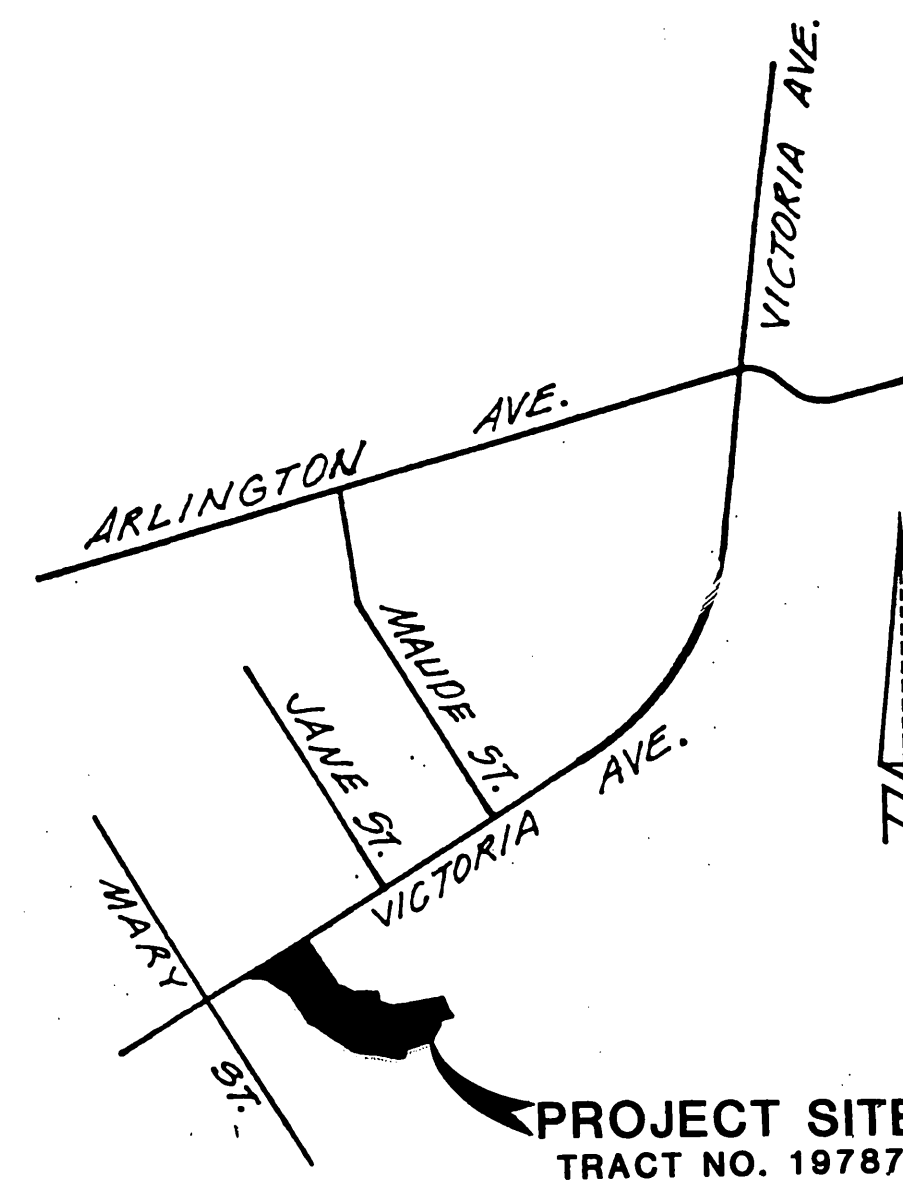
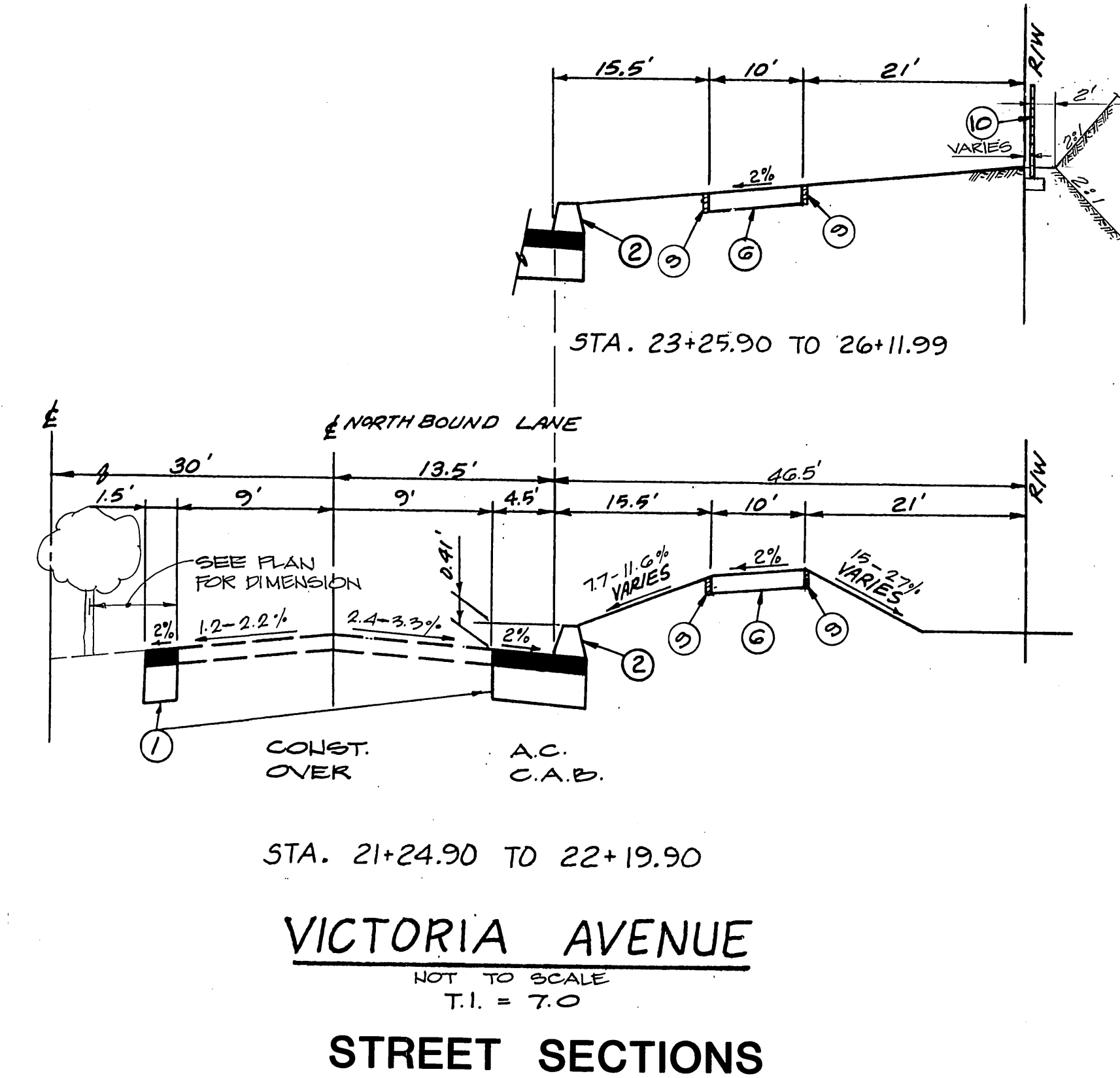


# STREET IMPROVEMENT PLANS FOR TRACT NO. 19787

**RIVERSIDE  
RIVERSIDE, CALIFORNIA**

## 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.
- 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.
- All overhanging tree limbs that are less than 14' above the street grade shall be trimmed back.
- 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.
- 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.



**VICINITY MAP  
NOT TO SCALE**

## CONSTRUCTION NOTES AND QUANTITIES

	PUBLIC
① CONSTRUCT ASPHALTIC CONCRETE OVERLAY OVER BASE MATERIAL PER TYPICAL SECTION SHEET NO. 1.	4831 S.F.
② CONSTRUCT ASPHALT CONCRETE BERM PER CITY OF RIVERSIDE STD. DRAWING NO. 250, TYPE 1.	381 L.F.
③ CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STD. DRAWING NO. 220.	1064 S.F.
④ CONSTRUCT CONCRETE CURB AND GUTTER TRANSITION, TYPE I (6" C.F.) TO TYPE "C2" PER CITY OF RIVERSIDE STD. DRAWINGS NO. 200 & 210.	16 L.F.
⑤ REMOVE EXISTING TREE	1 EA.
⑥ CONSTRUCT 4" DECOMPOSED GRANITE, COMPACTED TO 90% (EQUESTRIAN TRAIL)	4450 S.F.
⑦ CONSTRUCT WHEELCHAIR RAMP DEPRESSION PLACE A.C. 3/4" THICK	185 S.F.
⑧ INSTALL STREET NAME SIGN AND TRAFFIC SIGNS	6 EA.
⑨ INSTALL 2" x 4" REDWOOD HEADER	890 L.F.
⑩ CONSTRUCT 6" HIGH BLOCK WALL PER RIVERSIDE CITY STD. NO. 244. BLOCK COLOR TYPE ORCO LA PAZ BLUMSTONE OR EQUAL, SIZE PER DETAIL 1 SHT. 2 OF 2. MORTAR COLOR MATCH BLOCK. CAP 6x6x10 ORCO LA PAZ FOR CAP OR EQUAL, OTHER. KEY & INSET BLOCKS PER DETAIL 1 SHT. 2 OF 2.	370 L.F.
⑪ INSTALL 2-4" DIAMETER SCHEDULE 40 K.V.C. PIPE ELBOWS	02 L.F.

STREET NAME & TRAFFIC SIGN SCHEDULE		
A	VICTORIA AVE.	G700
	STONEGATE DRIVE (P.V.T)	2600
B	R.I. (STOP SIGN)	20" OCTAGON
C	W53A (NO OUTLET)	
D	R10 (RT)	

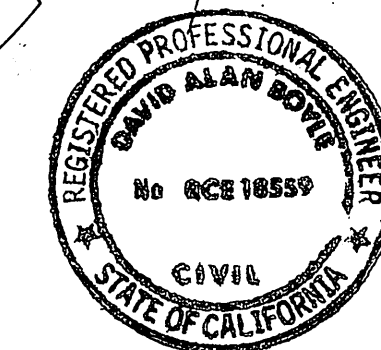
INSTALL SIGNS PER C/JR STD'S GG2A & GGG

## PARK DEPARTMENT 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 757-7229 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED:
  - PRIOR TO BEGINNING WORK ON REVERSE FRONTAGE LANDSCAPING AND IRRIGATION.
  - WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO PLAGGING PLANT PITS.
  - WHILE PLAGGING PLANT PITS AND PLANTING/RELOCATING TREES.
  - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE.
  - AT FINAL INSPECTION.
- THE DEVELOPER SHALL MAINTAIN ALL REVERSE FRONTAGE LANDSCAPING TO CITY STANDARDS.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:
  - VICTORIA AVE. - SEE REVERSE FRONTAGE PLAN NUMBER PC 1002 PREPARED BY RICHARD PRICE AND ASSOCIATES (TIA) 494-8029.
- PARK AND RECREATION DEPARTMENT AND PUBLIC WORKS DEPARTMENT PERMITS ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACKFILL OF THE HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.

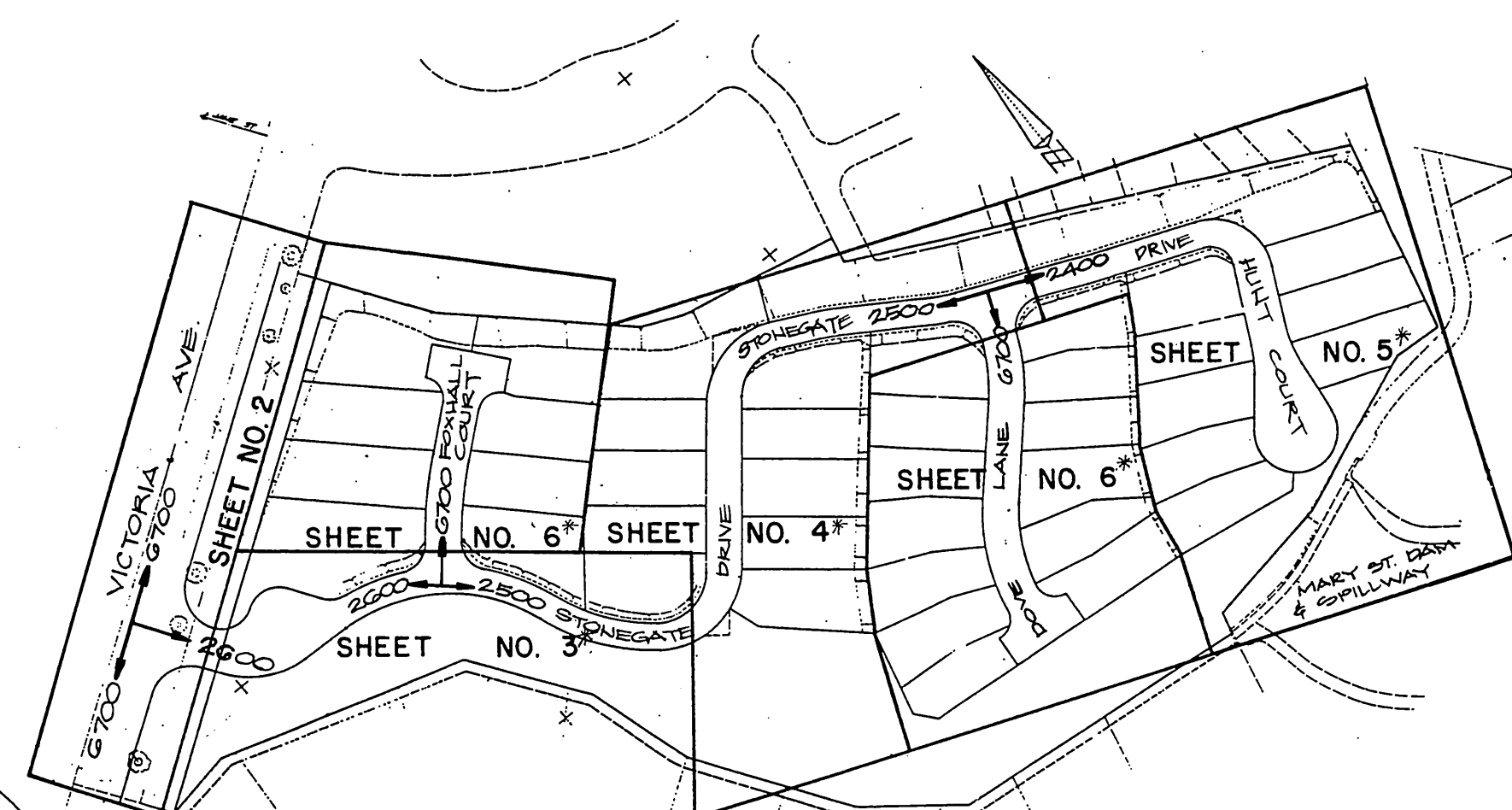
Prepared by

**DAVID A  
Boyle**  
ENGINEERING  
2098 S. GRAND AVE. SUITES A SANTA ANA CA 92705  
714-957-8144



\* NOTE:  
SHEETS 3 THRU 6 ARE FOR "PRIVATE" STREETS AND ARE NOT INCLUDED IN THESE PLANS.

**PLAN INDEX MAP  
NOT TO SCALE**



## DEVELOPER:

INTERAMERICAN BUILDERS CORPORATION  
23141 VERDUGO DRIVE  
LAGUNA HILLS, CA 92653  
(714) 855-2244

## APPROVALS

SOUTHERN CALIF. GAS CO.

*OR McAnan* 1-6-87

CITY OF RIVERSIDE  
OVERHEAD AND UNDERGROUND

*John Johnson* 1-6-87  
CHIEF ELECTRICAL ENG. ELECTRICAL

PACIFIC TELEPHONE CO.

*T.V. York*  
Engineer INDEXED BY CD

**BENCH MARK**  
G6-B FD. BRASS DISC STAMPED  
(G6-B) CAPPED AT INTERSECTION  
OF VICTORIA AVE. AND MARY ST.  
FB735/5 ELEV. 944.502

PREPARED UNDER THE SUPERVISION OF

*David A Boyle* 12-24-86  
DAVID A. BOYLE R.C.E. 18559 DATE  
LIC. EXP. 6-30-89

MARK	REVISIONS	APPR.	DATE

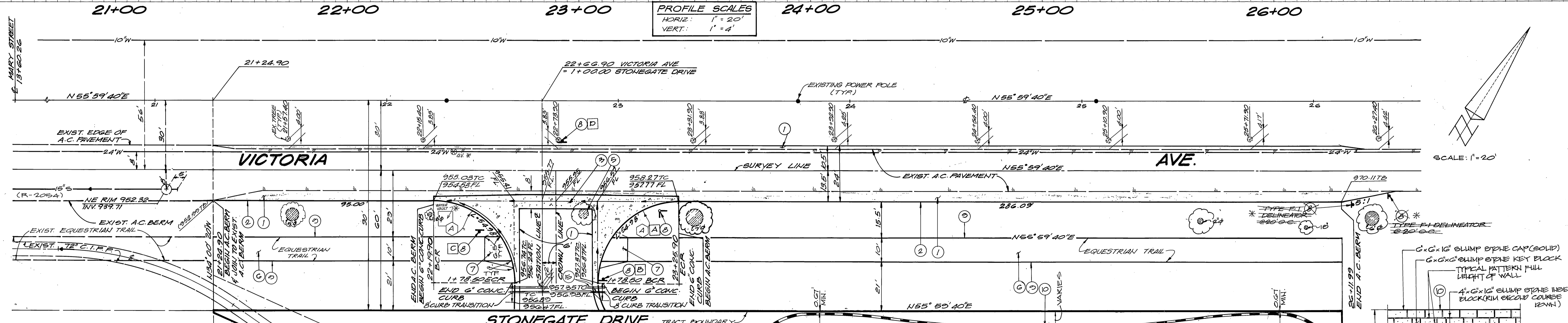
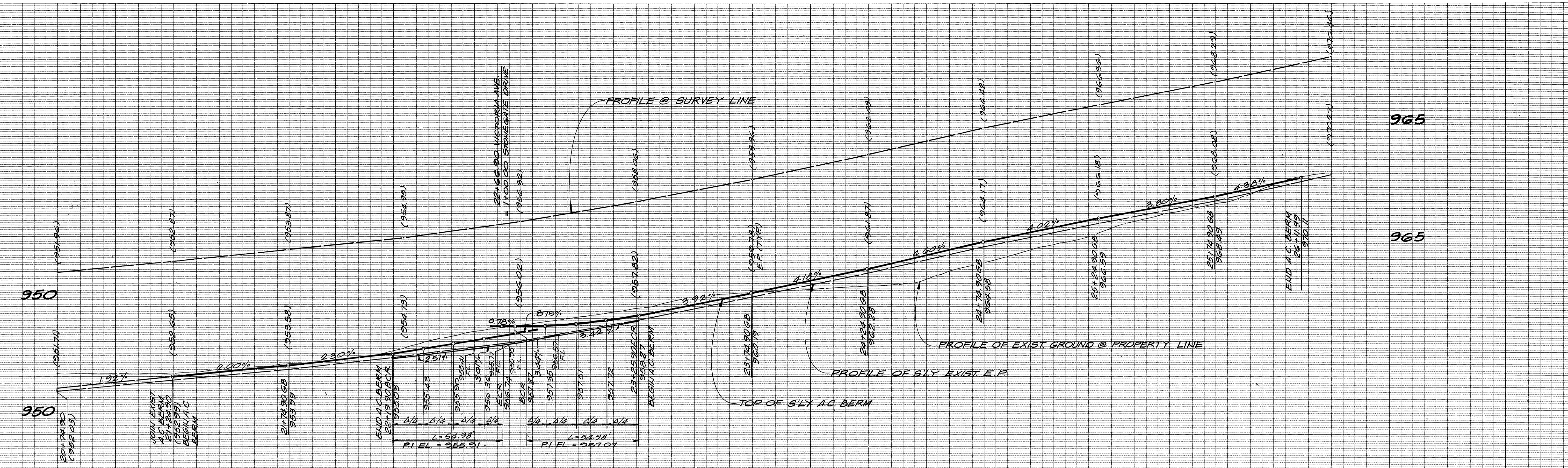
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT			
APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	2-26-87	<i>[Signature]</i>	CHIEF ENGINEER
PARK DEPARTMENT	2-4-87	<i>[Signature]</i>	PUBLIC WORKS DIRECTOR
TRAFFIC DIVISION	2-15-87	<i>[Signature]</i>	
OVER P.W. ENGINEER	2/27/87	<i>[Signature]</i>	
PLANNING	2-3-87	<i>[Signature]</i>	

STREET IMPROVEMENT PLANS  
FOR  
TRACT NO. 19787  
TITLE SHEET

HORIZ. SCALE: 1" = VERT. SCALE: 1" =

ACCOUNT NO.  
**R-2857**  
SHEET 1 OF 2





**APPROVALS**

CITY OF RIVERSIDE  
WATER DEPT.  
*David V. Garcia* 2-17-87

SOUTHERN CALIF GAS CO.  
*OR M. Garcia* 1/6/87

CITY OF RIVERSIDE  
OVERHEAD AND UNDERGROUND  
*John Johnson* 1/6/87  
CHIEF ELECTRICAL ENG. ELECTRICAL

PACIFIC TELEPHONE CO.  
*T. York*  
Eng. Dept.

NO.	Δ	R	L	T
(A)	90°00'00"	35.00'	54.98'	35.00'

CURVE DATA SCHEDULE

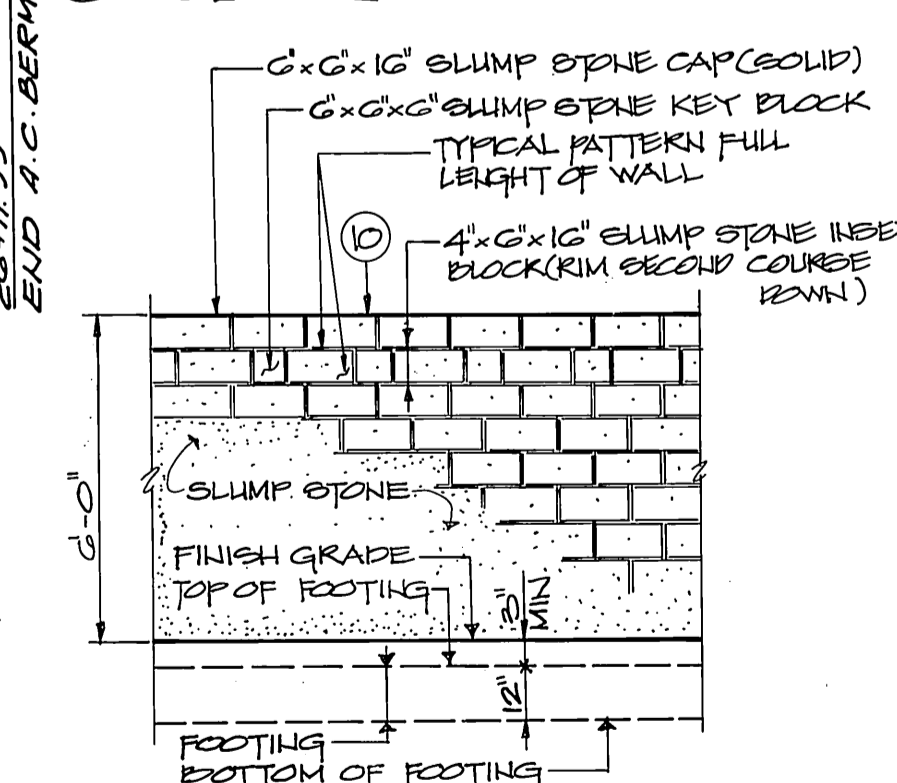
**VICTORIA AVENUE**



**BENCH MARK**  
G6-B FD. BRASS DISC STAMPED (G6-B) CAPPED AT INTERSECTION OF VICTORIA AVE. AND MARY ST. FB735/5 ELEV. 944.502

PREPARED BY *David A. Boyle* 12-24-86  
DAVID A. BOYLE R.C.E. NO. 18559 DATE 12-24-86  
L.C. EXP. 6-30-89

- CONSTRUCTION NOTES**
- CONSTRUCT ASPHALTIC CONCRETE OVERLAY OVER BASE MATERIAL PER TYPICAL SECTION SHEET NO. 1.
  - CONSTRUCT ASPHALT CONCRETE BERM PER CITY OF RIVERSIDE STD. DRAWING NO. 250, TYPE I.
  - CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STD. DRAWING NO. 220.
  - REMOVE EXISTING TREE
  - CONSTRUCT 4" DECOMPOSED GRANITE, COMPACTED TO 90%.
  - CONSTRUCT WHEELCHAIR RAMP DEPRESSION PLACE A.C. 3/4" THICK GRADED D.B.\*
  - INSTALL STREET NAME SIGN AND TRAFFIC SIGNS
  - INSTALL 2" x 4" REDWOOD HEADER
  - CONSTRUCT 6" HIGH BLOCK WALL PER RIVERSIDE CITY STANDARD NO. 204, BLOCK COLOR TYPE ORCO LA P&Z QUARRYSTONE OR EQUAL, SIZE PER DETAIL 1 SHT. 2 OF 2, VOKTAK WATCH BLOCK, CAP 6" x 6" ORCO LA P&Z TOR-CAP OR EQUAL, OTHER KEY & INSET BLOCKS PER DETAIL 1 SHT. 2 OF 2.
  - INSTALL 2-4" DIAMETER SCHEDULE 40 R.V.C. PIPE SLEEVES.



**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**

APPROVED BY *William D. Gardner* DATE 3-3-87  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
DATE 3-3-87

STREET IMPROVEMENT PLANS FOR TRACT NO. 19787 VICTORIA AVENUE

ACCOUNT NO. R-2857 SHEET 2 OF 2

HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'