

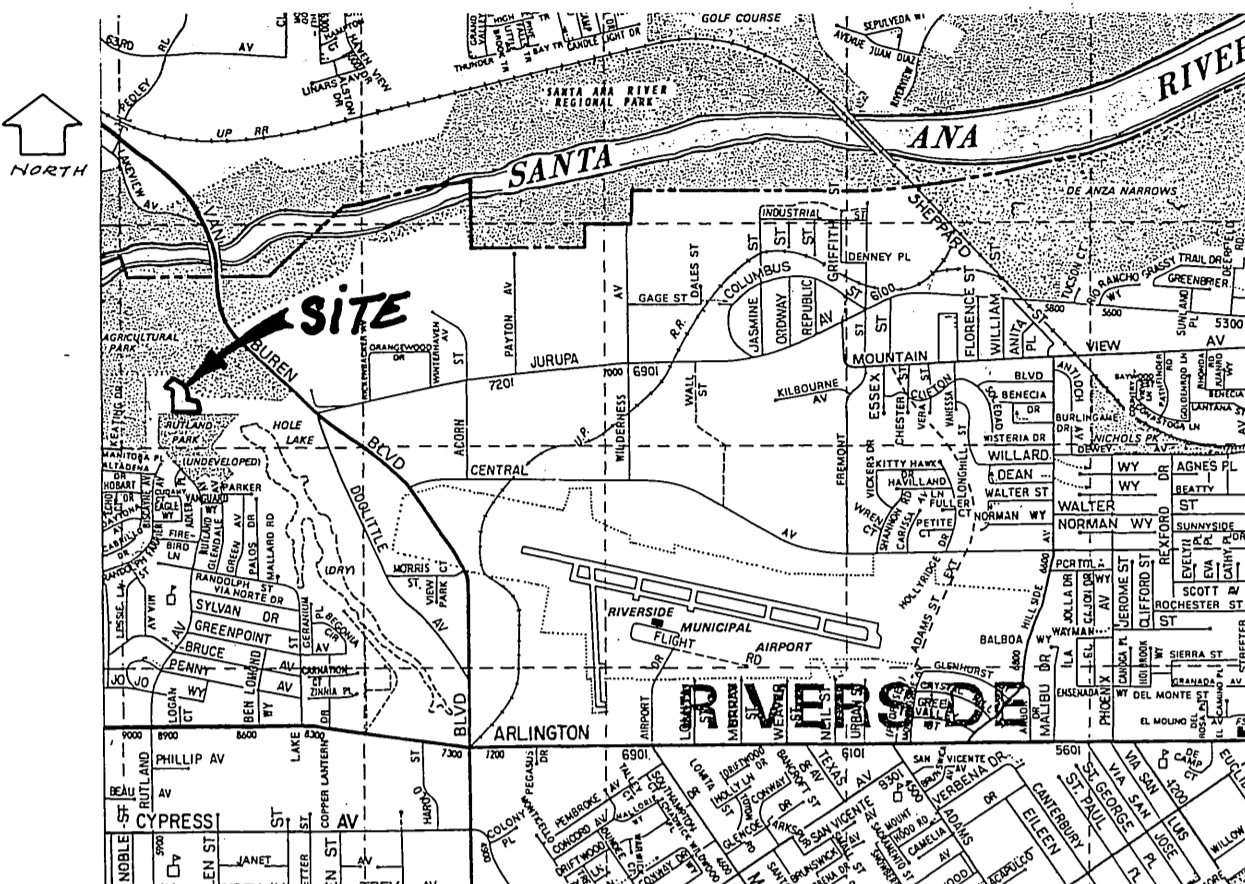
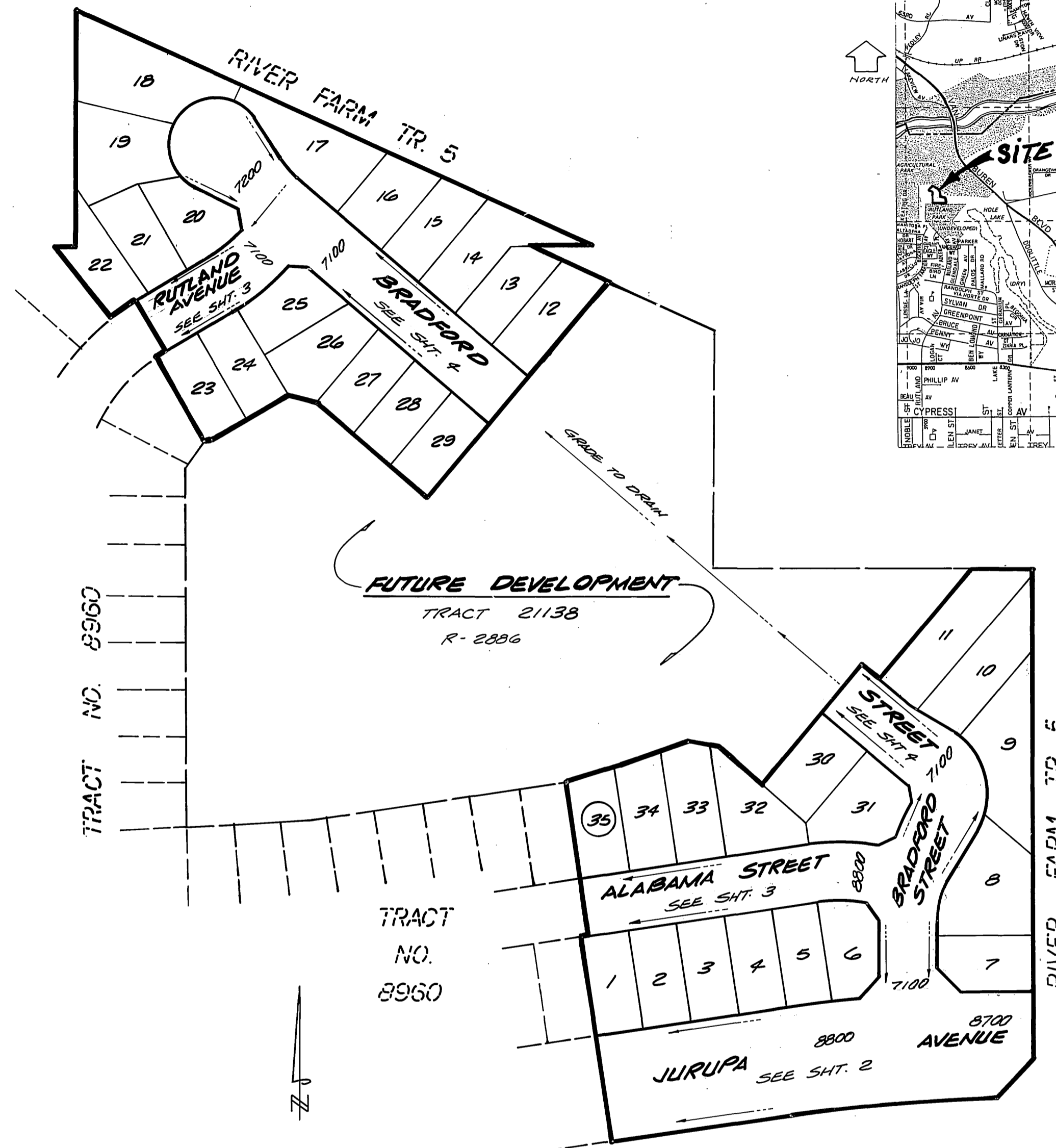
GENERAL NOTES FOR PLAN CHECK

- 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. Rutland Ave.	Podocarpus Fern Gracillior Pine	15 Gal.	45'	6
b. Alabama St.	Podocarpus Fern Gracillior Pine	15 Gal.	45'	13
c. Bradford St.	Prunus Cerasifera Red Leaf "Krauter Vesuvius" Plum	15 Gal.	45'	30
d. Jurupa Ave.	(See reverse frontage landscaping plan No. PC 1780 as prepared by Mark Gennaro Assoc. (714) 997-9140)			

# STREET IMPROVEMENT PLANS

## TRACT NO. 21138-1



VICINITY MAP

- 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.
- Contact the Park Projects Inspector a minimum of 48 hours in advance at 787-7223 prior to installing irrigation system lines or components.

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 8" OF CRUSHED AGGREGATE BASE PER SOILS REPORT NO. 1276 "R"-21, T.I.-5.0.
- CONSTRUCT TYPE I CURB AND GUTTER PER STANDARD NO. 200 (6" C.F.).
- CONSTRUCT CURBLINE SIDEWALK PER STANDARD NO. 325.
- INSTALL DEAD END STREET BARRICADE PER STANDARD NO. 180. BARRICADE MAY BE RELOCATED FROM FORMER DEAD END OF RUTLAND/ALABAMA STREET(S), WITH APPROVAL OF THE CITY INSPECTOR.
- CONSTRUCT WHEELCHAIR RAMP PER STANDARD NO. 304.
- CONSTRUCT CROSS-GUTTER AND SPANDRELS PER STANDARD NO. 220 (w-6").
- CONSTRUCT CROSS-GUTTER AND SPANDRELS PER STANDARD NO. 220 (w-10").
- REMOVE REDWOOD HEADER AND DEAD END STREET BARRICADES. PAVE TO JOIN EXISTING SURFACE.
- INSTALL 2"x4" REDWOOD HEADER.
- CONSTRUCT 6" HIGH FREESTANDING CONCRETE BLOCK WALL PER STANDARD NO. 704. USE 6"x8"x18" TAN SLUMP BLOCK WITH MATCHING 8"x4"x18" CAPSTONE AND MEDIUM BROWN MORTAR.
- PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.
- CITY PORTION OF CONSTRUCTION: GRADING BY DEVELOPER, PAVING AND BASE BY CITY.
- PROVIDE 5' WIDE BIKE LANE, MARKED PER CAL-TRANS STANDARD 6-47 WITH SIGNS R-81 (BIKE LANE) AND R-26 (NO PARKING) AT 180' MAXIMUM SPACING.
- CONSTRUCT 4" AC PAVING WITH SEAL COAT OVER 18" OF CRUSHED AGGREGATE BASE PER SOILS REPORT NO. 1276 "R"-21, T.I.-9.0.
- 4" DIAMETER, SCHEDULE 40 PVC PIPE SLEEVES TO BE PROVIDED UNDER STREET RIGHT-OF-WAY TO CITY SPECIFICATIONS TO SERVE FUTURE INSTALLATION OF REVERSE FRONTAGE AND MEDIAN ISLAND IRRIGATION SYSTEMS WITHIN JURUPA AVENUE RIGHT-OF-WAY.

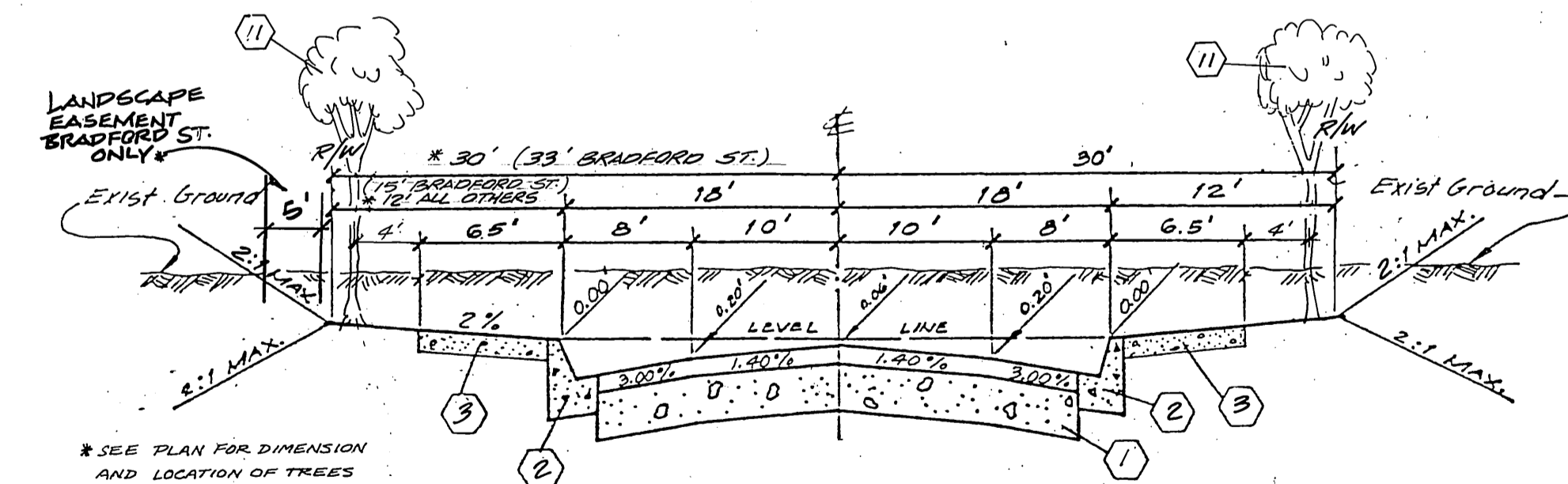
TRAFFIC AND STREET NAME SIGN SCHEDULE

Letter	Sign Description	Quantity
A	BRADFORD STREET	7100
	JURUPA AVENUE	8800
B	ALABAMA STREET	8800
	BRADFORD STREET	7100
C	RUTLAND AVENUE	7100
	BRADFORD STREET	7100
D		
E		
F		
G	STOP SIGN 30" OCTAGON	

INSTALL PER CIR STD NO. 662A & 666

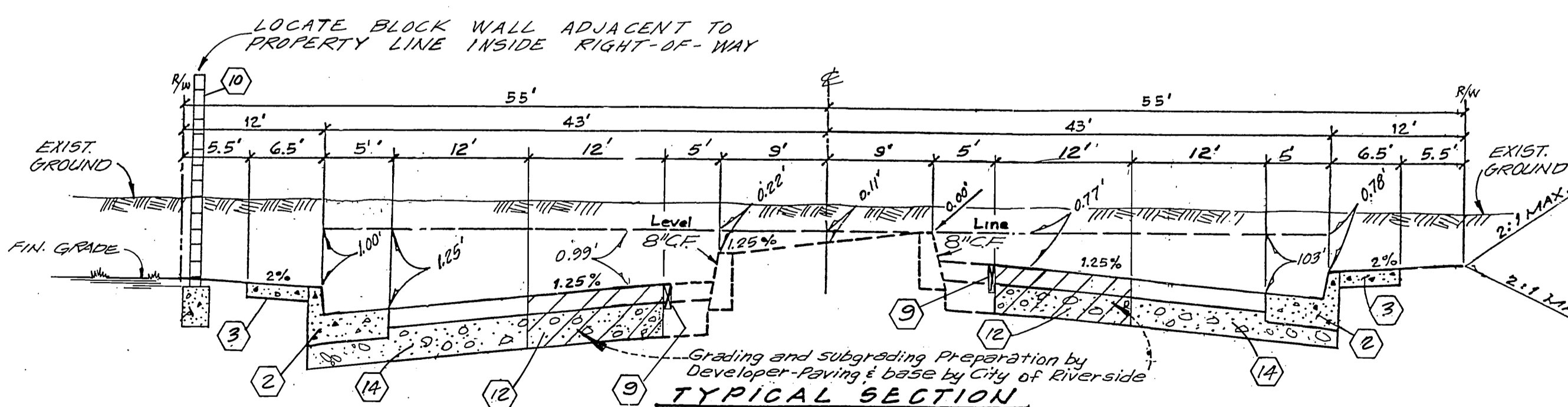
INDEX MAP

TRACT 21138-1  
SCALE: 1" = 100'



ALABAMA STREET T.I. = 5.0  
RUTLAND AVENUE T.I. = 5.0  
BRADFORD STREET T.I. = 5.0

( ) REFERS TO BRADFORD ST. FROM STA. 11+94.18 TO STA. 19+11.37  
\* REFERS TO BRADFORD ST. FROM STA. 21+59.62 TO STA. 22+11.10



JURUPA AVENUE  
T.I. = 9.0

BENCHMARK: Fd. P.K. nail in NE curb return at Arlington Ave., and Rutland Ave. Elevation= 746.24' F.B739/58

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.
- THE CONCRETE BLOCK WALL REQUIRES A PERMIT AND INSPECTION FROM THE PUBLIC WORKS ENGINEERING DIVISION.
- IN ORDER TO COORDINATE THE CITY'S PORTION OF THE WORK, THE DEVELOPER AND/OR CONTRACTOR SHALL GIVE THE CITY 60 DAYS' NOTICE IN ORDER THAT THE DEVELOPER'S AND THE CITY'S WORK MAY BE INSTALLED CONCURRENTLY. THE DEVELOPER SHALL PREPARE AND COMPACT ROUGH SUBGRADE (+.1') AND IS RESPONSIBLE FOR THE CONDITION OF THE SUBGRADE UNTIL ACCEPTED BY THE CITY AND UNTIL THE CITY'S CONTRACTOR STARTS WORKING. THE DEVELOPER IS ALSO RESPONSIBLE FOR BARRICADING DURING THIS TIME.
- 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.
- CONSTRUCT BLOCK WALL PER RIVERSIDE CITY STANDARD 704 OR APPROVED DESIGNS (SEE PLAN FOR HEIGHT (S)). TYPE/COLOR OF BLOCK SLUMP MORTAR COLOR MEDIUM BROWN SIZE 6" x 6" x 18" TAN TYPE/COLOR CAP 8" x 4" x 18" TAN

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.

1.0. 04-10-4  
designed: brown & mullins, inc. engineering & surveying  
2150 no. arrowhead avenue san bernardino, california  
checked: [Signature]  
date: 3.4.87

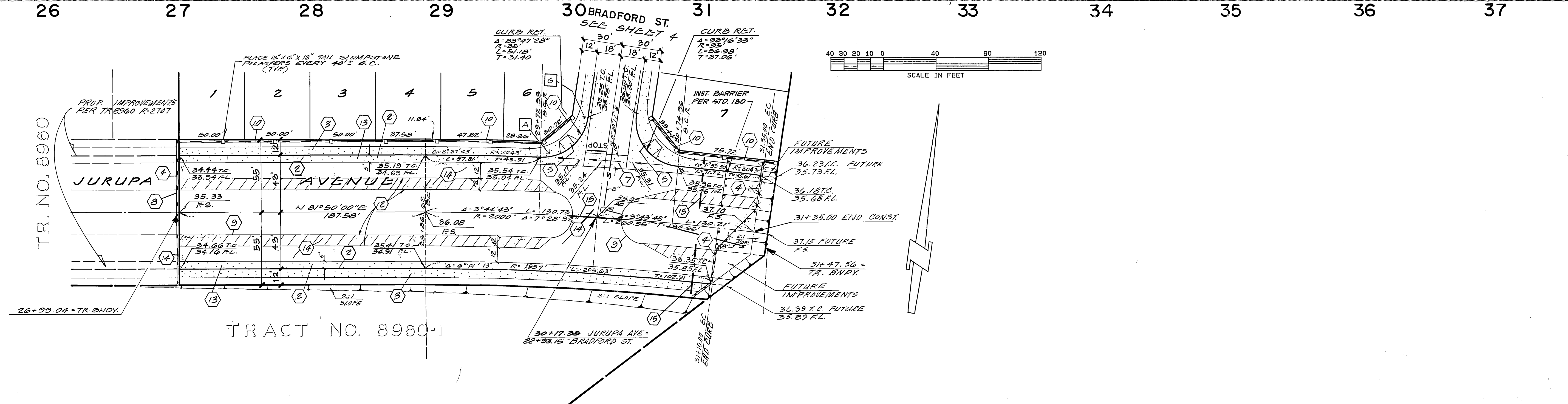
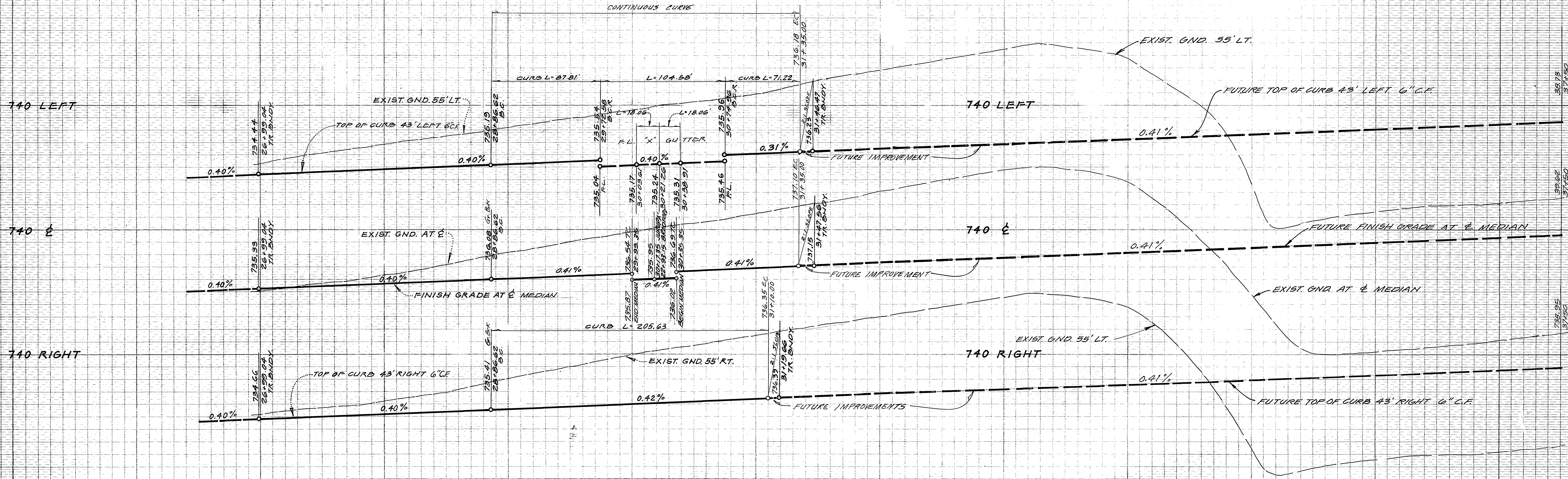
**bmi**  
(714) 886-4768  
3.4.87  
date

DESIGNED BY PER DRAWN BY DM CHECKED BY PER

**CITY OF RIVERSIDE**  
PUBLIC WORKS DEPARTMENT  
APPROVED BY [Signature] DATE 7-7-87  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
CHIEF P.W. ENGINEER  
DATE 7/21/87

INDEXED 10-8-87  
**STREET IMPROVEMENT PLANS**  
TRACT No. 21138-1  
TITLE SHEET  
PRD-18-834  
HORIZ. SCALE: 1" = [ ] VERT. SCALE: 1" = [ ]

ACCOUNT NO. R-2887  
SHEET 1 OF 4



BENCHMARK: Fd. P.K. nail in NE curb return at Arlington Ave., and Rutland Ave. Elevation = 746.244 F.B. 739/58

\*20 Curb 1-19-70 ERI INDEXED 10-2-87 LFI

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

**brown & mullins, inc.**  
 engineers & surveyors  
 2150 arrowhead avenue  
 san bernardino, california 92410  
 (714) 886-4768  
 3.4.87 date

MARK	REVISIONS	APPR.	DATE

**CITY OF RIVERSIDE, CALIFORNIA**  
**PUBLIC WORKS DEPARTMENT**

APPROVED BY: *[Signature]* DATE: 9/29/87  
 PRINCIPAL ENGINEER  
 TRAFFIC DIVISION  
 CHIEF PUBLIC WORKS ENGINEER  
 PLANNING

**STREET IMPROVEMENT PLANS**  
**TRACT NO. 21138-1**  
**JURUPA AVENUE**  
 PRD-18-834

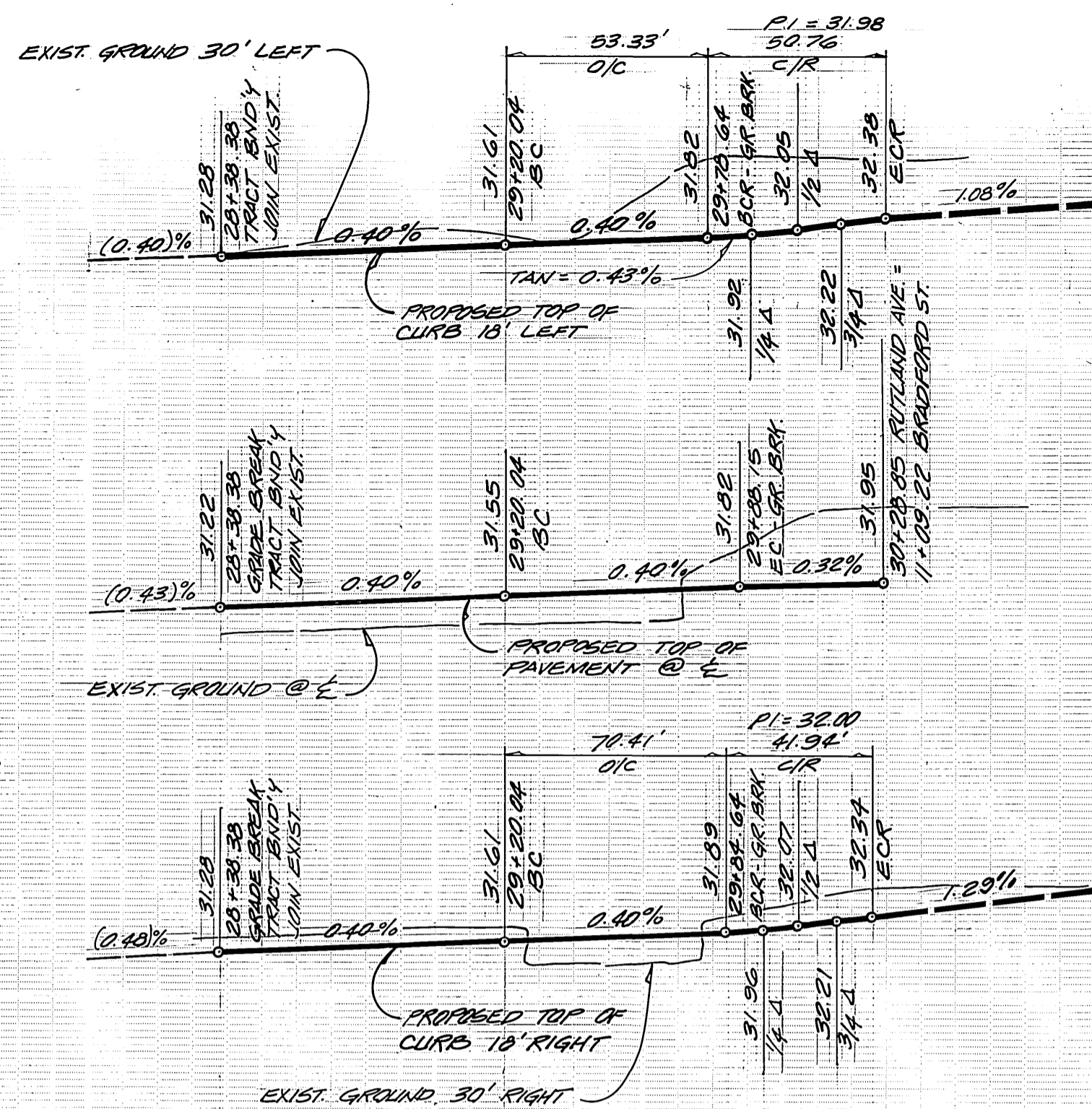
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 DRAWING NUMBER  
**R-2887**  
 SHEET **2** OF **4**

730 LEFT

730 C

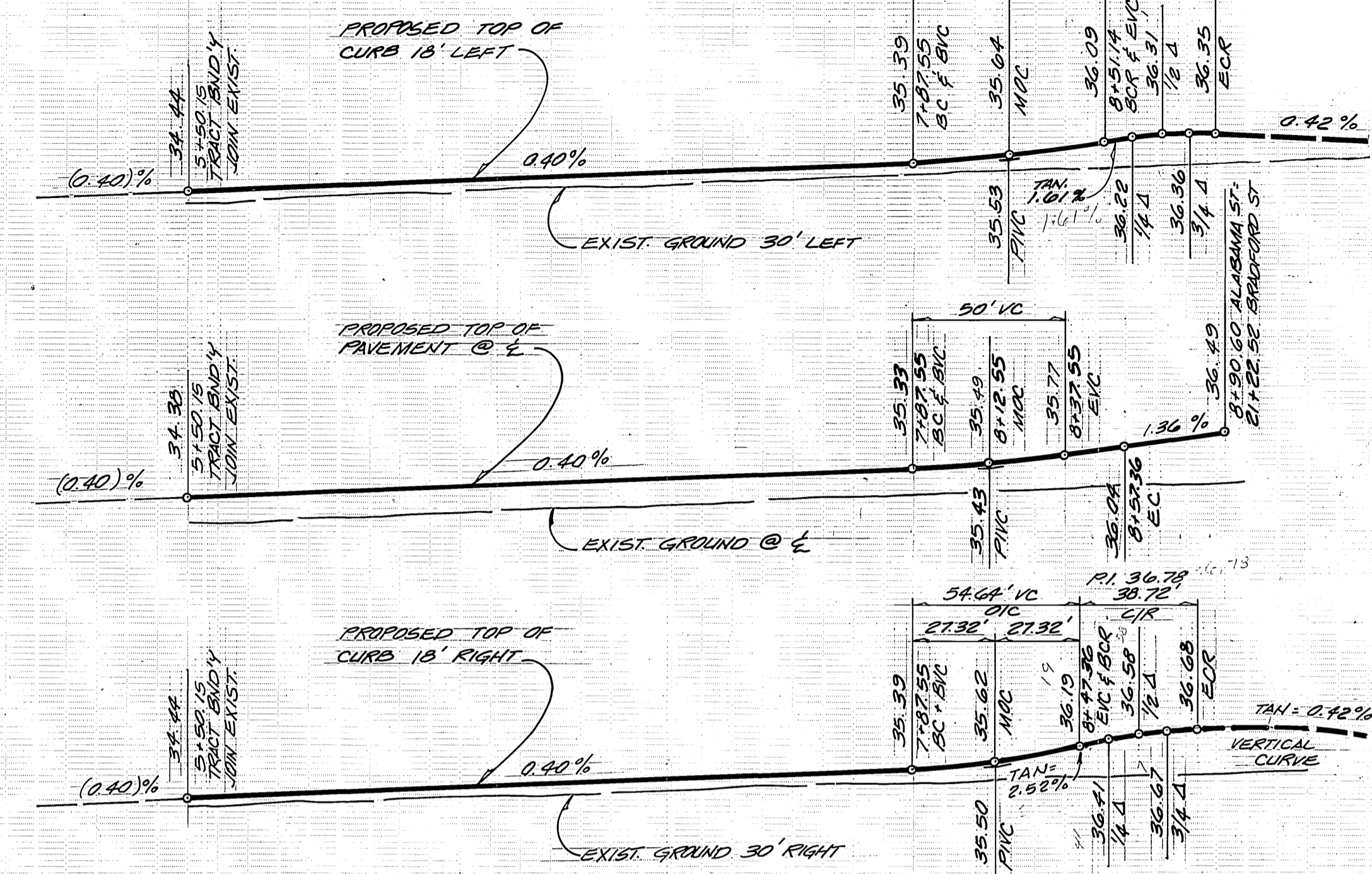
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SEE TRACT NO. 8960



SEE SHEET NO. 4

SEE TRACT NO. 8960



SEE SHEET NO. 4

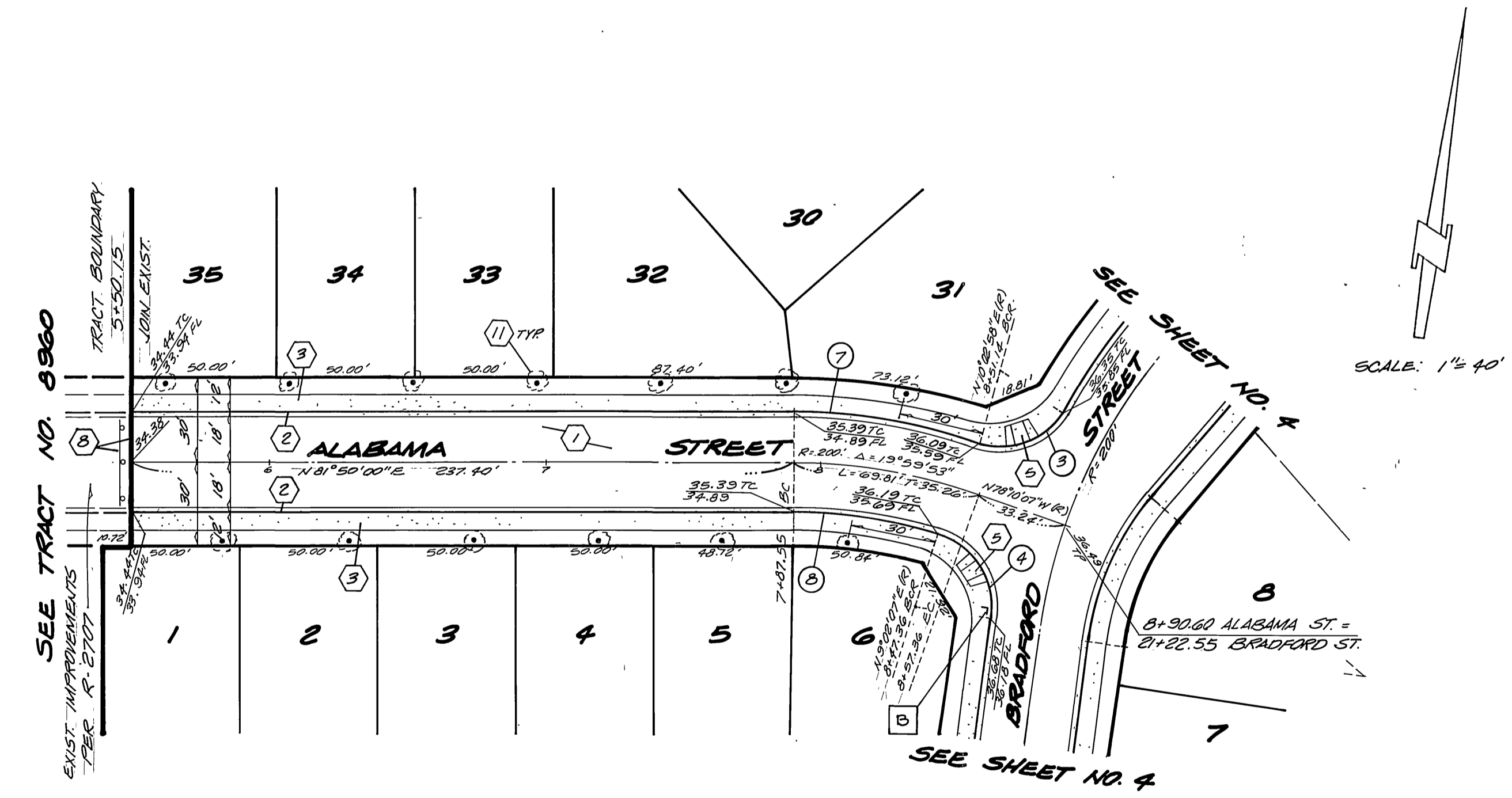
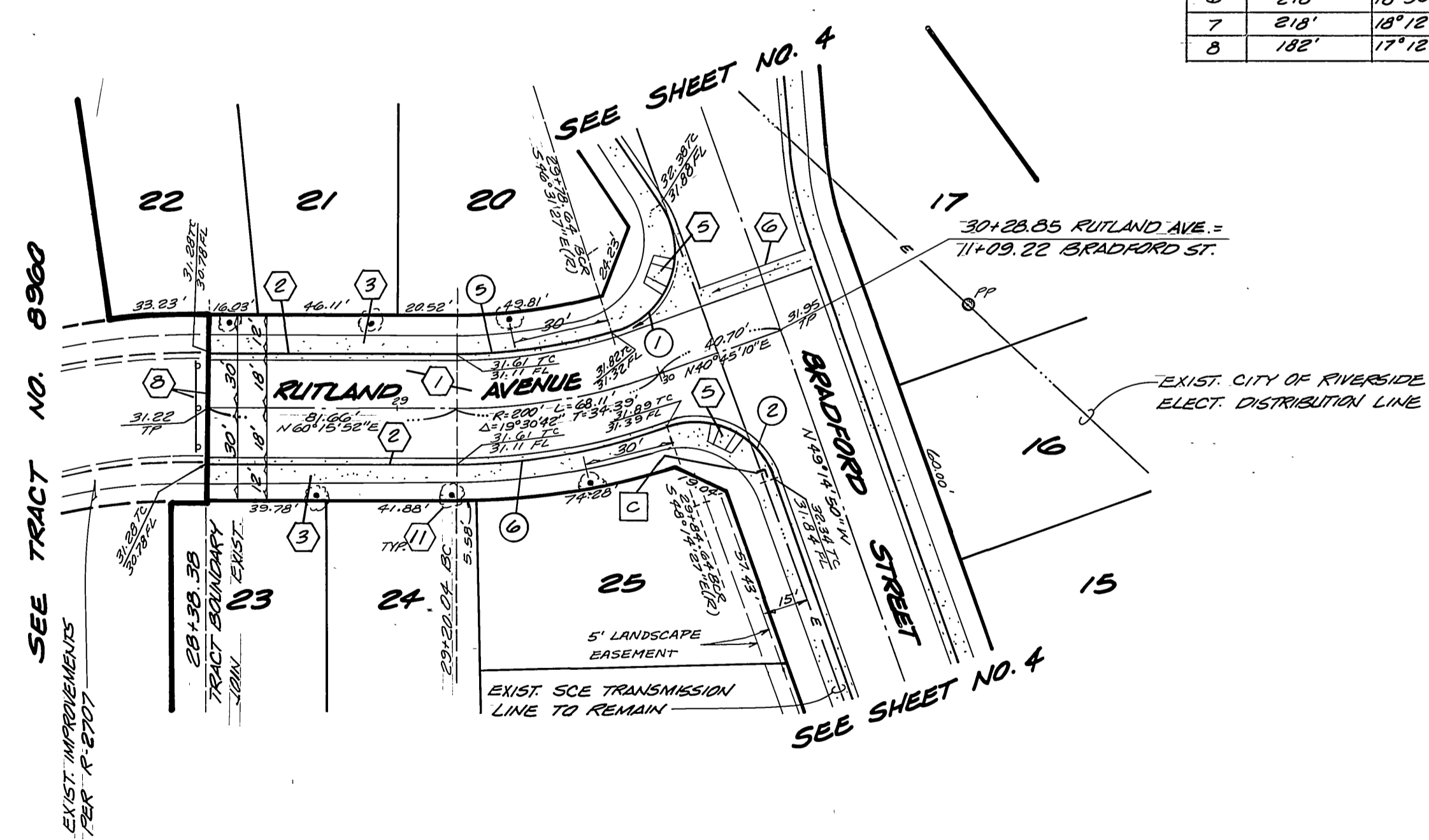
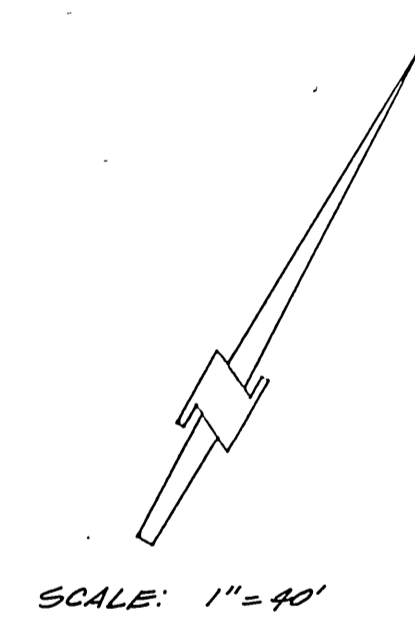
28 29 30 31

5 6 7 8 9

CURB RETURN DATA				
Curve No.	R	Δ	L	T
1	27'	107°43'23"	50.76'	36.97'
2	27'	68°59'37"	41.94'	26.53'
3	27'	77°39'45"	36.60'	21.73'
4	27'	38°10'06"	38.78'	23.54'

CURVE DATA				
Curve No.	R	Δ	L	T
5	182'	16°47'18"	53.33'	26.06'
6	218'	18°30'18"	70.41'	35.51'
7	218'	18°12'50"	69.31'	34.95'
8	182'	17°12'07"	54.64'	27.53'



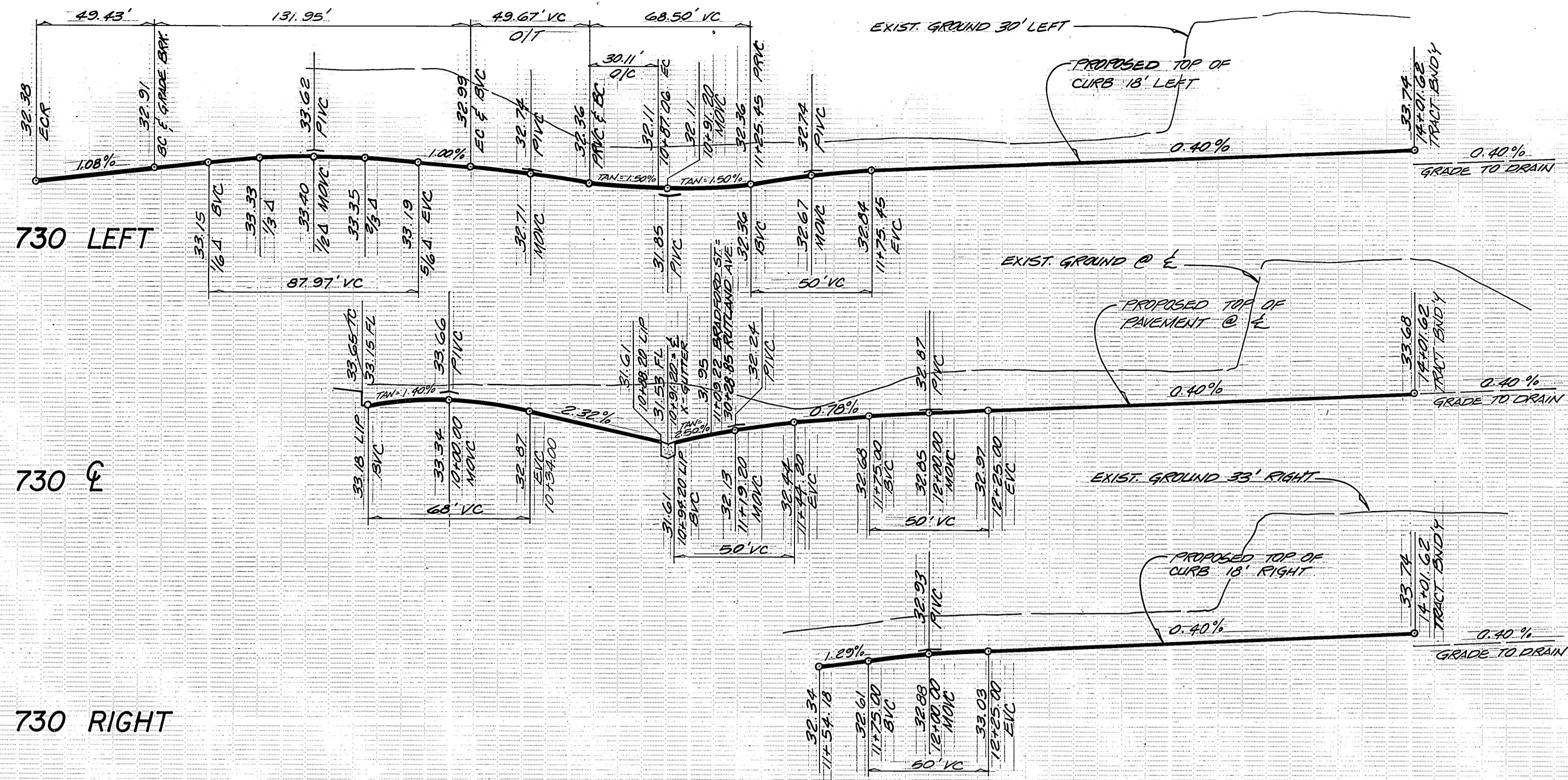
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NOTE: ADJUST SPACING OF STREET TREES ACCORDING TO DRIVEWAY LOCATIONS.

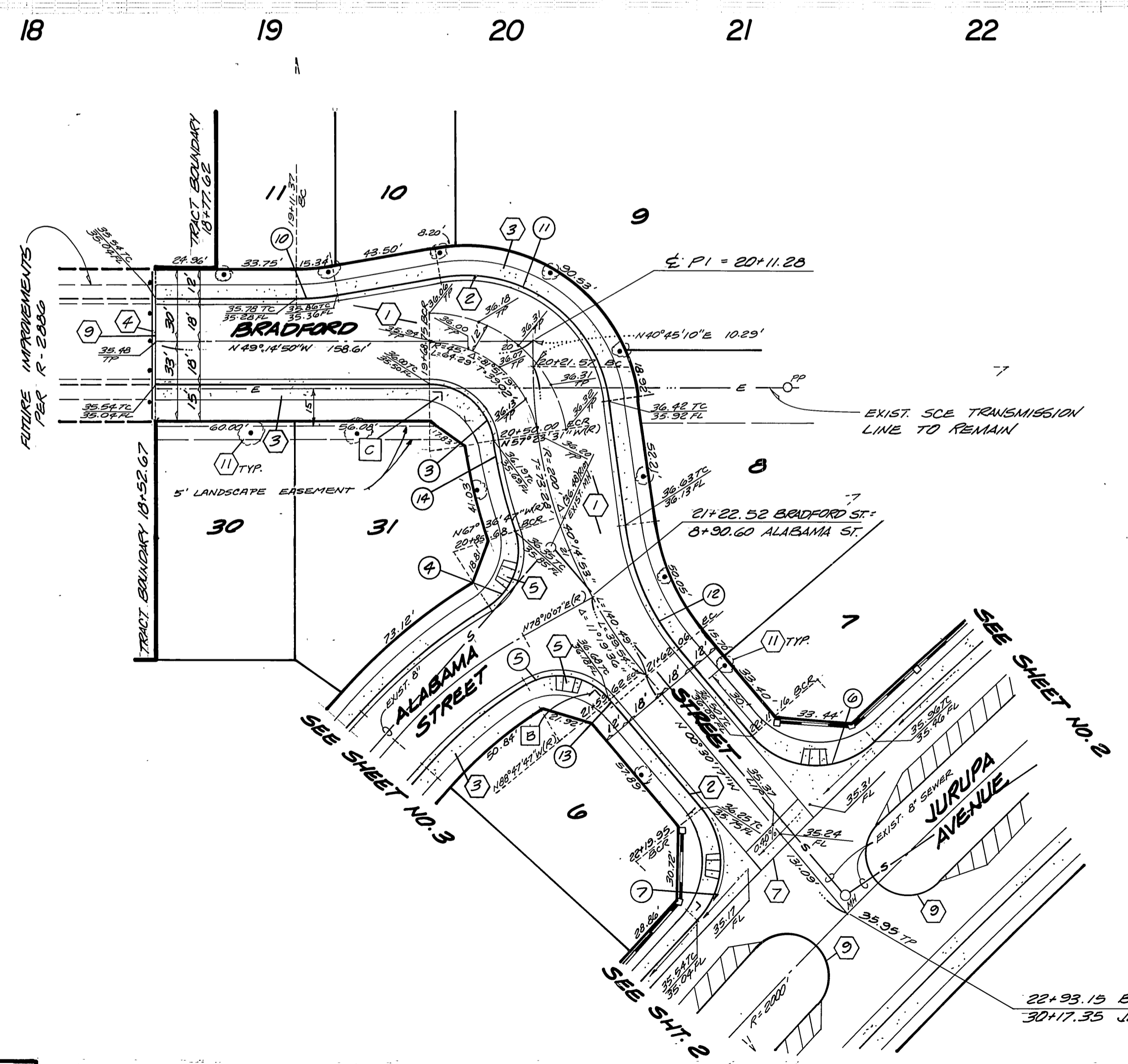
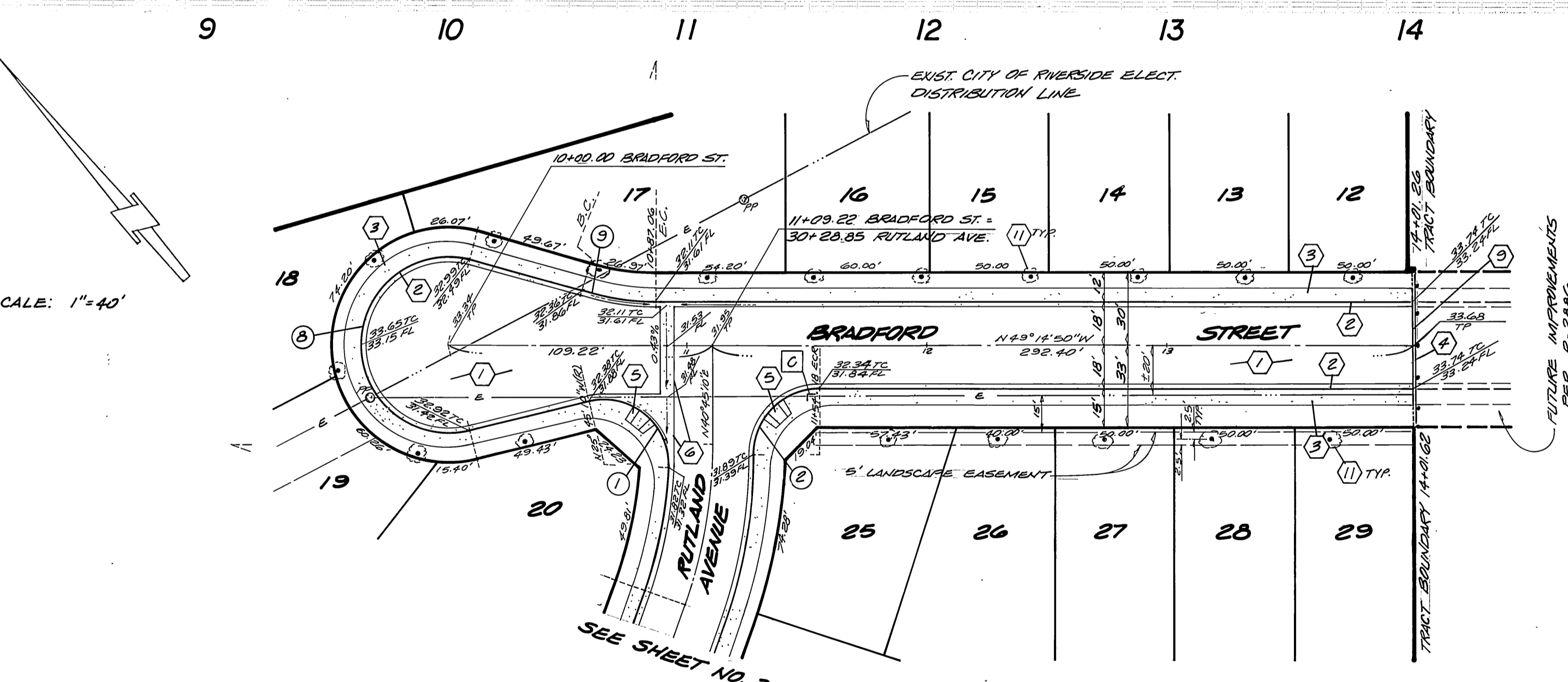
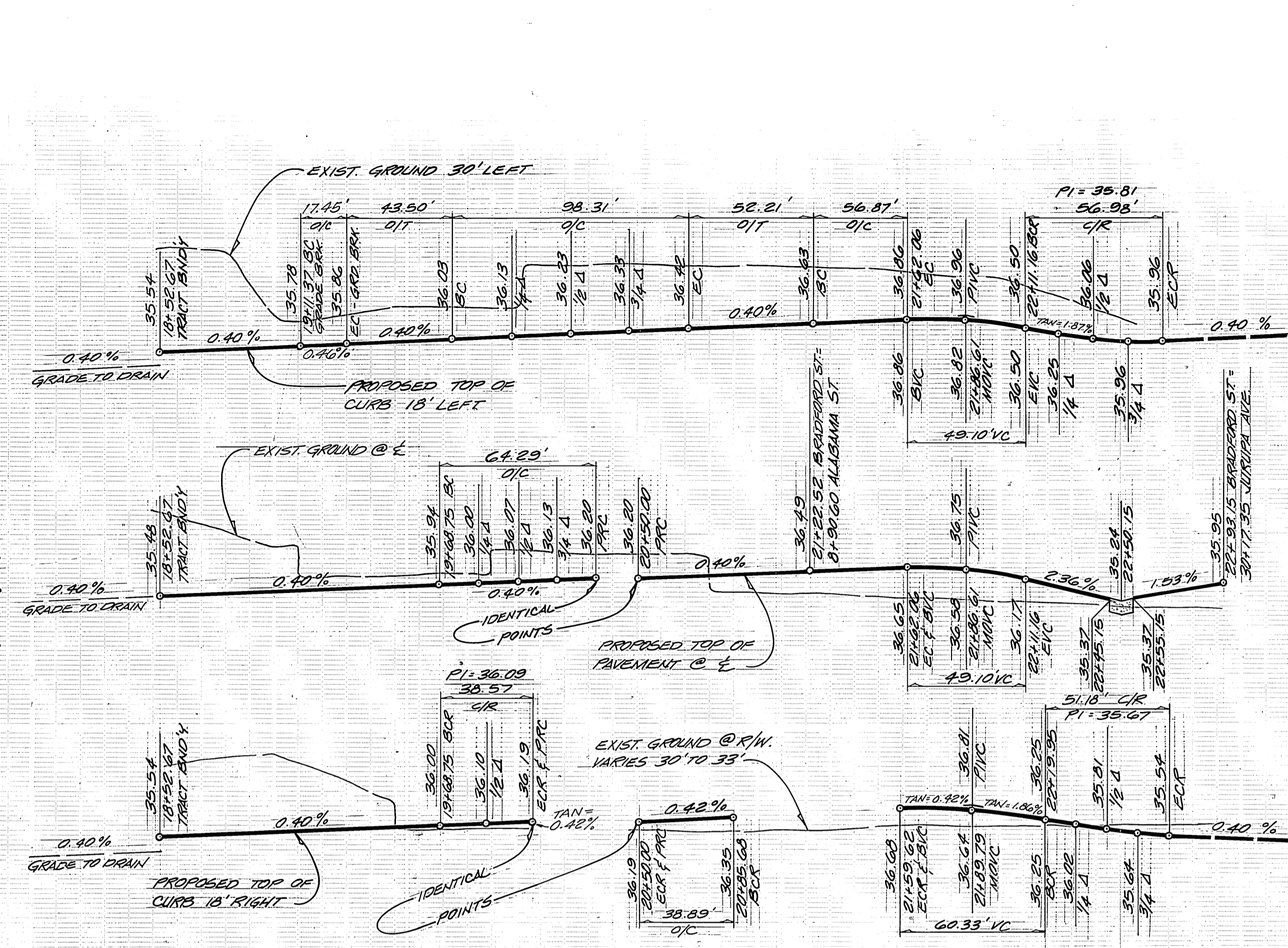
**Underground Service Alert**  
 Call: TOLL FREE  
**1-800-422-4133**  
 TWO WORKING DAYS BEFORE YOU DIG

**CITY OF RIVERSIDE**  
**OVERHEAD & UNDERGROUND**  
 designed: S.F. 6-12-87  
 drawn: CD 6-12-87  
 checked: P.E.B. 6-12-87  
 brown & mullins, inc.  
 engineering & surveying  
 2150 W. Arrowhead Avenue  
 San Marcos, California  
 (714) 886-4768  
 date: 3.4.87

INDEXED 10-B-87 LFH  
**STREET IMPROVEMENT PLANS**  
**TRACT NO. 21138-1 R-2887**  
**RUTLAND AVENUE**  
**ALABAMA STREET**  
 PRD - 18 - 834  
 3 4  
 DWG. NO. E-1517



SEE TRACT NO. 21138



CURB RETURN DATA				
Station	R	Δ	L	T
1	27'	107°43'23"	50.76'	36.97'
2	27'	88°59'37"	41.94'	26.53'
3	27'	81°51'19"	38.57'	23.41'
4	27'	77°39'45"	36.60'	21.73'
5	27'	68°10'06"	38.72'	23.54'
6	35'	93°16'33"	56.98'	37.06'
7	35'	83°47'28"	51.18'	31.40'

CURVE DATA				
Station	R	Δ	L	T
8	36'	210°20'00"	131.95'	—
9	115'	19°20'00"	30.11'	15.14'
10	100'	10°00'00"	17.45'	8.75'
11	61'	92°20'10"	38.31'	63.54'
12	100'	32°35'03"	56.87'	29.23'
13	215'	00°41'56"	2.66'	1.33'
14	218'	10°13'16"	38.83'	19.50'

NOTE: ADJUST SPACING OF STREET TREES ACCORDING TO DRIVEWAY LOCATIONS

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

**brown & mullins, inc.**  
 ENGINEERS & SURVEYORS  
 21700 ARROWHEAD AVENUE  
 SAN BERNARDINO, CALIFORNIA  
 (714) 886-4768  
 9.4.87  
 date

INDEXED 10-8-87 LFH  
**STREET IMPROVEMENT PLANS**  
**TRACT NO. 21138-1** **R-2887**  
**BRADFORD STREET**  
 PRD-18-034  
 40' 4'  
 DWG. NO. E-1517