

GENERAL NOTES

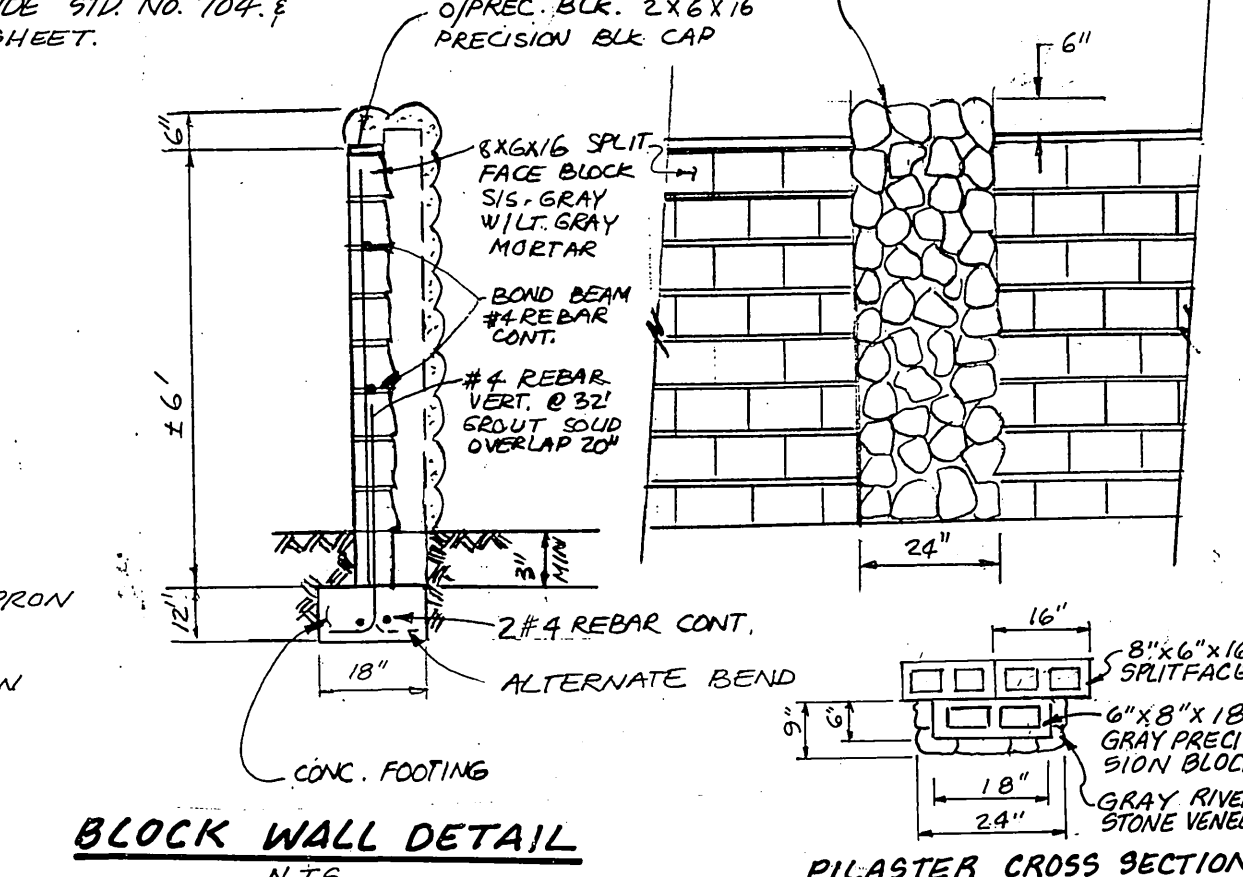
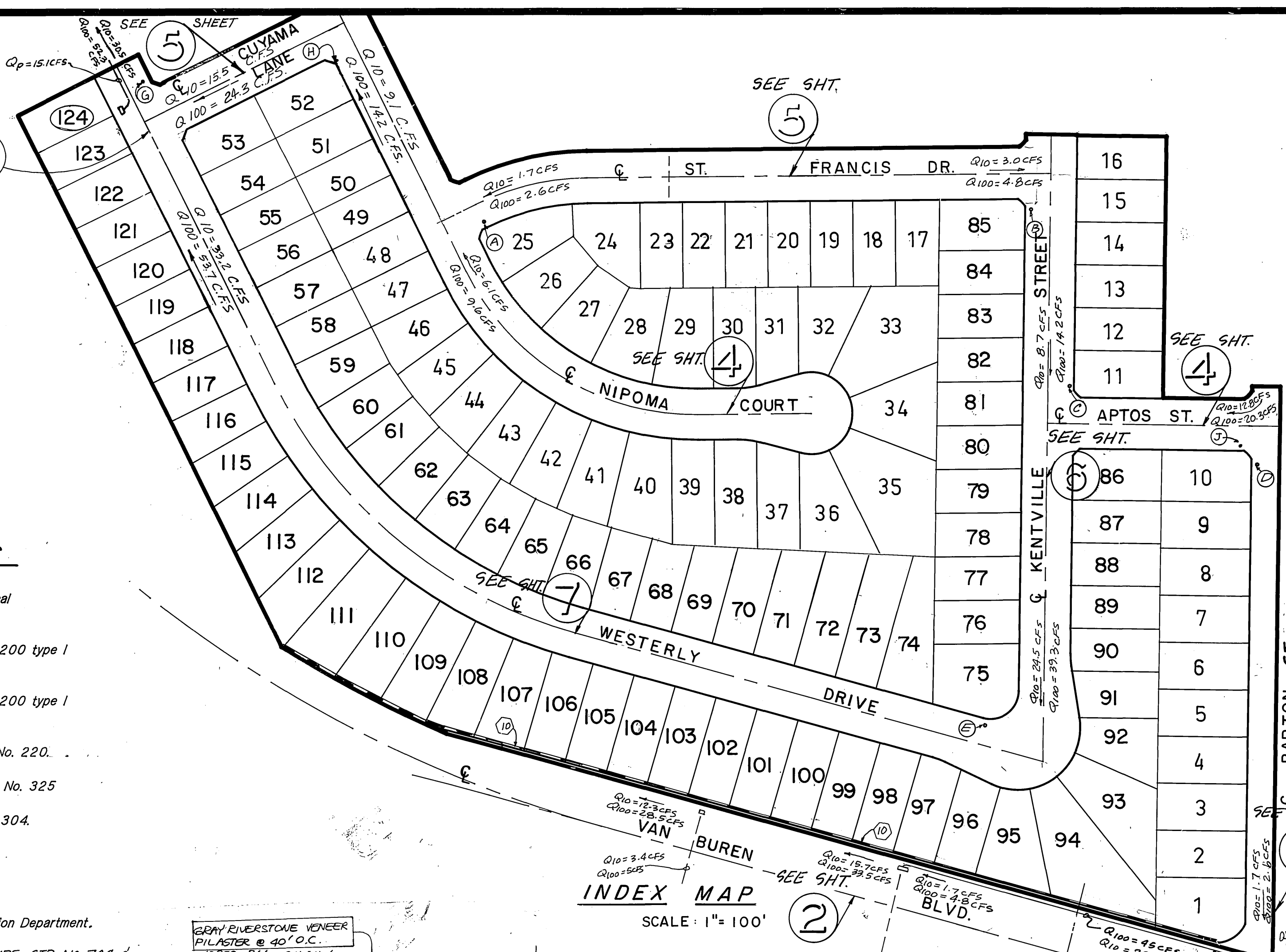
- It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of law as it affects each utility including irrigation lines and appurtenances and at no cost to the City.
- Construction shall be in accordance with the City of Riverside Dept. of Public Works Std. Dwg. No. 302 and 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.
- Prior to Curb and Gutter Construction, 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.
- Any traffic control striping obliterated and/or badly worn during construction shall be restored by the Contractor within 5 days after notification by the City Inspectors.
- Final striping for Traffic Control and/or pavement marking to be the responsibility of the Developer.
- 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.
- Construct block wall per Riverside City Std. 704 (See Const. Note #10).
This wall requires a permit and inspection from the Public Works Eng. Div.
Type/color of Block: Splitface - Orco "Gray" color or equal
Size: 8" x 6" x 16". Mortar to match wall.
(One sided splitface - facing Van Buren Blvd.)
Type/color of Cap: Precision - Gray
Size: 2" x 6" x 16"
other: Place pilasters constructed per detail this sheet at every 40'± and at beginning and end of walls.
- 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.

20. Street tree planting shall be as follows:

Street Name	Botanical Name/Common Name	Size	Spacing	Req.
BARTON ST.	CUPANIDIOPSIS ANACARDIODES/ CARROT WOOD	15 GAL.	45'	12
NIPOMA CT.	MAGNOLIA GRANDIFLORA 'MAGESTIC BEAUTY' / MAGNOLIA	15 GAL.	45'	3-4
APTOS ST.	MAGNOLIA GRANDIFLORA 'MAGESTIC BEAUTY' / MAGNOLIA	15 GAL.	45'	8
ST. FRANCIS DR.	CUPANIDIOPSIS ANACARDIODES/ CARROT WOOD	15 GAL.	45'	2-8
GUYAMA LN.	CUPANIDIOPSIS ANACARDIODES/ CARROT WOOD	15 GAL.	45'	10
KENTVILLE ST.	MAGNOLIA GRANDIFLORA 'MAGESTIC BEAUTY' / MAGNOLIA	15 GAL.	45'	2-5
WESTERLY DR.	MAGNOLIA GRANDIFLORA 'MAGESTIC BEAUTY' / MAGNOLIA	15 GAL.	45'	8-2
VAN BUREN BLVD.	SEE REVERSE FRONTAGE PLAN PC 2113 PREPARED BY RANDOLPH HLUJIK ASSOCIATES, TEL. (714) 781-1930.			

CONSTRUCTION NOTES

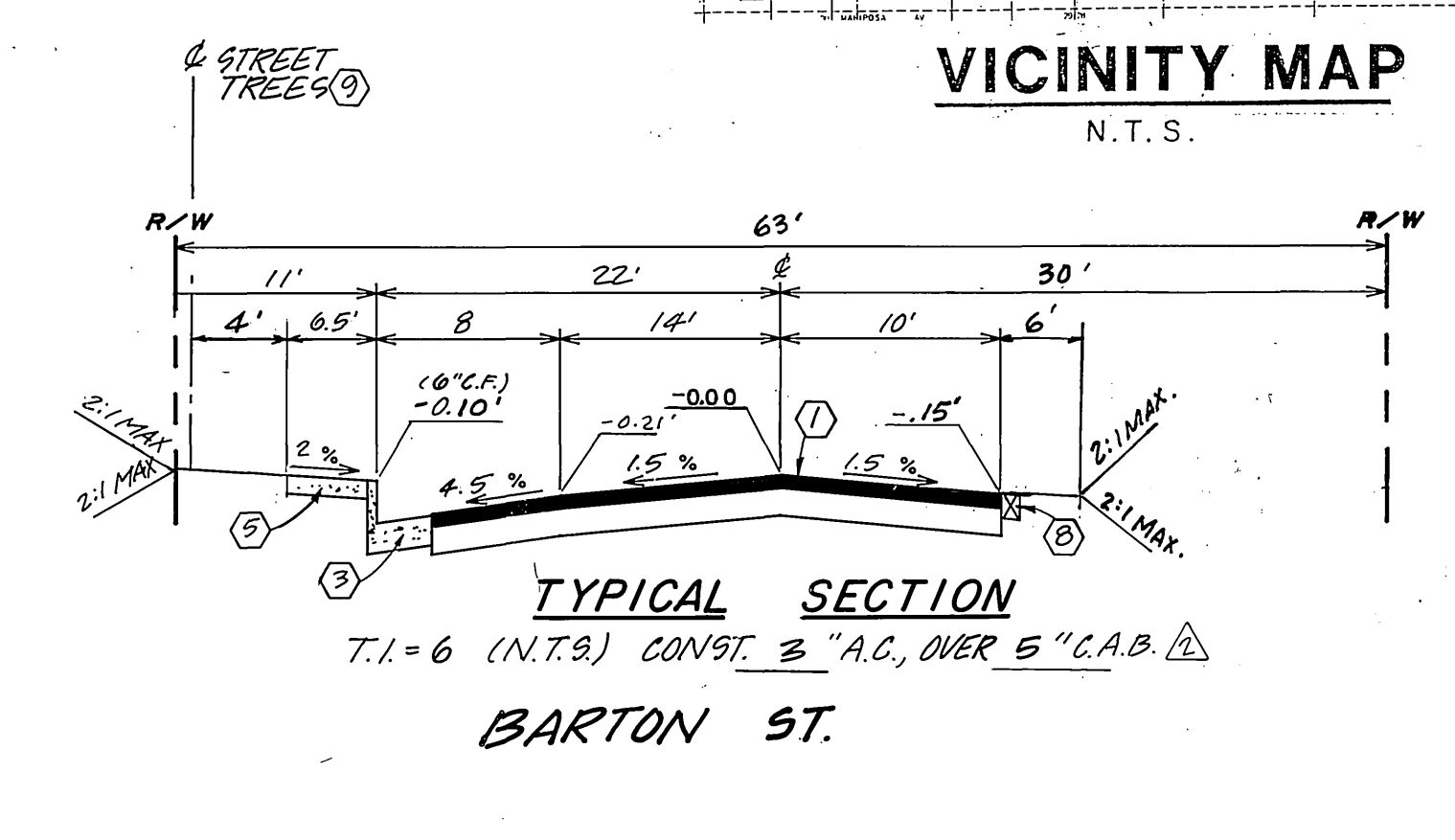
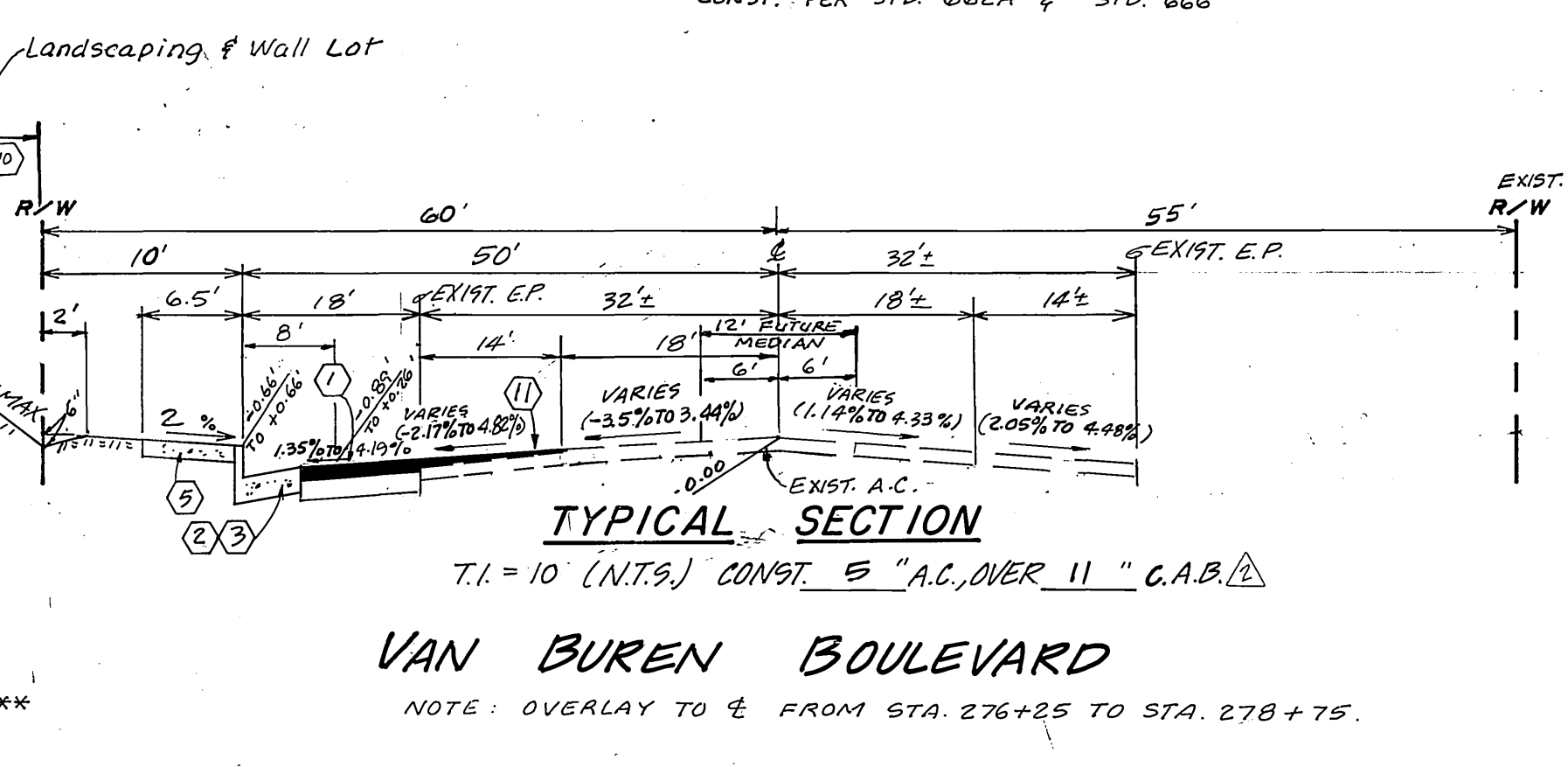
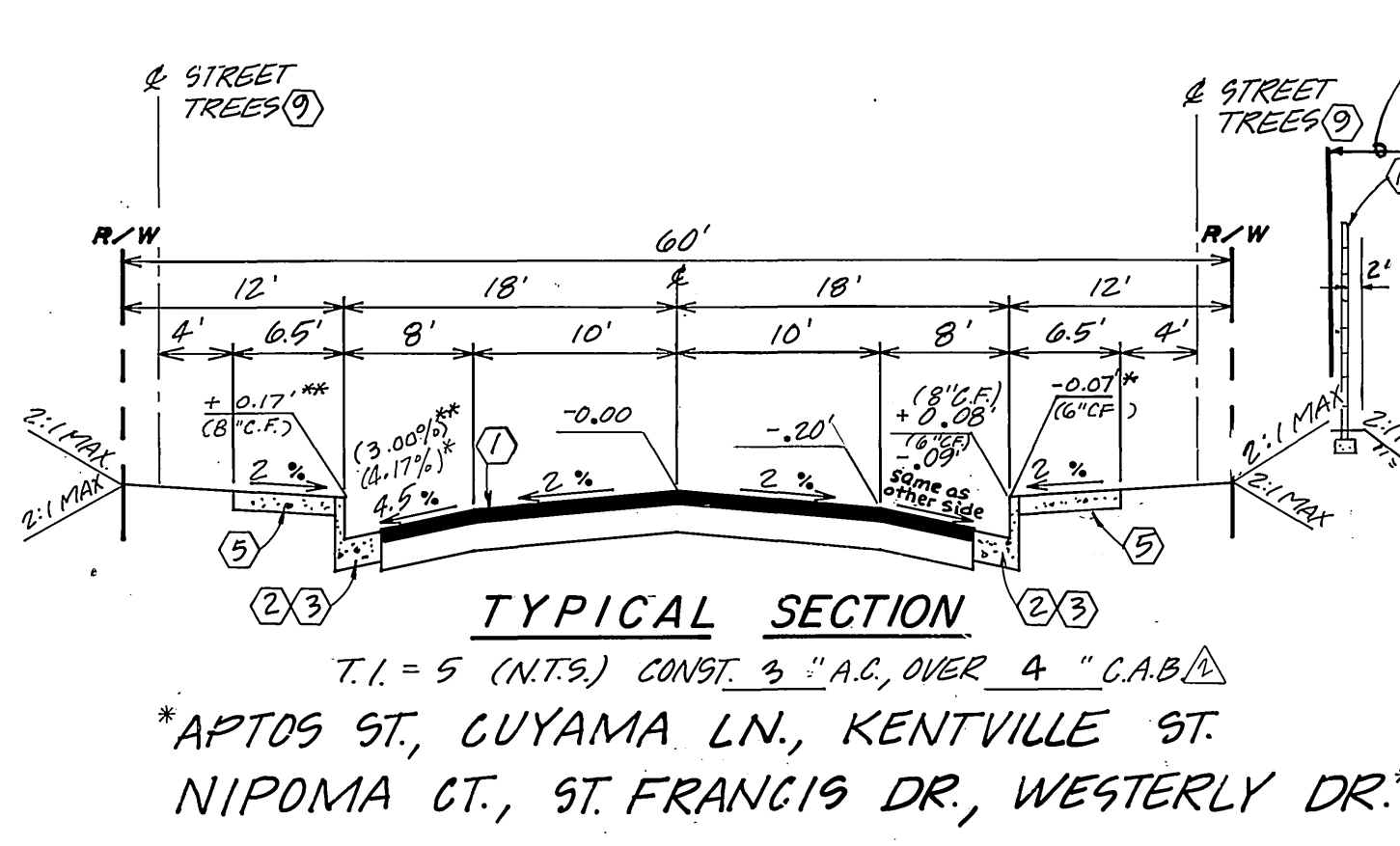
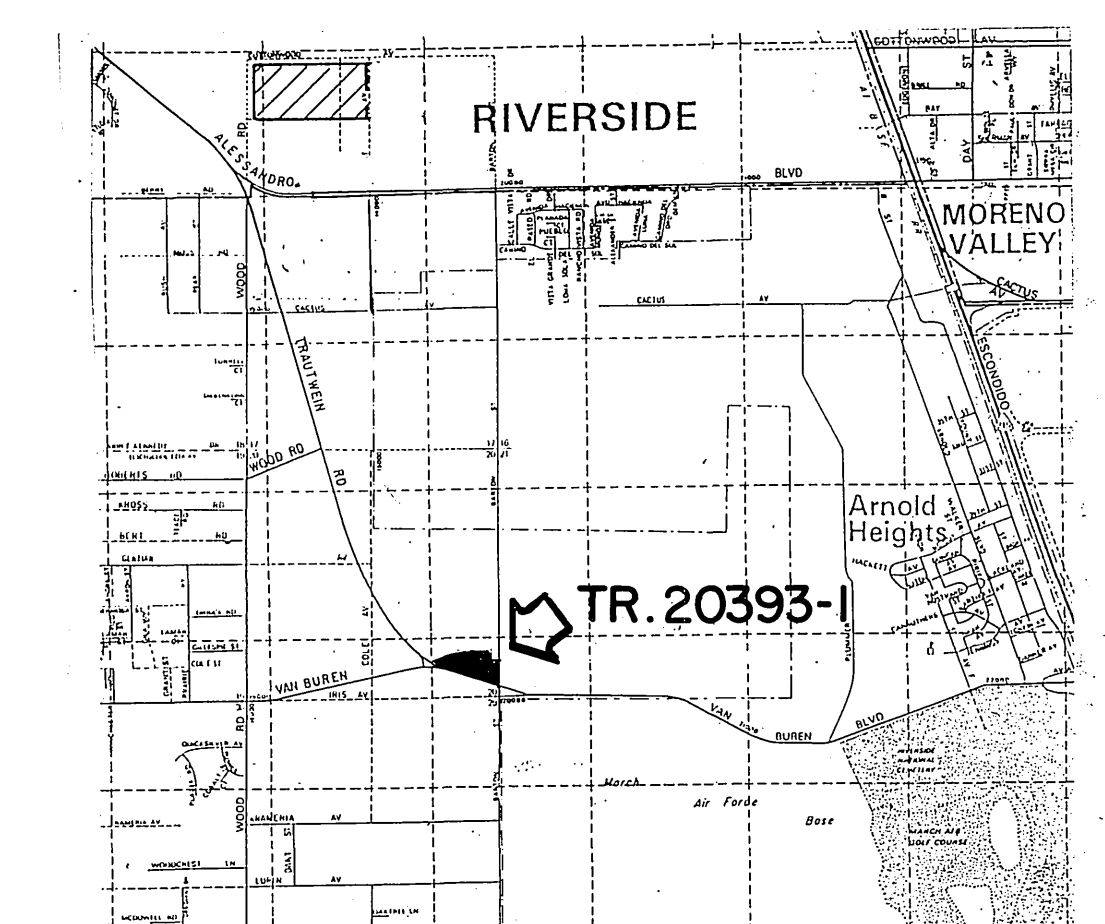
- Construct A.C. pavement over crushed aggregate base per typical section and per general note No. 6.
- Construct curb and gutter per City of Riverside Std. Dwg. No. 200 type 1 (8" curb face).
- Construct curb and gutter per City of Riverside Std. Dwg. No. 200 type 1 (6" curb face).
- Construct P.C.C. 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.
- Construct barricade per City of Riverside Std. Dwg. No. 180.
- Construct 2" x 4" redwood header.
- Plant street trees to the specifications of the Park and Recreation Department.
- CONSTRUCT 6" HIGH BLOCK WALL PER CITY OF RIVERSIDE STD. NO. 704. DETAIL THIS SHEET & PER GENERAL NOTE 15, THIS SHEET.
- CONSTRUCT A.C. OVERLAY AS SHOWN ON PLANS.
- RELOCATE EXIST. TELEPHONE POLE BY OTHERS.
- CUT & REMOVE EXIST. A.C. BERM.
- REMOVE EXIST. 5' C.L. FENCE.
- REMOVE 3.9'± EXIST. 18" R.C.P.
- CONSTRUCT C.B. PER CITY OF RIVERSIDE STD. #405.
- PAINT 12" STOP BAR & "STOP" LEGEND.
- CONSTRUCT 20' LONG X 2' WIDE X 2 1/2" THICK A.C. APRON (1" DEEP).
- CONSTRUCT SIDEWALK AT EXIST. P.P. PER DETAIL ON SHEET 2.
- PAINT 4" SOLID WHITE EDGE LINE.



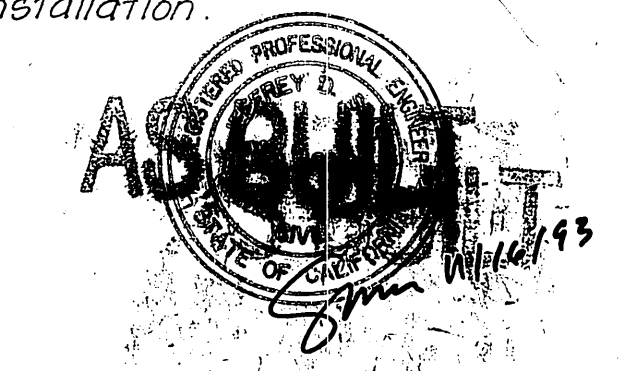
STREET SIGN SCHEDULE

ST. FRANCIS DRIVE	19900	(A)
NIPOMA COURT	19900	(A)
KENTVILLE ST.	8800	(B)
ST. FRANCIS DRIVE	19900	(B)
KENTVILLE ST.	8800	(C)
APTOS ST.	19900	(C)
BARTON ST.	8900	(D)
APTOS ST.	19900	(D)
WESTERLY DR.	19900	(E)
KENTVILLE ST.	8900	(E)
VAN BUREN BLVD.	19900	(F)
BARTON ST.	8900	(F)
WESTERLY DR.	19700	(G)
GUYAMA LN.	8800	(G)
NIPOMA CT.	19800	(H)
GUYAMA LN.	8800	(H)
R-1 STOP SIGN (30" OCTAGON)		(J)

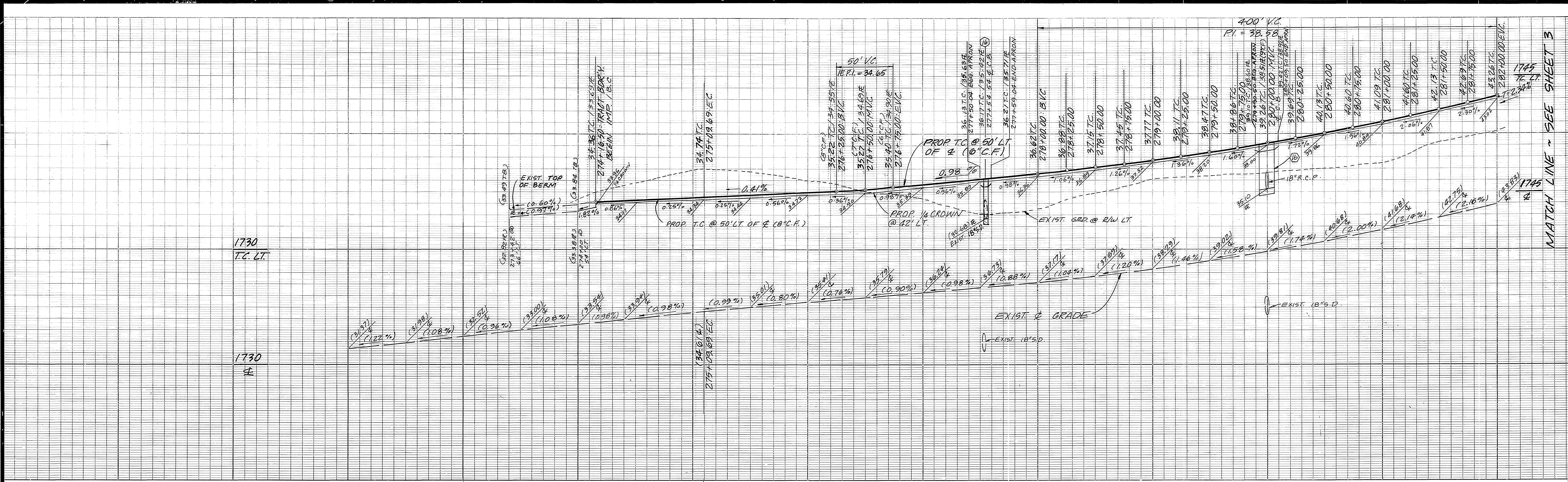
CONST. PER STD. 662A & STD. 666



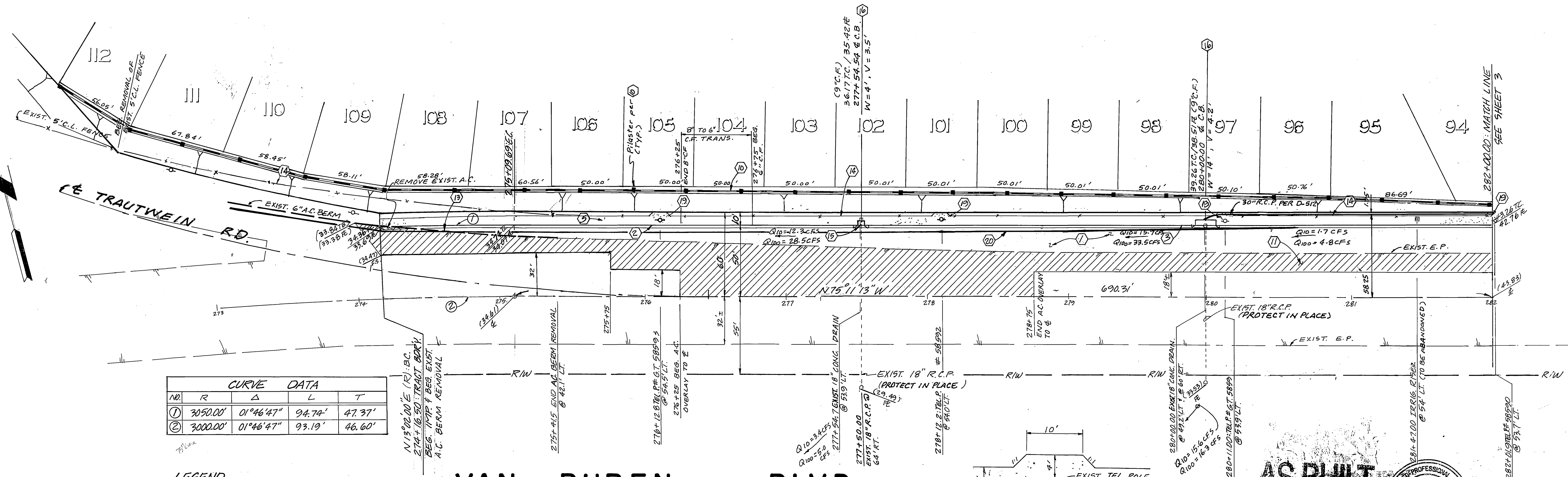
STREET LIGHTING NOTE:
Developer is to coordinate street improvements with street lighting installation.



Underground Service Alert Call: TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG	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.	PREPARED UNDER THE DIRECTION OF: REGISTERED CIVIL ENGINEER NO. 14312 EXPIRATION DATE 3/31/89 DATE: 11/10/88 APPROVED BY:	J.F. DAVIDSON ASSOCIATES, INC. CIVIL ENGINEERS • SURVEYORS • PLANNERS P.O. BOX 493 11200 SO. MT. VERNON AVE. #D 79-080 EL PASO, #103 RIVERSIDE, CA 92502 COLTON, CA 92324 PALM DESERT, CA 92260 (714) 886-0844 (714) 825-1082 (619) 346-6891	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS	STREET PLAN & PROFILE TRACT 20393-1 PROJECT NO. R-2871 SHEET 7 OF 7 FILE NO. 84-9447(M)



272 273 274 275 276 277 278 279 280 281 282



CURVE DATA				
NO	R	Δ	L	T
1	3050.00'	0°46'47"	94.70'	47.37'
2	3000.00'	0°46'47"	93.19'	46.60'

LEGEND
 NEW A.C.
 A.C. OVERLAY

VAN BUREN BLVD.

GENERAL TELEPHONE CO.
 Approved by:
Loth Alford 5-487
 Date

AS BUILT
 REGISTERED PROFESSIONAL ENGINEER
 J. F. DAVIDSON
 No. 00222
 STATE OF CALIFORNIA
 11/14/93

Underground Service Alert
 Call: TOLL FREE
 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

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.

REGISTERED PROFESSIONAL ENGINEER
 RALPH M. HOGGARD
 No. 14312
 CIVIL
 STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
Ralph M. Hoggard
 REGISTERED CIVIL ENGINEER No. 12312
 EXPIRATION DATE 3/31/92 DATE: 11/10/86
 APPROVED BY:

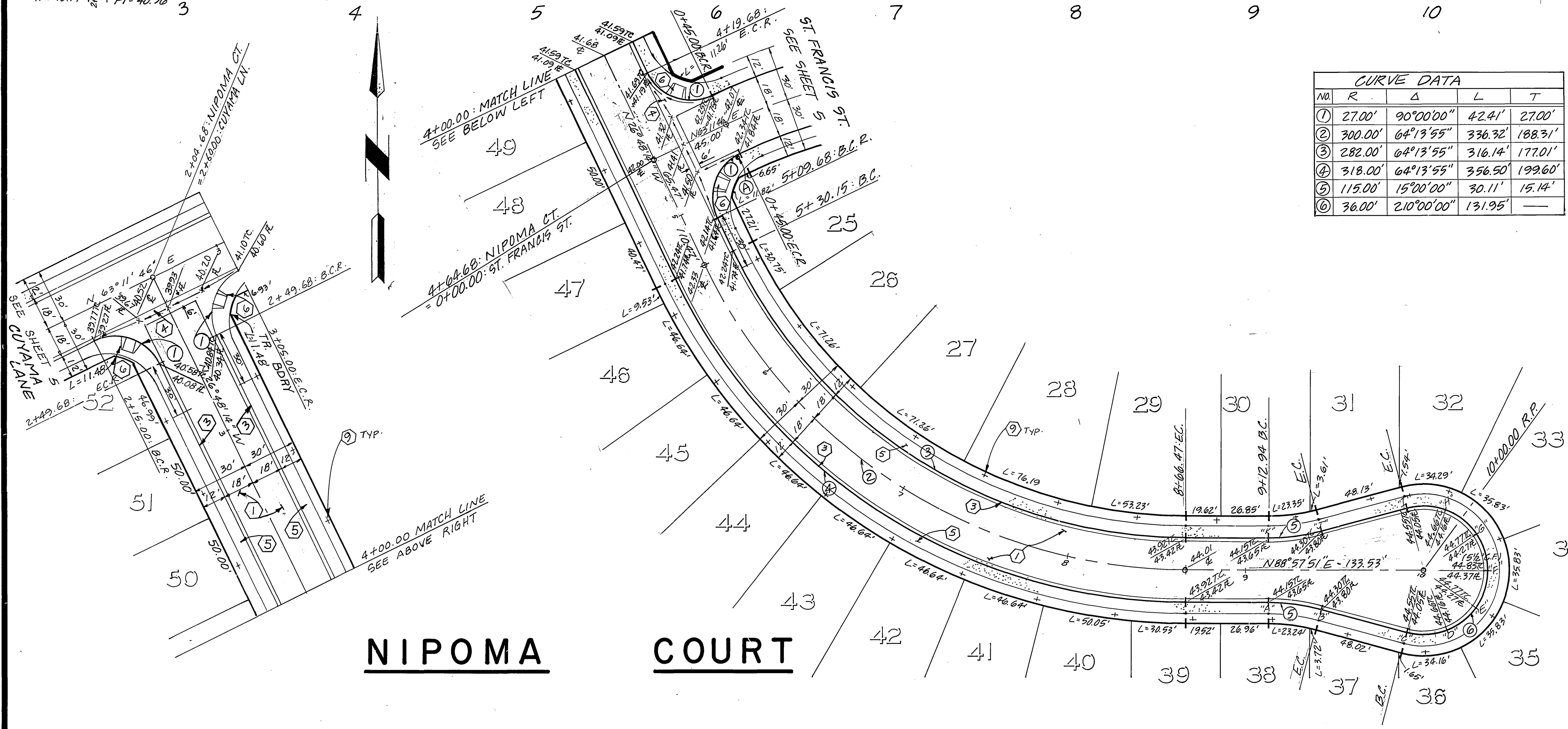
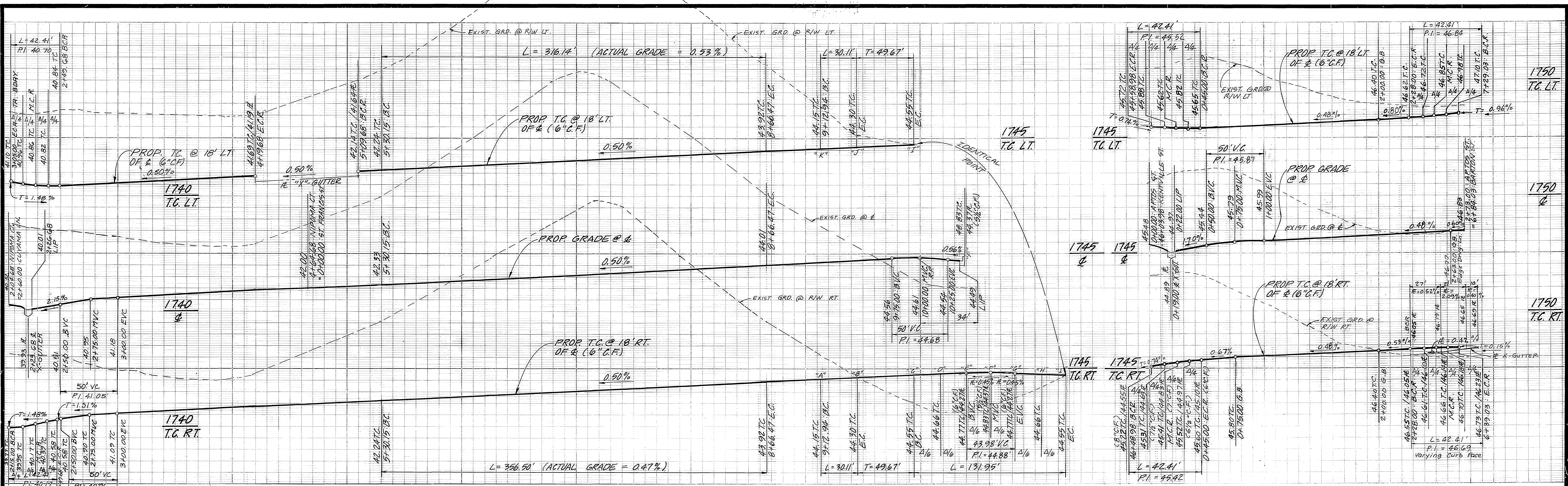
J.F. DAVIDSON ASSOCIATES, INC.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 P.O. BOX 493 11200 SO. MT. VERNON AVE. #D 73-080 EL PASO, #103
 RIVERSIDE CA 92504 COLTON, CA 92324 PALM DESERT, CA 92260
 (714) 686-0844 (714) 825-1082 (619) 346-6691
 BENCH MARK: ELEVATION 1700.670'
 V.B. 10-64 RIVERSIDE COUNTY
 BRASS DISK FLUSH & MARKED V.B. 10-64, 0.6' MI. E. ON VAN BUREN BLVD. FROM - SW. COR. OF VAN BUREN & HOOD RD. 205' N. OF VAN BUREN @ THE N.E. SIDE OF GRANITE BOULDERS, ON TOP OF 3'x15'x18' BOULDER.
 DATE NOV 1986

J.F.D.
 ASSOCIATES
 MARK REVISIONS APPR. DATE
 DESIGNED BY LRS DRAWN BY CMF CHECKED BY LRS

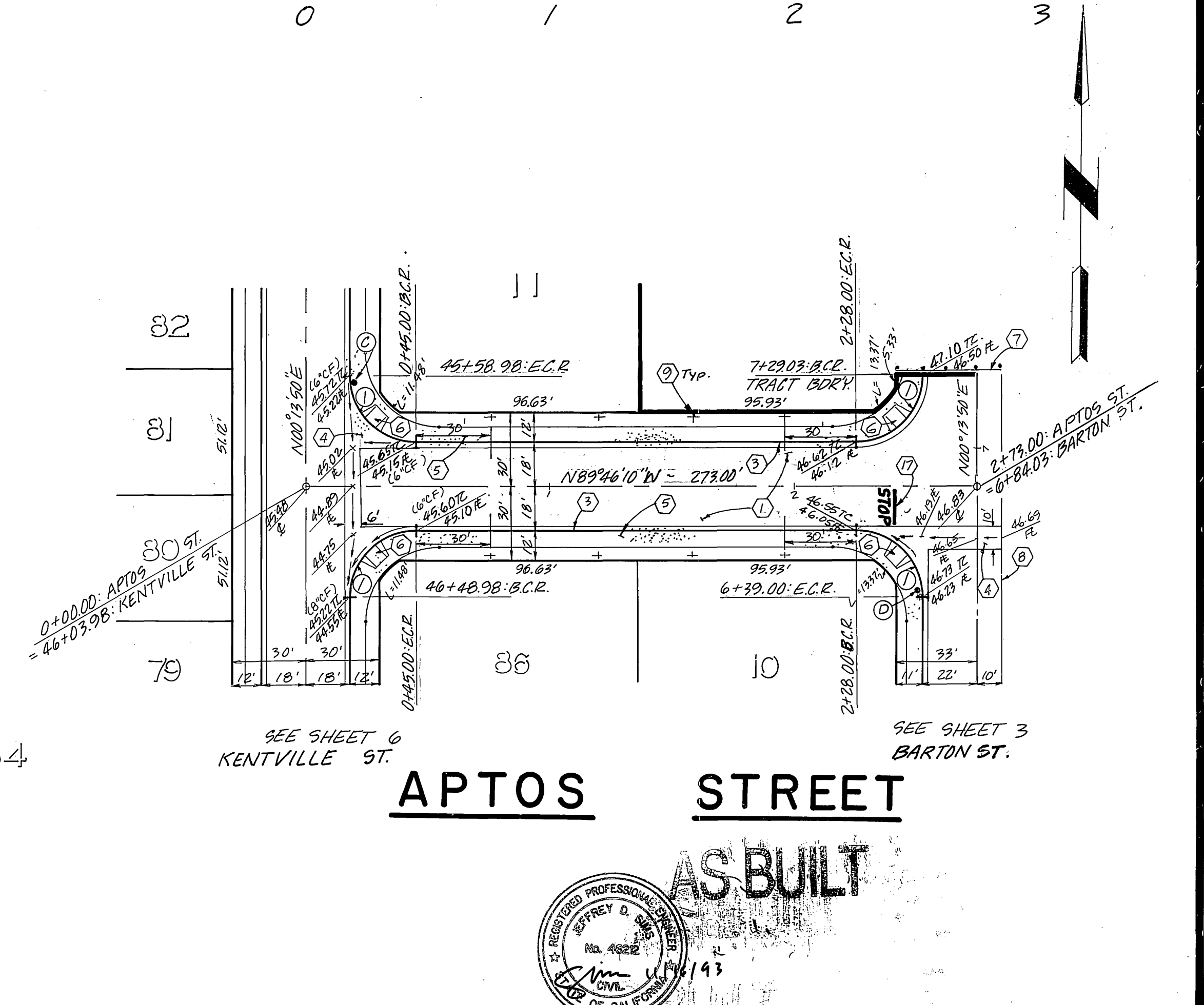
CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *Raymond*
 DIRECTOR OF PUBLIC WORKS
 DATE 6/18/87

STREET PLAN & PROFILE
 TRACT 20393-1
 VAN BUREN BLVD.
 PROJECT NO. R-2871
 SHEET 2 OF 7
 FILE NO. 86-9447(M)
 HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 4'

86-2113



NO	R	Δ	L	T
①	27.00'	90°00'00"	42.41'	27.00'
②	300.00'	64°13'55"	336.32'	188.31'
③	282.00'	64°13'55"	316.14'	177.01'
④	318.00'	64°13'55"	356.50'	199.60'
⑤	115.00'	15°00'00"	30.11'	15.14'
⑥	36.00'	210°00'00"	131.95'	—



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REGISTERED PROFESSIONAL ENGINEER
 PAUL W. HOGSON
 CIVIL
 STATE OF CALIFORNIA
 14312

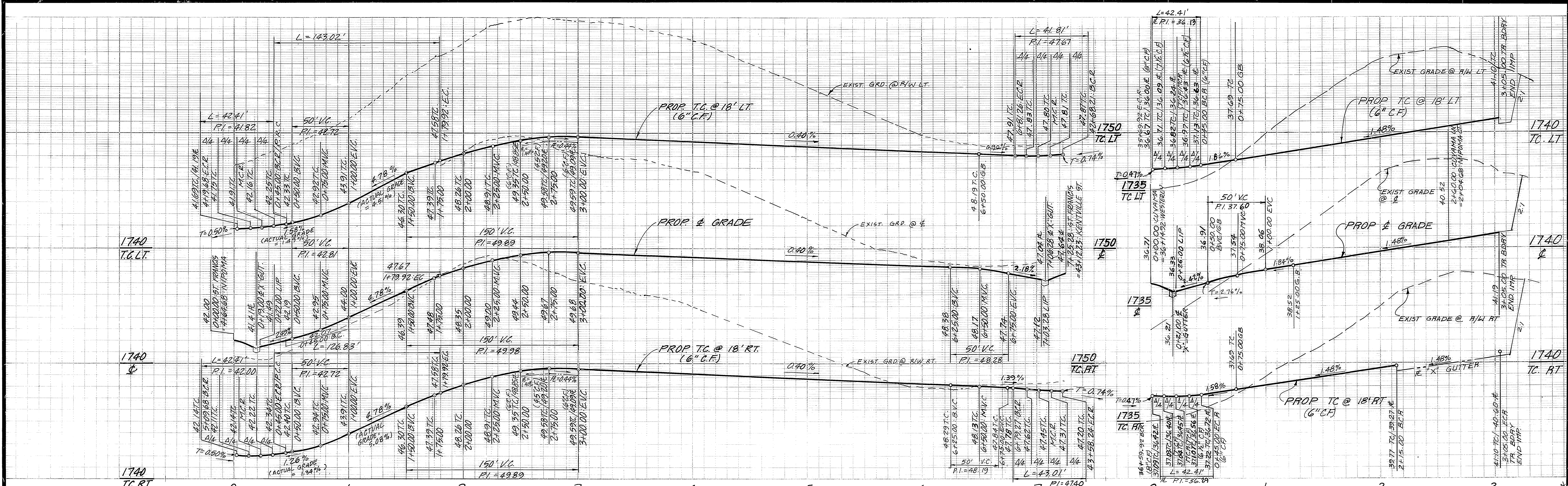
PREPARED UNDER THE DIRECTION OF:
Reynold M. Vogtman
 REGISTERED CIVIL ENGINEER NO. 14312
 EXPIRATION DATE 3/31/83 DATE 11/10/86
 APPROVED BY:

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) 886-0944 (714) 825-1082 (619) 346-5691
 BENCH MARK: V.B. 10-64 RIVERSIDE COUNTY
 BRASS DISK FLUSH & MARKED V.B. 10-64, 0.61 MI. E. ON VAN BUREN BLVD. FROM INT. OF VAN BUREN & WOOD RD., 205' N. OF VAN BUREN @ THE N.E. SIDE OF GRANITE BOULDERS, ON TOP OF 3'x15'x18' BOULDER. ELEVATION 1700.670
 DATE NOV 1986

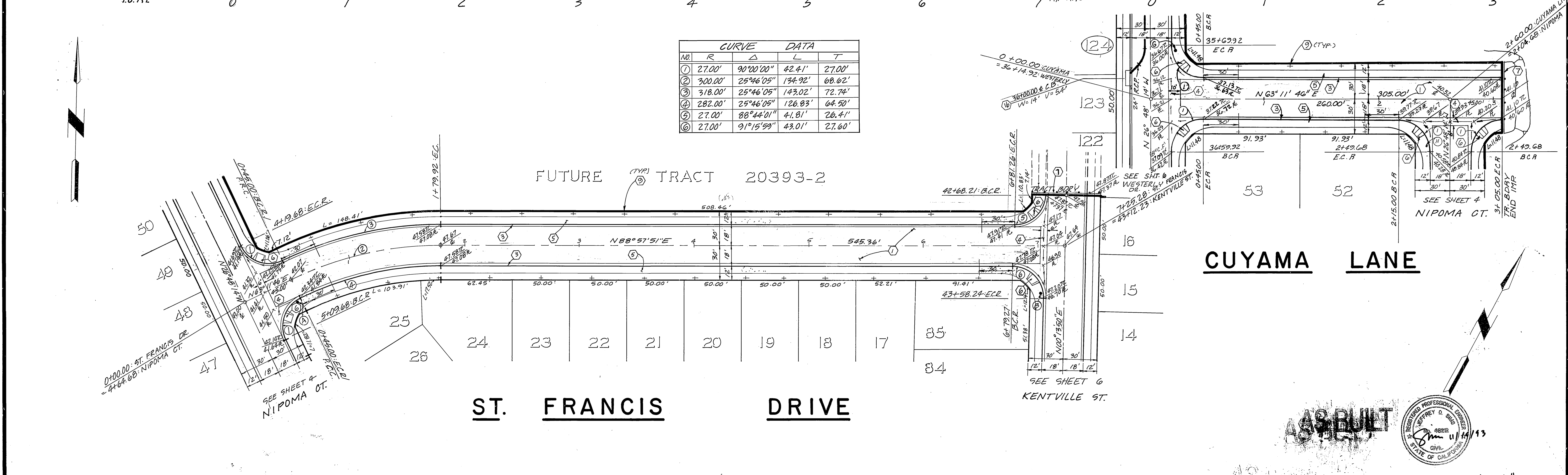
J.F.D. ASSOCIATES
 MARK REVISIONS APPR. DATE
 DESIGNED BY LRS DRAWN BY C.M.F. CHECKED BY LRS

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *Darryl Beck*
 TRAFFIC DIVISION
 CHIEF P.W. ENGR. DATE 6/18/87

STREET PLAN & PROFILE
 TRACT 20393-1
NIPOMA COURT
APTOS STREET
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'
 INDEXED 8-4-87 lfh
 PROJECT NO. **R-2871**
 SHEET 4 OF 7
 FILE NO. 86-9447(M)
 HOMESTEAD



NO	R	Δ	L	T
1	2700'	90°00'00"	42.41'	27.00'
2	3000.00'	25°46'05"	134.92'	68.02'
3	318.00'	25°46'05"	143.02'	72.74'
4	282.00'	25°46'05"	126.83'	64.50'
5	27.00'	88°44'01"	41.81'	26.41'
6	27.00'	91°15'59"	43.01'	27.60'



Underground Service Alert
 Call: TOLL FREE
 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

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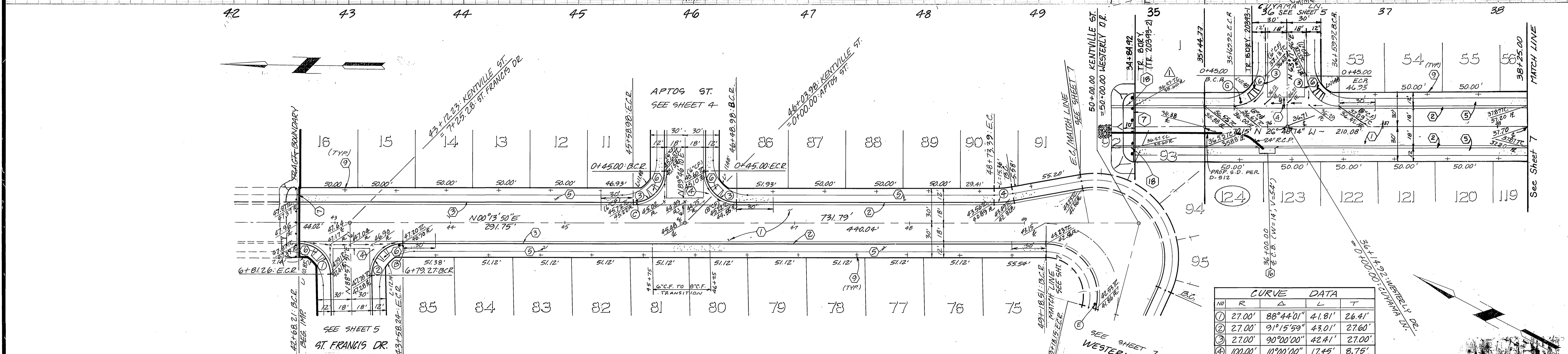
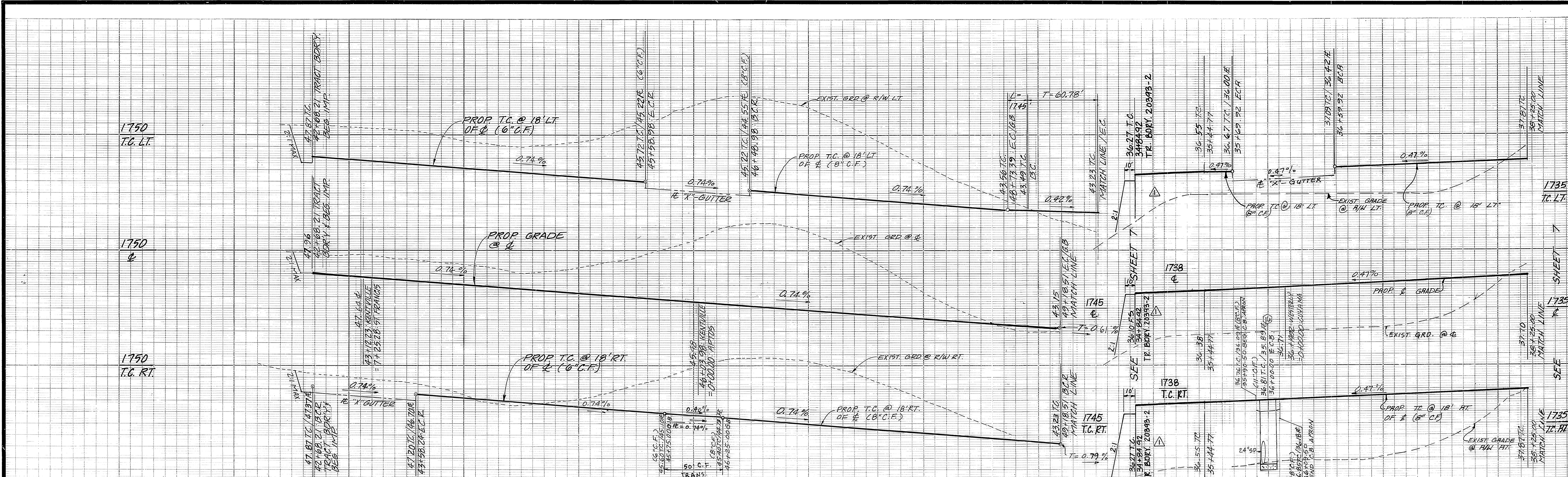
PREPARED UNDER THE DIRECTION OF:
Reginald W. Roggen
 REGISTERED CIVIL ENGINEER NO. 12312
 EXPIRATION DATE 3/31/89 DATE: 11/18/86
 APPROVED BY:

J.F. DAVIDSON ASSOCIATES, INC.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 P.O. BOX 493 11200 SO. MT. VERNON AVE. #D 78-080 EL PASO, #103
 RIVERSIDE CA 92502 COLTON CA 92324 PALM DESERT CA 92260
 (714) 886-0844 (714) 825-1082 (619) 346-5891
 BENCH MARK: V.B. 10-64 RIVERSIDE COUNTY
 BRASS DISK FLUSH & MARKED V.B. 10-64, 0.61 ME. E. ON VAN BUREN BLVD. FROM INT. OF VAN BUREN & WOOD RD., 205' N. OF VAN BUREN & THE N.E. SIDE OF GRANITE BOULDERS, ON TOP OF 3'x15'x18' BOULDER, ELEVATION 1700.670
 DATE NOV 1986

J.F.D. ASSOCIATES
 REVISIONS: _____
 APPR. DATE: _____
 DESIGNED BY LRS DRAWN BY CMF CHECKED BY LRS

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *Danny Beck*
 DATE: 6/18/87
 DIRECTOR OF PUBLIC WORKS

INDEXED 8-4-87 4H
 STREET PLAN & PROFILE
 TRACT 20393-1
 ST. FRANCIS DRIVE LANE
 CUYAMA LANE
 PROJECT NO. R-2871
 SHEET 5 OF 7
 FILE NO. 86-9447(M)
 HOMETEAD



CURVE DATA				
NO	R	Δ	L	T
①	27.00'	88°44'01"	4.181'	26.41'
②	27.00'	91°15'59"	43.01'	27.60'
③	27.00'	90°00'00"	42.41'	27.00'
④	100.00'	10°00'00"	17.45'	8.75'

KENTVILLE STREET

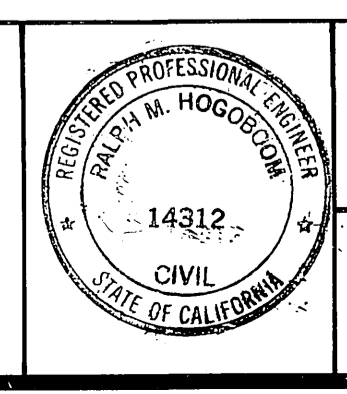
WESTERLY DRIVE

AS BUILT

REGISTERED PROFESSIONAL ENGINEER
 JEFFREY D. HENNING
 CIVIL
 STATE OF CALIFORNIA
 No. 4622
 Exp. 11/14/13

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PREPARED UNDER THE DIRECTION OF:
Robert M. Davidson
 REGISTERED CIVIL ENGINEER NO. 16312
 EXPIRATION DATE 3/31/09 DATE: 11/10/86

APPROVED BY:
 DATE NOV 1986

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 COOLTON, CA 92524 PALM DESERT, CA 92260
 (714) 686-0844 (714) 825-1082 (619) 346-6691

BENCH MARK: Y.B. 10-64 RIVERSIDE COUNTY
 BRASS DISK FLUSH & MARKED V.B. 10-64, 0.6' MI. E. ON VAN BUREN BLVD. FROM INT. OF VAN BUREN & WOOD RD., 205' N. OF VAN BUREN & THE N.E. SIDE OF GRANITE BOULDERS, ON TOP OF 3'x15'x18' BOULDER. ELEVATION 1700.670

NO.	REVISIONS	DATE
1	LENGTHENED WESTERLY DR 59.85'	11/10/86
2	FOR TR. 20393-2	11/10/86

DESIGNED BY LRS DRAWN BY UMF CHECKED BY LRS

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *Barry Bell*
 DIRECTOR OF PUBLIC WORKS
 DATE 6/2/87

INDEXED 8-4-87 lht

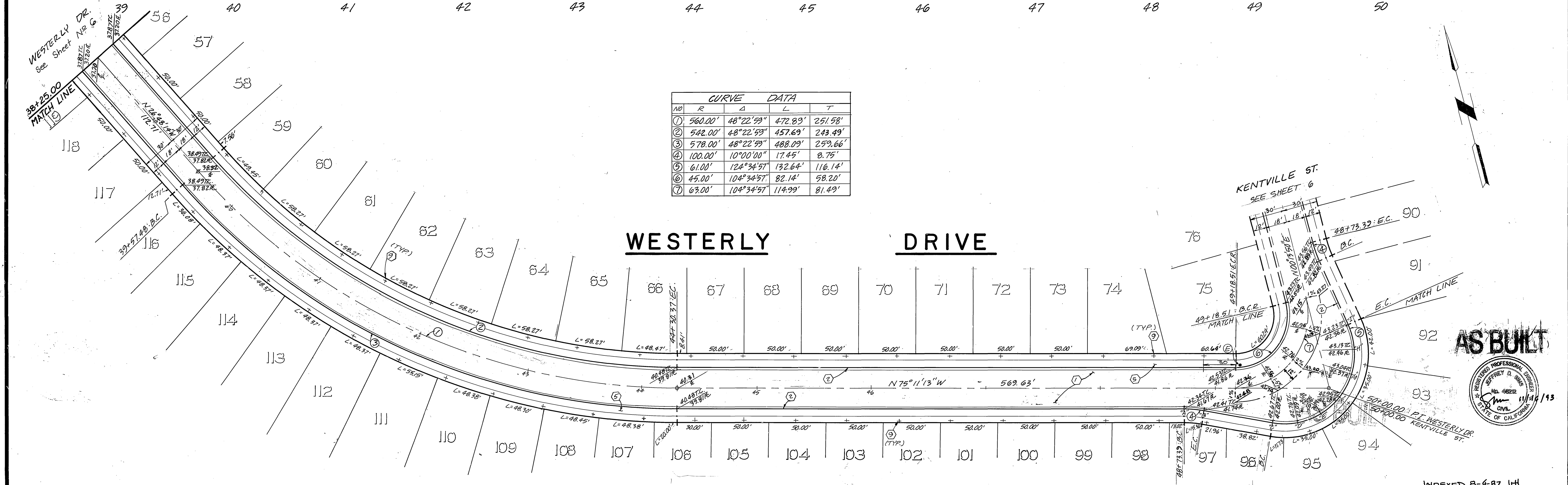
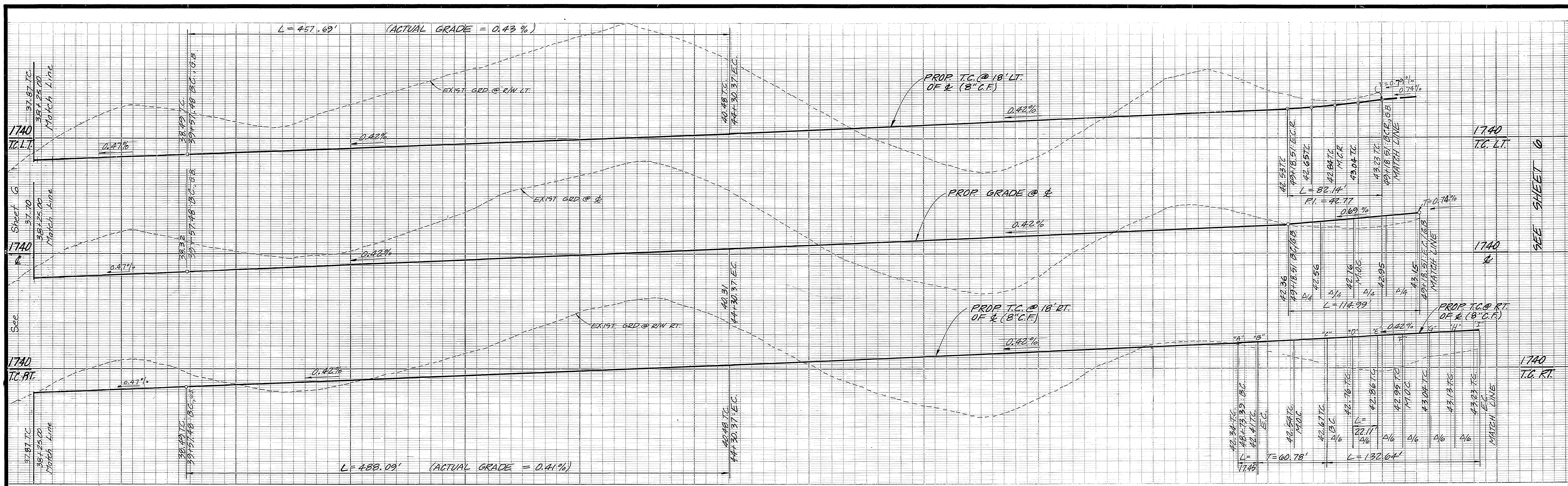
STREET PLAN & PROFILE
 TRACT 20393-1

KENTVILLE STREET WESTERLY DRIVE

PROJECT NO. **R-2871**
 SHEET 6 OF 7
 FILE NO. 86-9447(M)

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

HOMESTEAD



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

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.

PREPARED UNDER THE DIRECTION OF:
Reynold M. Vogelbein
REGISTERED CIVIL ENGINEER NO. 12312
EXPIRATION DATE 3/31/89 DATE: 11/11/86

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CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

INDEXED 8-4-87 LH
STREET PLAN & PROFILE
TRACT 20393-1
WESTERLY DRIVE
PROJECT NO. **R-2871**
SHEET 7 OF 7
FILE NO. 86-9447(M)

DESIGNED BY LRS DRAWN BY CME CHECKED BY LRS DATE NOV 1986