 92260
(714) 686-0844 (714) 825-1082 (619) 346-5641

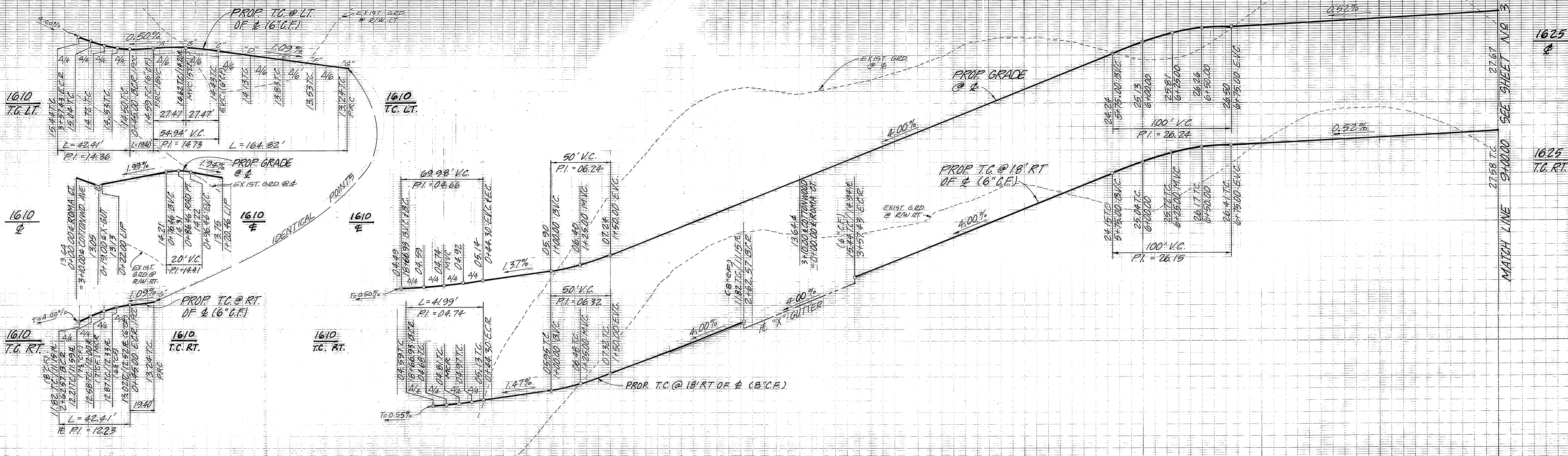
SCALE AS SHOWN
DATE SEPT 1986
BENCH MARK: CITY OF RIVERSIDE BENCHMARK #FB-E P.K. NAIL B CITY TAG IN TOP OF LARGE ROCK TO S'LY OF ALESSANDRO BLVD. 0.60 MILE S'ELY OF VIA VISTA DR. NEAR P.P. NO. 775963 H. ELEV. = 1502.195

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *Davey Bell*
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P.W. ENGR.
DATE 6/5/87

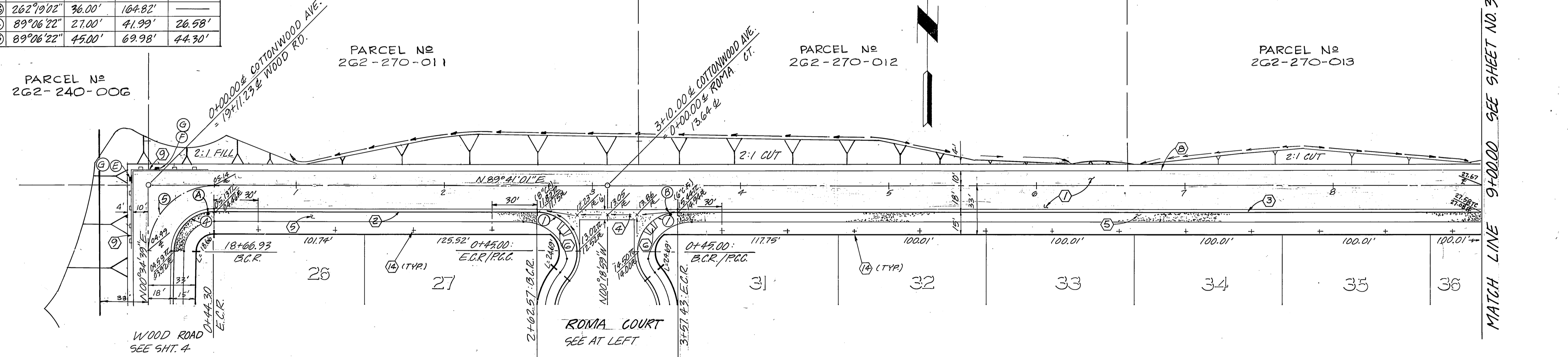
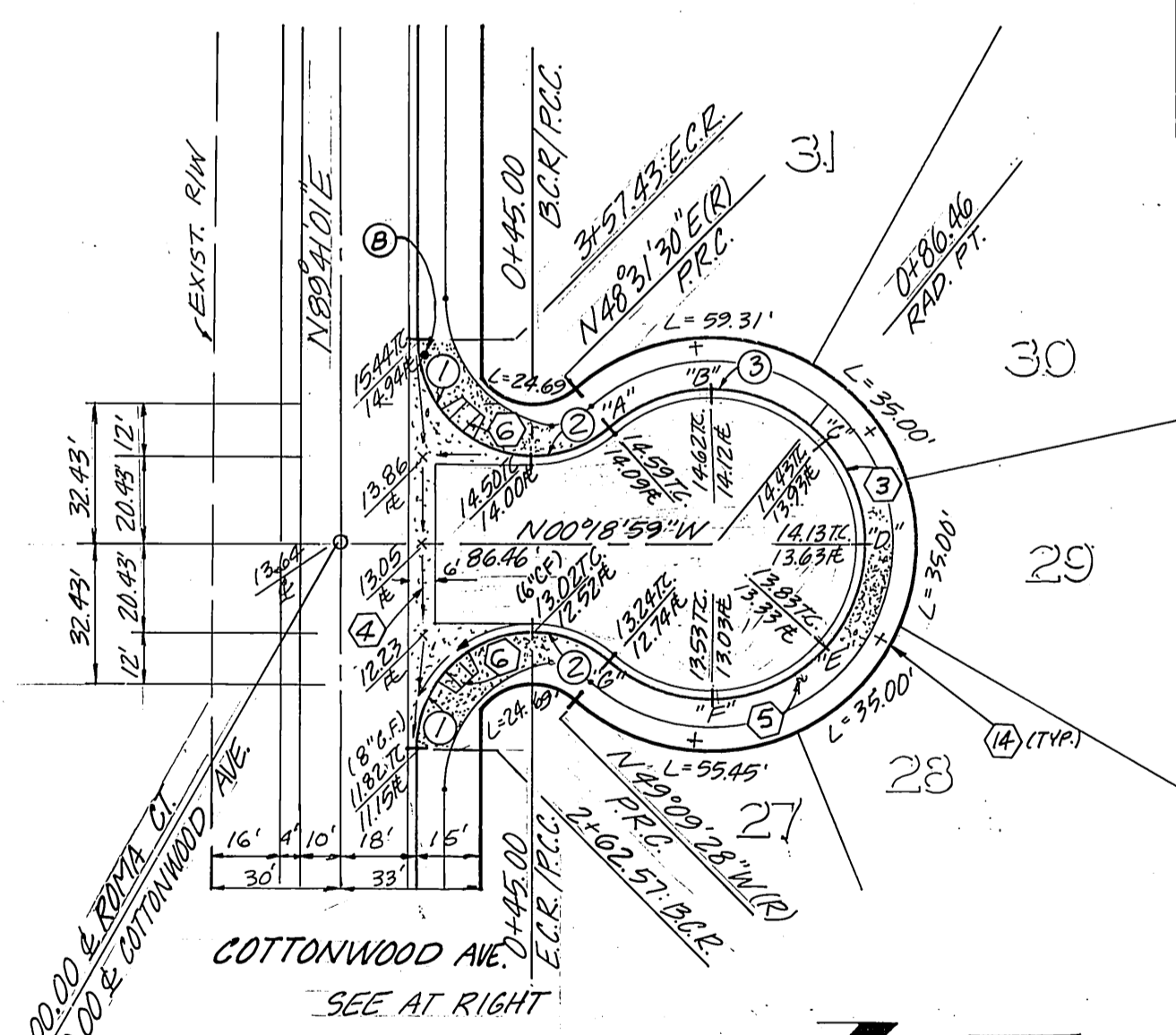
STREET PLAN & PROFILE
TRACT 21403-4
PROJECT NO. **R-2824**
"TITLE SHEET"
SHEET 4 OF 4
FILE NO. 86-9189(M)

AS BUILT 2-25-91 H
*AS BUILT 2-28-90 B1

REVISED 2/13/87 H



NO	Δ	R	L	T
①	90°00'00"	27.00'	42.41'	27.00'
②	41°09'31"	27.00'	19.40'	10.14'
③	262°09'02"	36.00'	164.82'	
④	89°06'22"	27.00'	41.99'	26.58'
⑤	89°06'22"	45.00'	69.98'	44.30'



ROMA COURT

COTTONWOOD AVENUE

PRIVATE ENGINEERING NOTE

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PREPARED UNDER THE DIRECTION OF:
John W. County
 REGISTERED CIVIL ENGINEER NO. 17750
 EXPIRATION DATE 6/30/89 DATE: 10/4/86
 APPROVED BY:

J F DAVIDSON ASSOCIATES, INC.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 P.O. BOX 493 11200 SO. MT. VERNON AVE. #D 73-080 EL PASO, #103
 RIVERSIDE, CA 92502 COLTON, CA 92324 PALM DESERT, CA 92260
 (714) 686-0844 (714) 825-1082 (619) 346-5691
 BENCH MARK:
 CITY OF RIVERSIDE BENCHMARK #FB-E P.K. NAIL & CITY TAG
 IN TOP OF LARGE ROCK 70' S'LY. OF ALESSANDRO BLVD. &
 0.6P MILE S'ELY OF VIA VISTA DR. NEAR PP NO. 775963 H.
 FILE # 1502.195

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: SOLDI DRAWN BY: CMF CHECKED BY: LBS

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *Randy Beck*
 PRINCIPAL ENGINEER DATE: 6/5/87
 PARK DEPARTMENT DATE: 6/5/87
 TRAFFIC DIVISION DATE: 6/5/87
 CHIEF P. W. ENGR. DATE: 6/5/87

STREET PLAN & PROFILE	PROJECT NO.
TRACT 21403-4	R-2824
COTTONWOOD AVENUE	2
ROMA COURT	4
HORIZ. SCALE: 1" = 40'	VERT. SCALE: 1" = 4'
FILE NO. 86-3189 (M)	

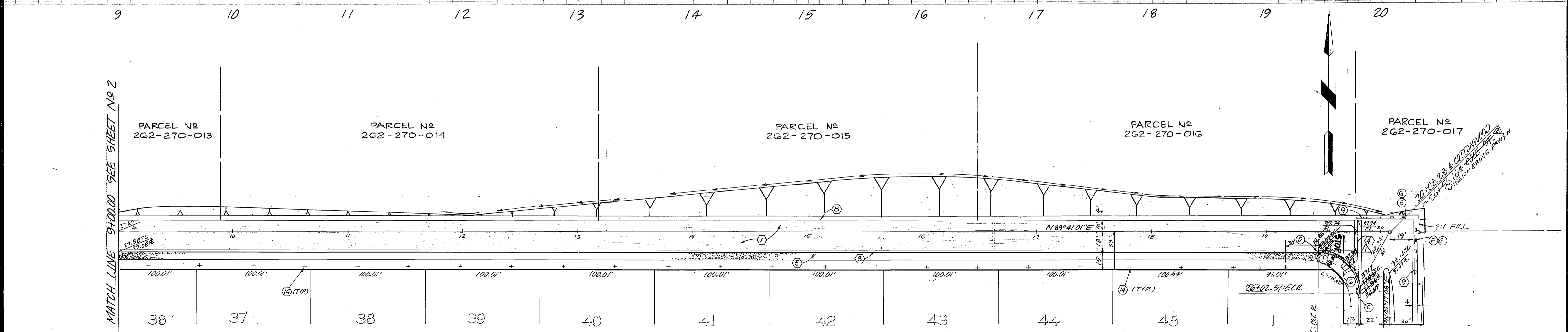
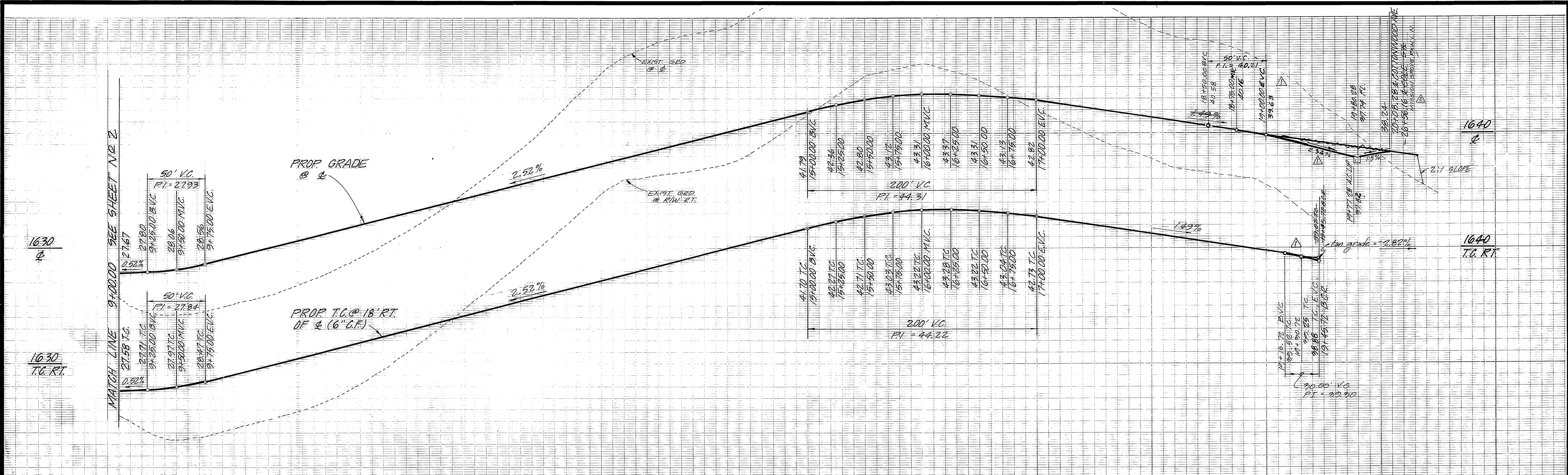
SEE SHEET 1 FOR GENERAL & CONSTRUCTION NOTES.

AS BUILT 2-25-91 Lth
 * AS BUILT 2-28-90 Br
 INDEX 7/13/87 Lth

MATCH LINE 9+00.00 SEE SHEET NO. 3

MATCH LINE 19+00.00 SEE SHEET NO. 3

P.C. 2092



CURVE DATA			
NO.	Δ	R	L
①	90°36'07"	35.00'	55.35'

PRIVATE ENGINEERING NOTE

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COTTONWOOD AVENUE

J F DAVIDSON ASSOCIATES, INC.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 P.O. BOX 493 11200 SO. MT. VERNON AVE., #D 73-080 EL PASO, #103
 RIVERSIDE, CA 92502 COLTON, CA 92324 PALM DESERT, CA 92260
 (714) 686-0844 (714) 825-1082 (619) 346-5691

JFD ASSOCIATES
 DESIGNED BY GOLDI DRAWN BY CMF CHECKED BY LRS

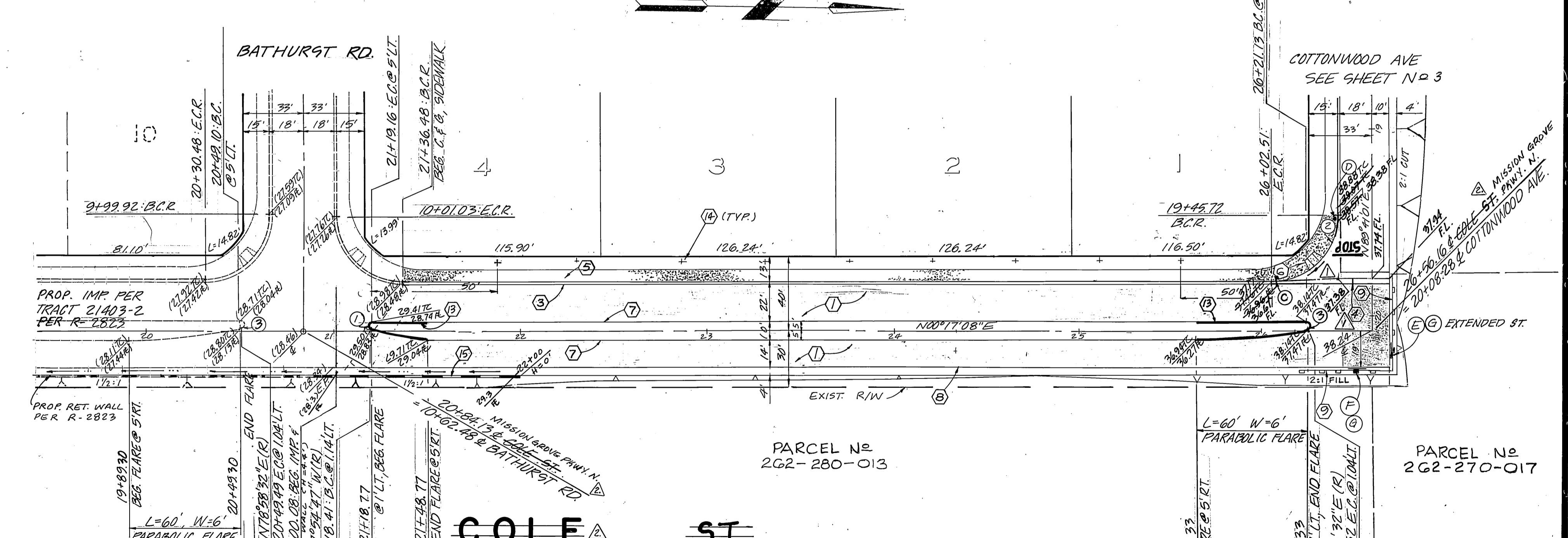
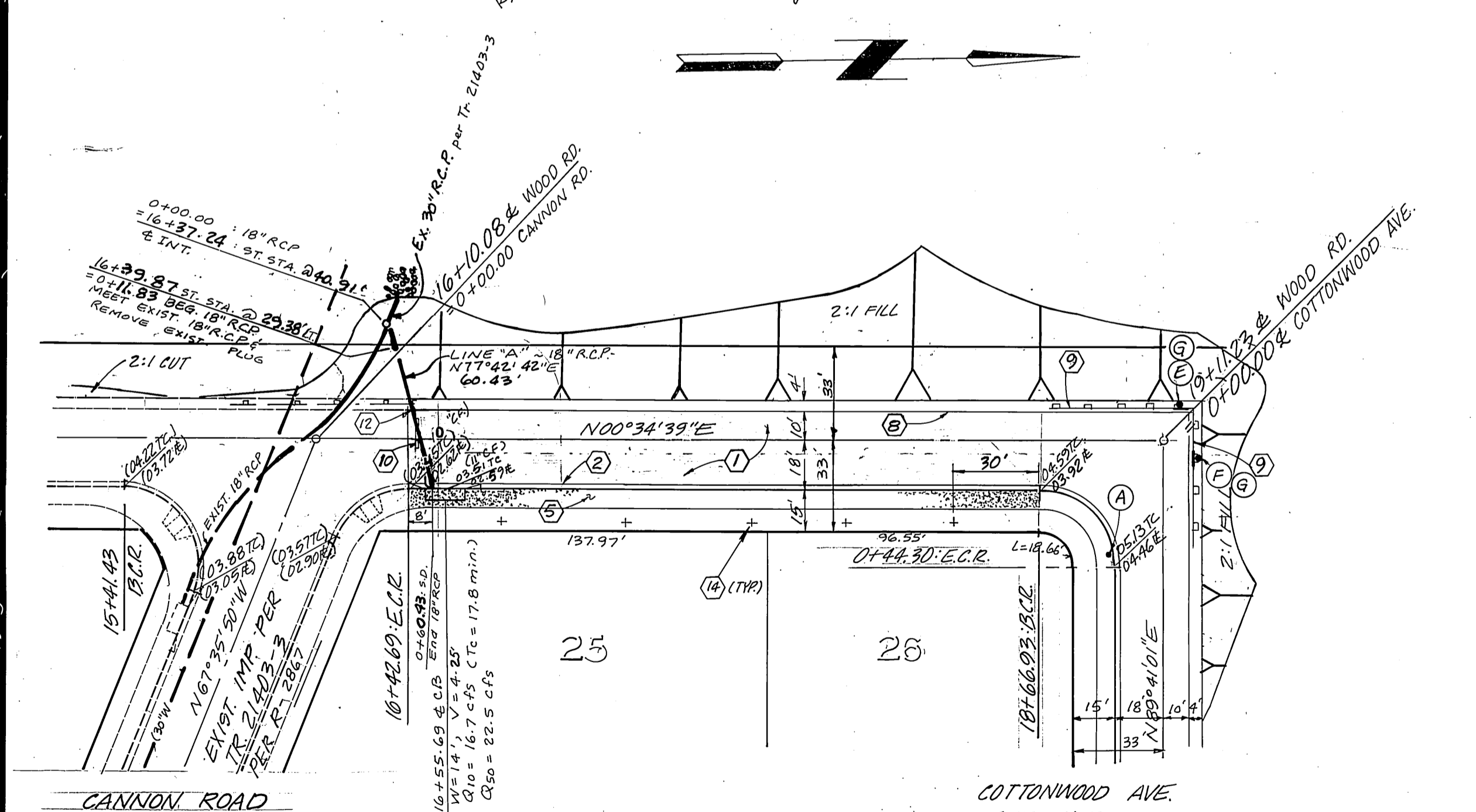
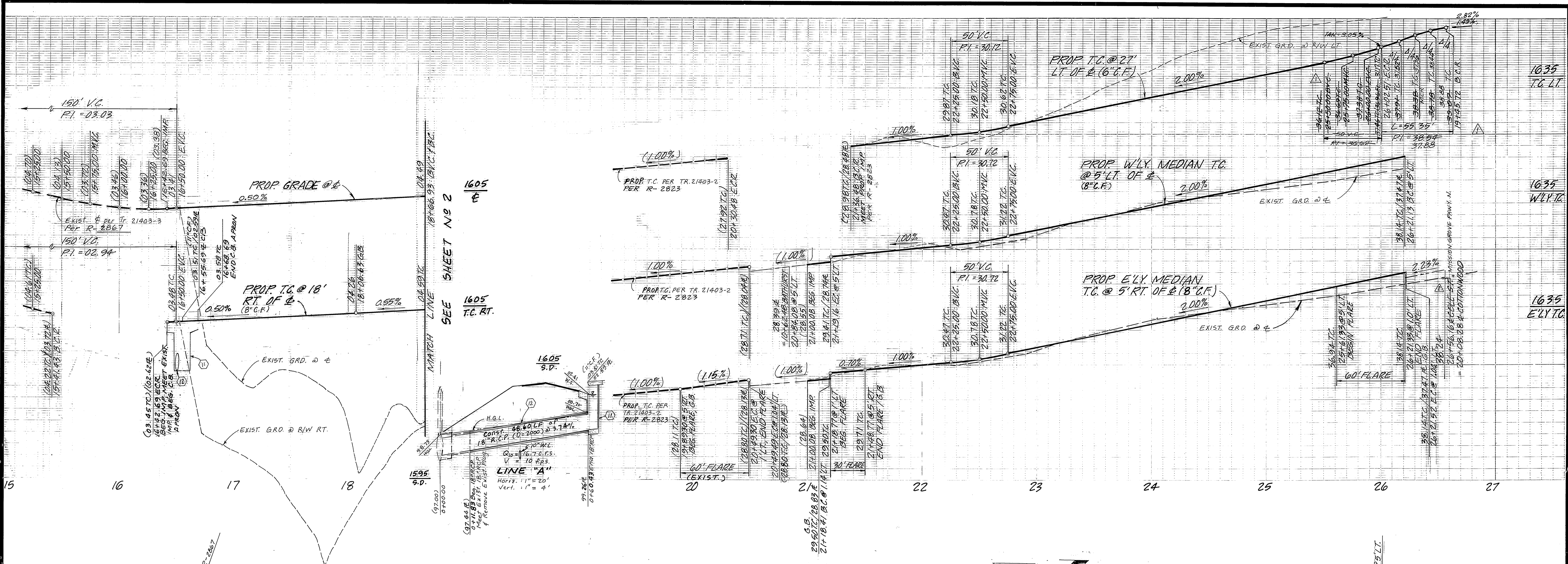
CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: [Signature] DATE: 6/15/87
 PRINCIPAL ENGINEER: [Signature] DATE: 6/15/87
 PARK DEPARTMENT: [Signature] DATE: 6/15/87
 TRAFFIC DIVISION: [Signature] DATE: 6/15/87
 CHIEF P. W. ENGR. DATE: 6/15/87

STREET PLAN & PROFILE
TRACT 21403-4
COTTONWOOD AVENUE
 PROJECT NO. **R-2824**
 SHEET **3** OF **4**
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'
 FILE NO. 86-9189 (M)

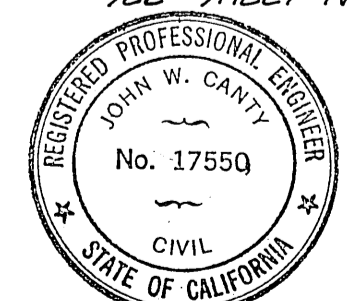
SEE SHEET 1 FOR GENERAL & CONSTRUCTION NOTES.

AS BUILT 2-25-91 LHM
 *AS BUILT 2-18-90 BCI
 INPEXED 7/13/87 LHM

262-270-017



NO	R	Δ	L	T
①	2.00'	158°11'54"	5.92'	10.99'
②	35.00'	90°36'07"	55.35'	35.37'
③	2.00'	168°41'26"	5.89'	20.20'



Underground Service Alert
Call: TOLL FREE
1-800
422-4133

PRIVATE ENGINEERING NOTE
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PREPARED UNDER THE DIRECTION OF:
John W. Canty
REGISTERED CIVIL ENGINEER NO. 17750
EXPIRATION DATE 6/30/89 DATE 10/6/86
APPROVED BY:

J F DAVIDSON ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
P.O. BOX 493 11200 SO. MT. VERNON AVE., #D 73-080 EL PASO, TX 75103
RIVERSIDE, CA 92502 COLTON, CA 92324 PALM DESERT, CA 92260
(714) 686-0844 (714) 825-1082 (919) 346-5691

JFD ASSOCIATES
BENCH MARK:
CITY OF RIVERSIDE BENCHMARK #FB-E P.K. NAIL & CITY TAG
IN TOP OF LARGE ROCK TO S'LY OF ALESSANDRO BLVD. &
0.60 MILE S'ELY OF VIA VISTA DR. NEAR SP NO 775963 H.
ELEV = 1502.195

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *Danny Best*
DIRECTOR OF PUBLIC WORKS
DATE 6/15/87

STREET PLAN & PROFILE
TRACT 21403-4 R-2824
WOOD ROAD
MISSION GROVE PARKWAY NORTH
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'

SEE SHEET 1 FOR GENERAL & CONSTRUCTION NOTES.
* AS BUILT 2-25-91 LHM
INDEXED 7/13/87 LHM

PC 2092