

STREET IMPROVEMENT PLANS

TRACT NO. 21138

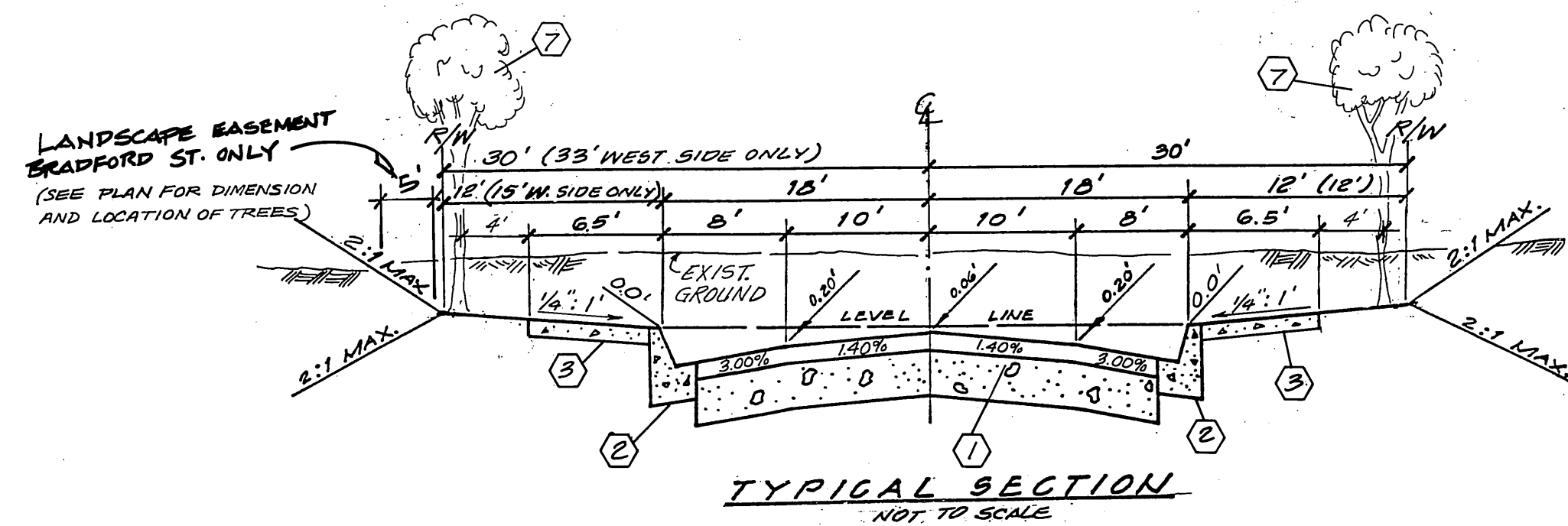
GENERAL NOTES FOR PLAN CHECK

- 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:
 - when plant locations have been spotted in the field prior to digging plant pits.
 - while digging plant pits and planting/relocating trees.
 - after planting and all other indicated or specified work has been completed for start of maintenance, and
 - at 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 planting shall be as follows:

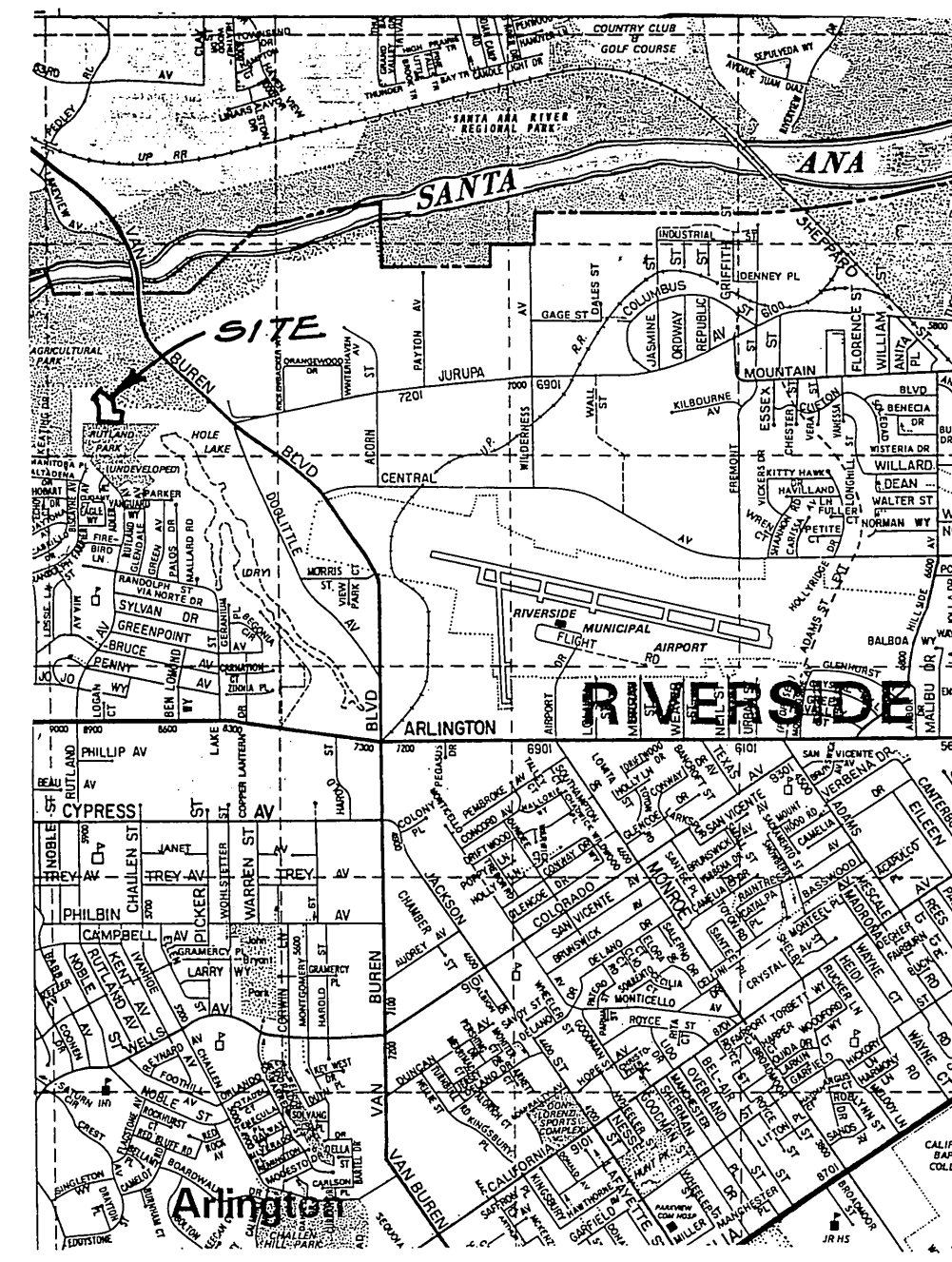
Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing	No. Req.
a. Rossini St.	Pyrus Calleryana / Bradford "Bradford" Pear	15 Gal.	45'	24
b. Bradford St.	Prunus Cerasifera / Red Leaf Plum "Krauter Vesuvius"	15 Gal.	45'	16
- A Park and Recreation Department and Public Works Department permits are required prior to commencement of tree relocation and/or removal work. For all trees within the ultimate pavement area, backfill of all holes is to be inspected by the City for proper compaction.

CONSTRUCTION NOTES: STANDARDS REFERENCED ARE THOSE OF THE CITY OF RIVERSIDE, DEPARTMENT OF PUBLIC WORKS, UNLESS OTHERWISE NOTED.

- CONSTRUCT 2 1/2" AC PAVING WITH SEAL COAT OVER 4" OF CRUSHED AGGREGATE BASE PER SOILS REPORT NO. 1276 "R"=21.
- CONSTRUCT TYPE I CURB AND GUTTER PER STANDARD NO. 200 (6" C.F.).
- CONSTRUCT CURBLINE SIDEWALK PER STANDARD NO. 325.
- REMOVE REDWOOD HEADER AND DEAD END STREET BARRICADES. PAVE TO JOIN EXISTING SURFACE.
- CONSTRUCT WHEELCHAIR RAMP PER STANDARD NO. 304.
- CONSTRUCT CROSS-GUTTER AND SPANDRELS PER STANDARD NO. 220 (w-8").
- PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.

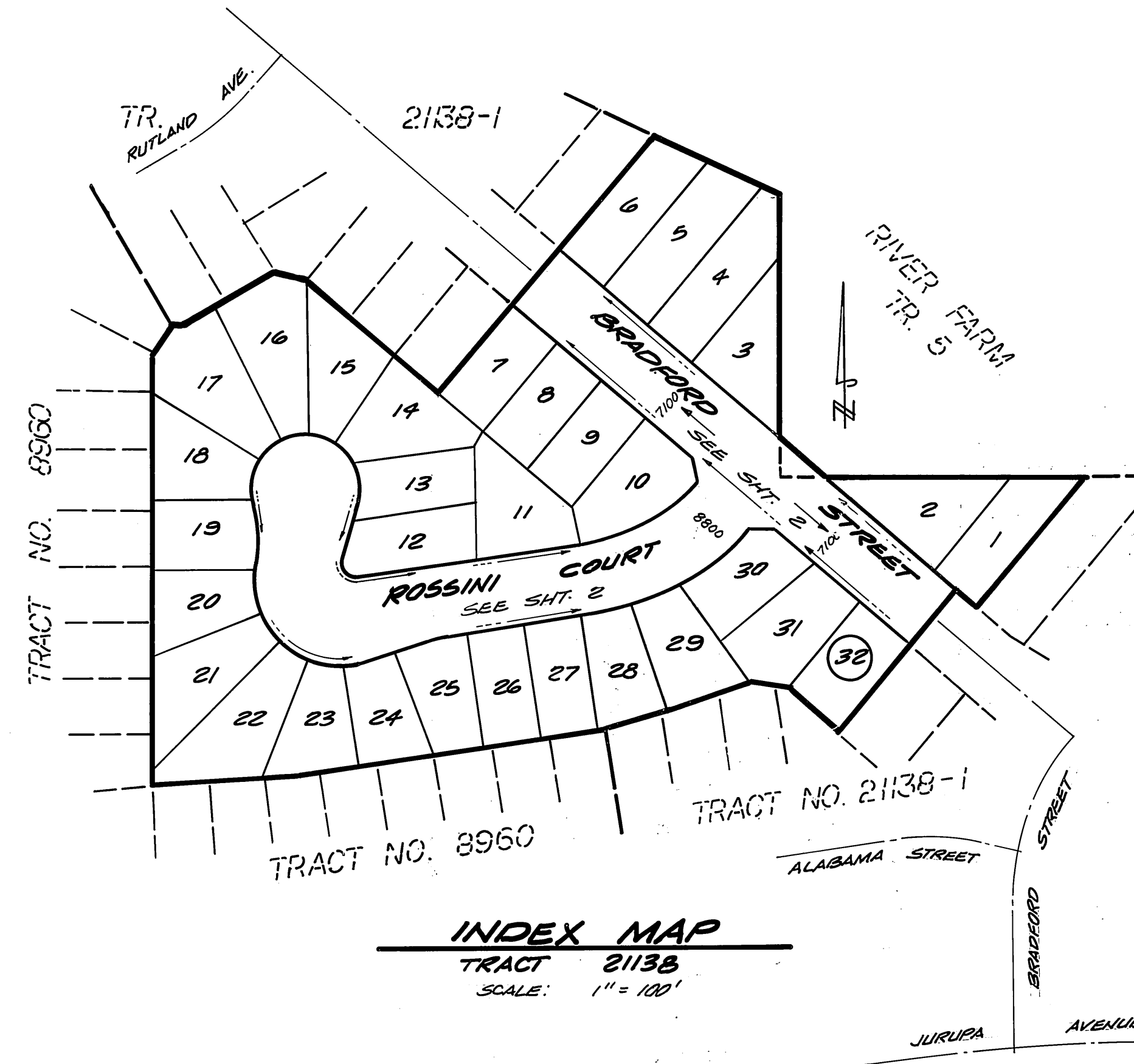


ROSSINI COURT T.I. = 5.0
BRADFORD STREET T.I. = 5.0
() REFERS TO BRADFORD STREET ONLY



STREET NAME SIGN SCHEDULE

A	ROSSINI COURT	8800
	BRADFORD STREET	7100
B	"NOT A THROUGH STREET"	24"
	W53	INSTALL PER CITY STD. NO. 602A & 602



BENCHMARK: Fd. P.K. nail in NE curb return at Arlington Ave., and Rutland Ave.
Elevation = 746.294 F.B. 739/58

GENERAL NOTES:

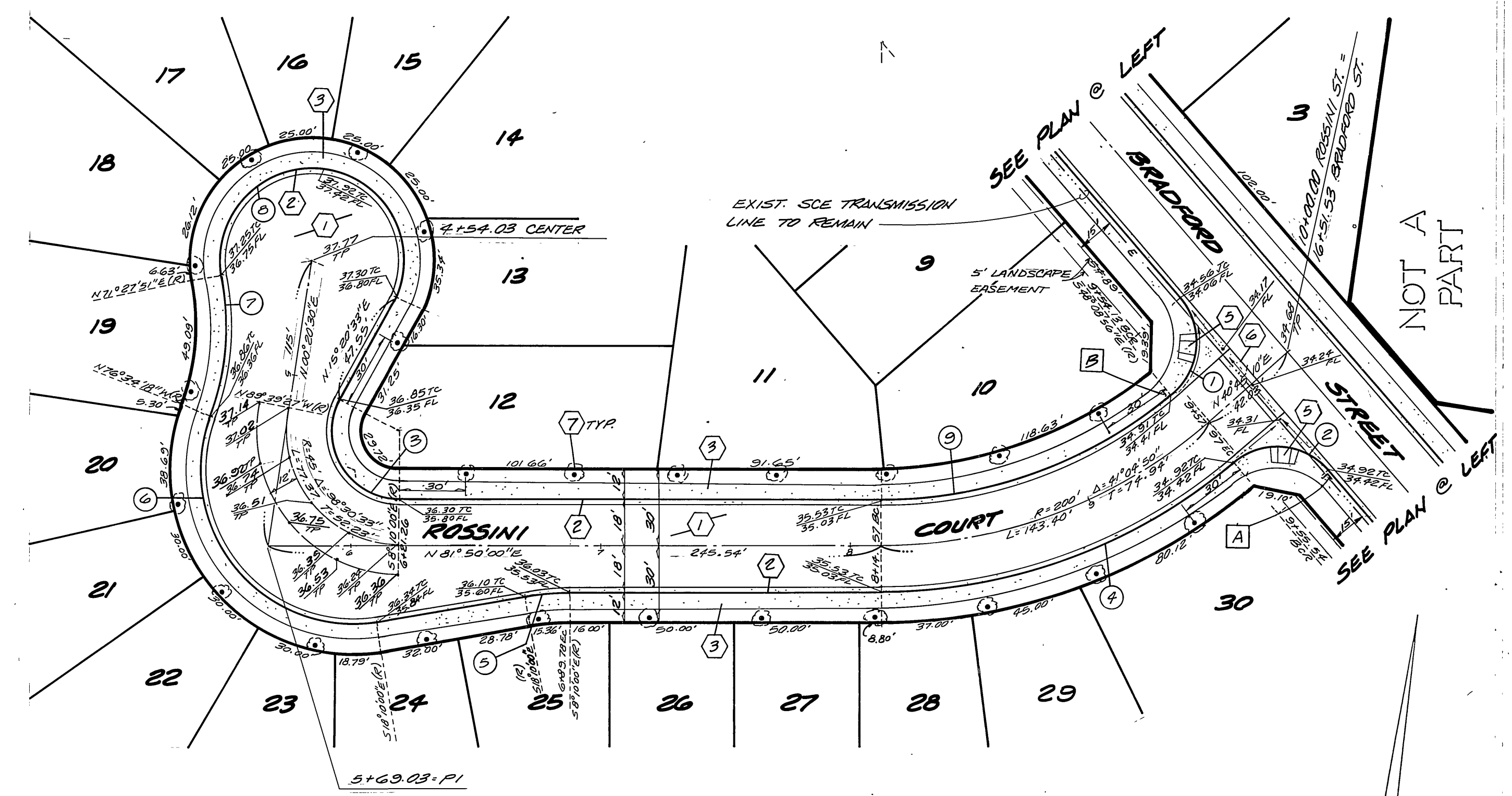
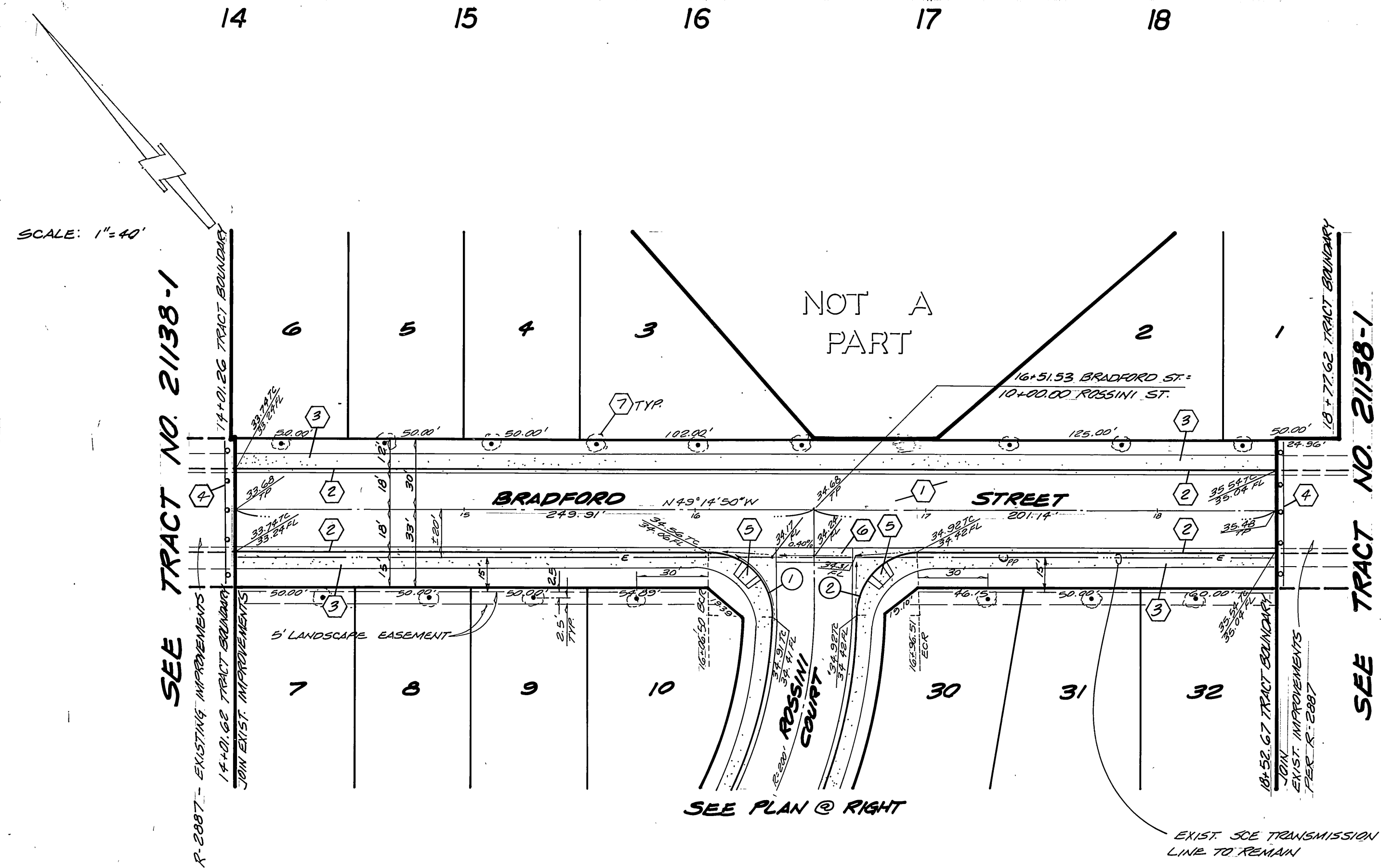
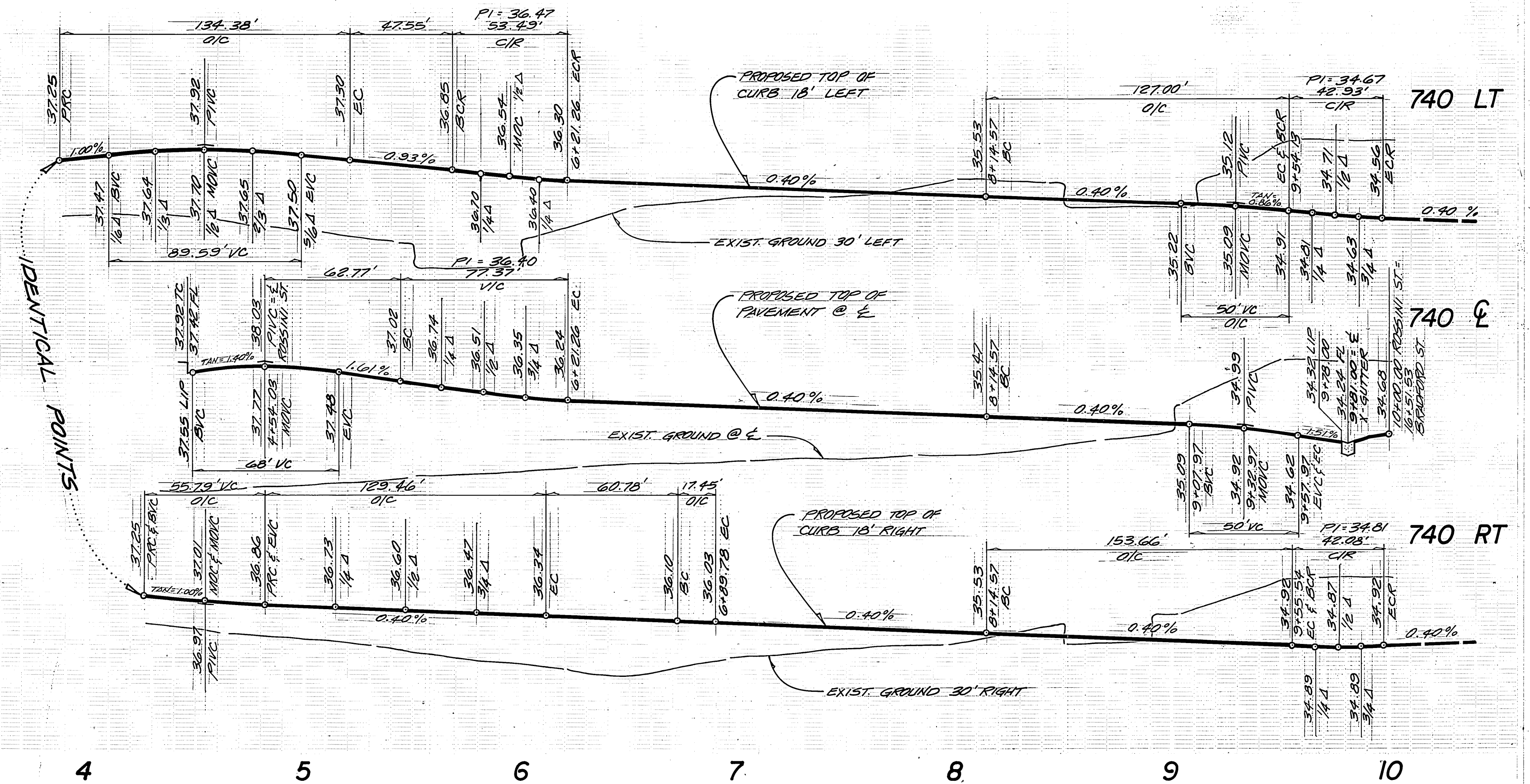
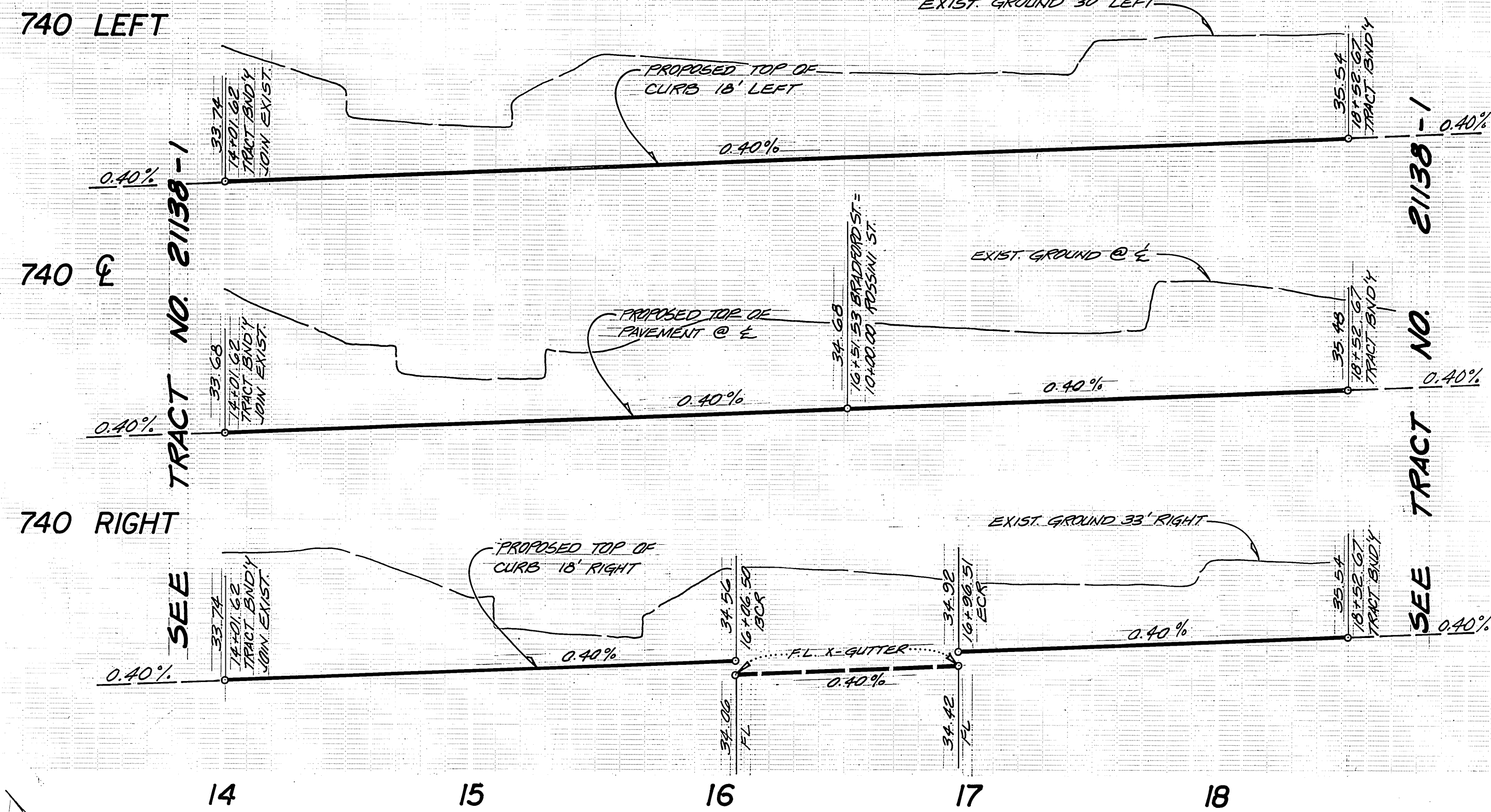
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT-OF-WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE, DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS; THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION; AND STANDARD DRAWING NO. 10.
- 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 NO. 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- 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 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 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 USA.
- 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 THE ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- 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.
- IN RESIDENTIAL AREAS 6"x6" OR 6" DIAMETER BLOCKOUTS FOR MAILBOXES ARE REQUIRED IN CURB SIDEWALK 10" TO 14" FROM CURB FACE AT THE PROPERTY LINE BETWEEN RESIDENCES.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) 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.

PRIVATE ENGINEER'S NOTE TO CONTRACTOR

The existence and location of any underground utility pipes or structures shown on this plan are obtained by search of 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 or any other lines of record, shown or not shown on this plan.

* AS BUILT 2-28-90 BPI

I.D. 84-10-4 designed: S.F. drawn: C.D. checked: P.E.B.	brown & mullins, inc. engineering & surveying 2150 no. arrowhead avenue santa bernardino, california 92408 (714) 886-4768 3-4-87 date		CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: <i>Gregory Beck</i> DATE: 9/29/87 PRINCIPAL ENGINEER TRAFFIC DIVISION CHIEF P.W. ENGINEER	STREET IMPROVEMENT PLANS ACCOUNT NO. R-2886 TRACT No. 21138 TITLE SHEET PRD-18-834 SHEET 1 OF 2 HORIZ. SCALE: 1" = VERT. SCALE: 1" =
DESIGNED BY S.F. DRAWN BY C.D. CHECKED BY P.E.B.			DATE: 9/29/87	SHEET 1 OF 2



CURB RETURN DATA

Curve	R	Δ	L	T
1	27'	91°05'54"	42.93'	27.52'
2	27'	89°18'19"	42.08'	26.68'
3	27'	113°30'33"	53.49'	41.19'

CURVE DATA

Curve	R	Δ	L	T
4	218'	40°23'28"	153.66'	80.18'
5	100'	10°00'00"	17.45'	8.75'
6	61'	121°35'42"	129.46'	66.64'
7	100'	31°57'51"	55.79'	28.64'
8	36'	213°52'43"	134.38'	66.21'
9	132'	35°58'56"	127.00'	66.21'

NOTE: ADJUST SPACING OF STREET TREES ACCORDING TO DRIVEWAY LOCATIONS

i.o. 84-10-4
designed: brown & mullins, inc. engineering & surveying
 2150 no. arrowhead avenue
 san bernardino, california
drawn: S.F.
checked: P.E.B.
 date 3.4.87
 (714) 886-4768

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

SCALE: 1"=40'
 * AS BUILT 2-28-90 BY
 INDEXED 10-8-87 LFH
STREET IMPROVEMENT PLANS
TRACT NO. 21138 R-2886
 BRADFORD STREET
 ROSSINI COURT
 PRD-18-034
 2 2
 DWG. NO. E-1517

7-3-87 PRC
 6-1-87 SFB
 7-4-87 RJP
 9-23-87 WLB
 9/20/87 WLB
Bruce Best
 9/21/87