

GENERAL NOTES

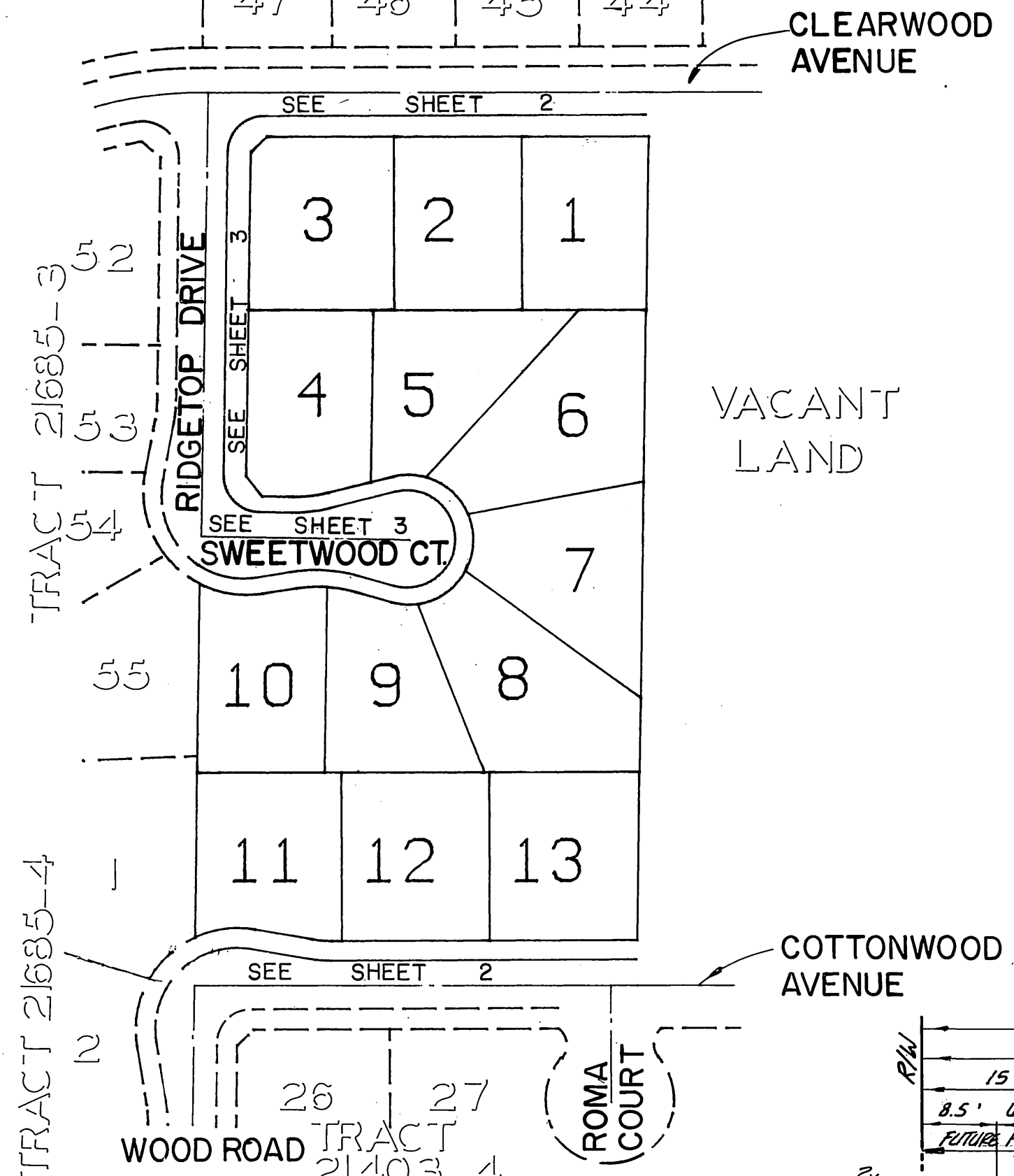
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC 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.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
- 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.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (391-6127) 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.
- 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.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- 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.

STREET IMPROVEMENT PLANS

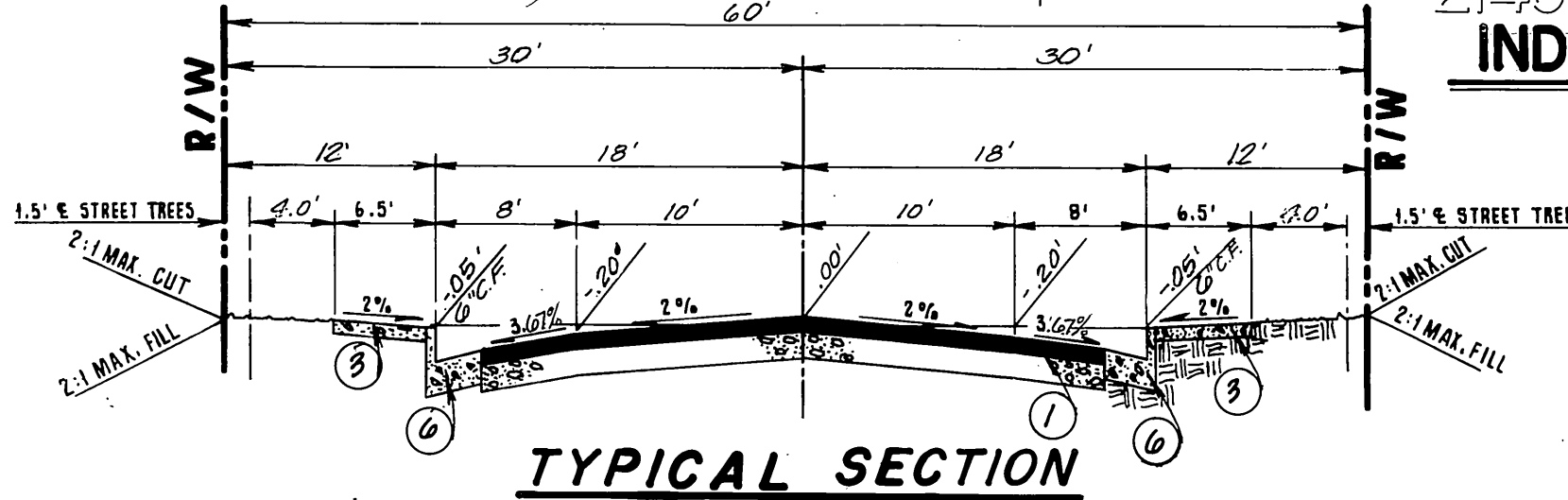
FOR

TRACT 22773

TRACT 21767-1
47 46 45 44



INDEX MAP
1"=100'

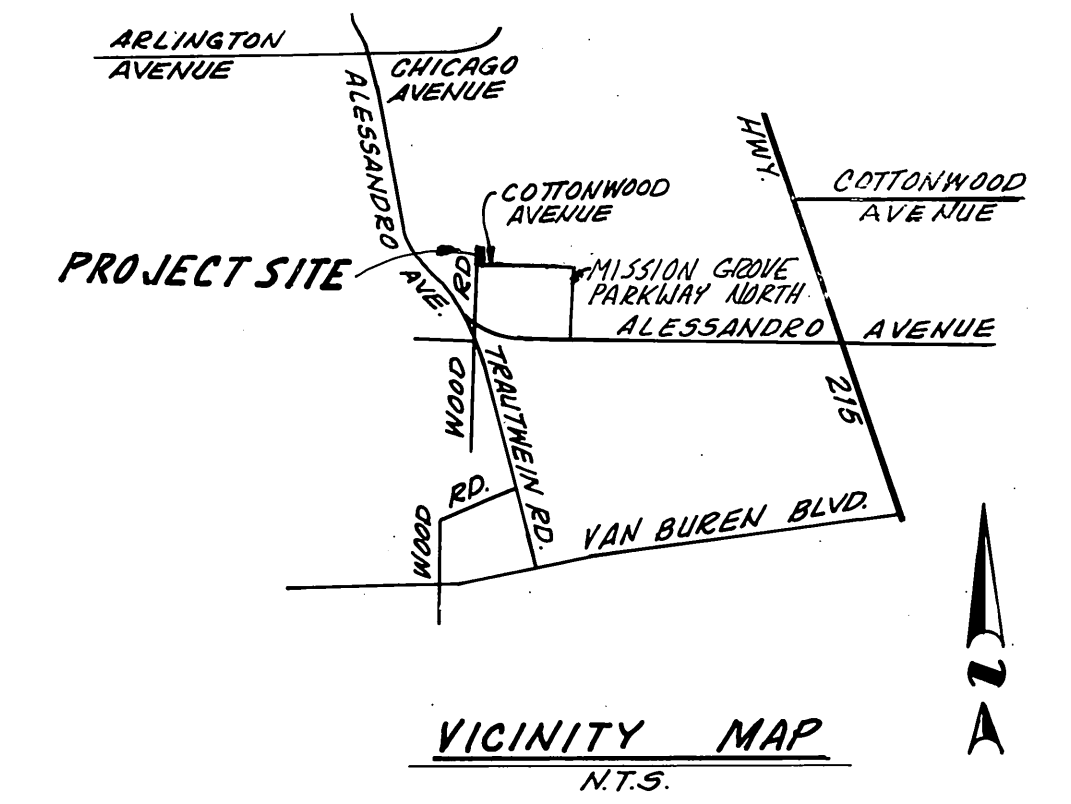
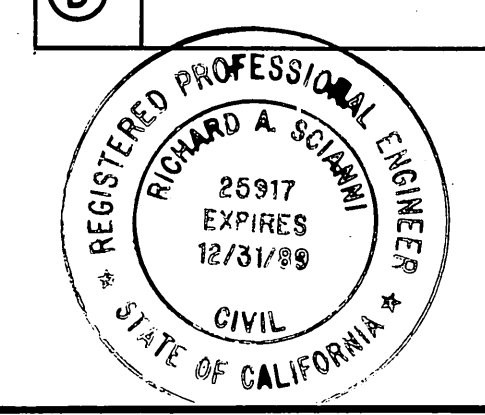


TYPICAL SECTION
N.T.S.
SWEETWOOD COURT
T.I. = 5.0

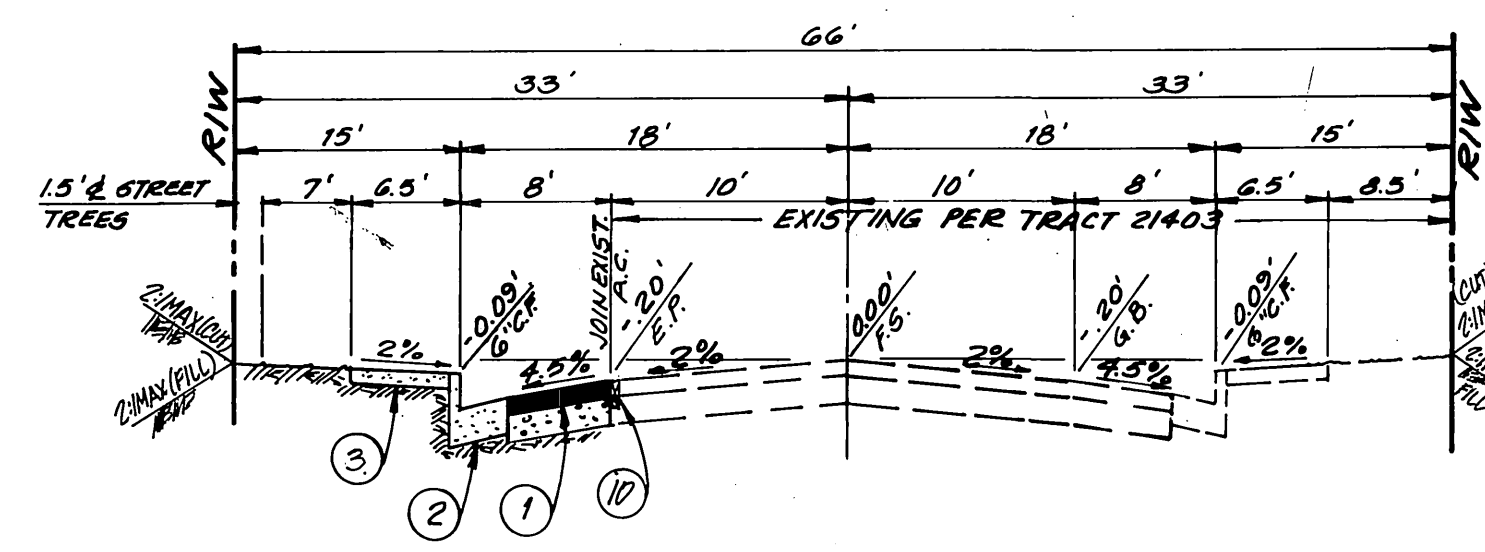
TREE PLANTING NOTES

- 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 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/RELOCATING 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 A MINIMUM PERIOD OF ONE (1) YEAR.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

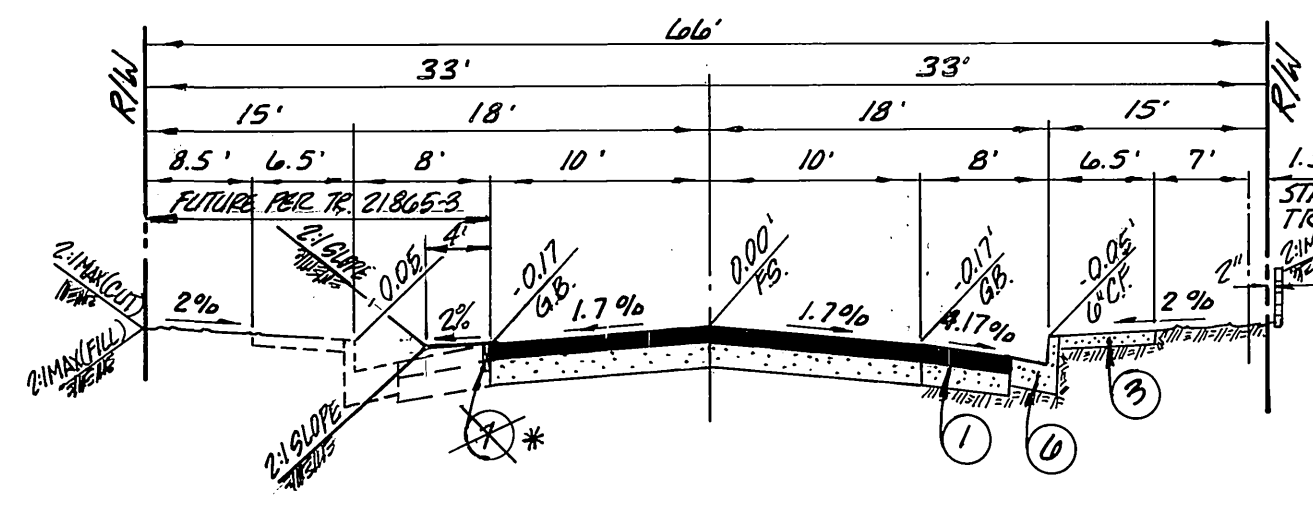
STREET NAME	BOTANICAL NAME / COMMON NAME	MIN SIZE	APPROX. SPACING	NO. REQ.
COTTONWOOD AVENUE	MAGNOLIA GRANDIFLORA / MALESIC BEAUTY	15 GAL	45'±	6
CLEARWOOD AVENUE	QUINCY PLUM / CHAMPAGNE TREE	15 GAL	45'±	6
RIDGETOP DRIVE	GALERIA TREYEDEN / AUSTRALIAN WILLOW	15 GAL	45'±	6
SWEETWOOD COURT	GALERIA TREYEDEN / AUSTRALIAN WILLOW	15 GAL	45'±	6



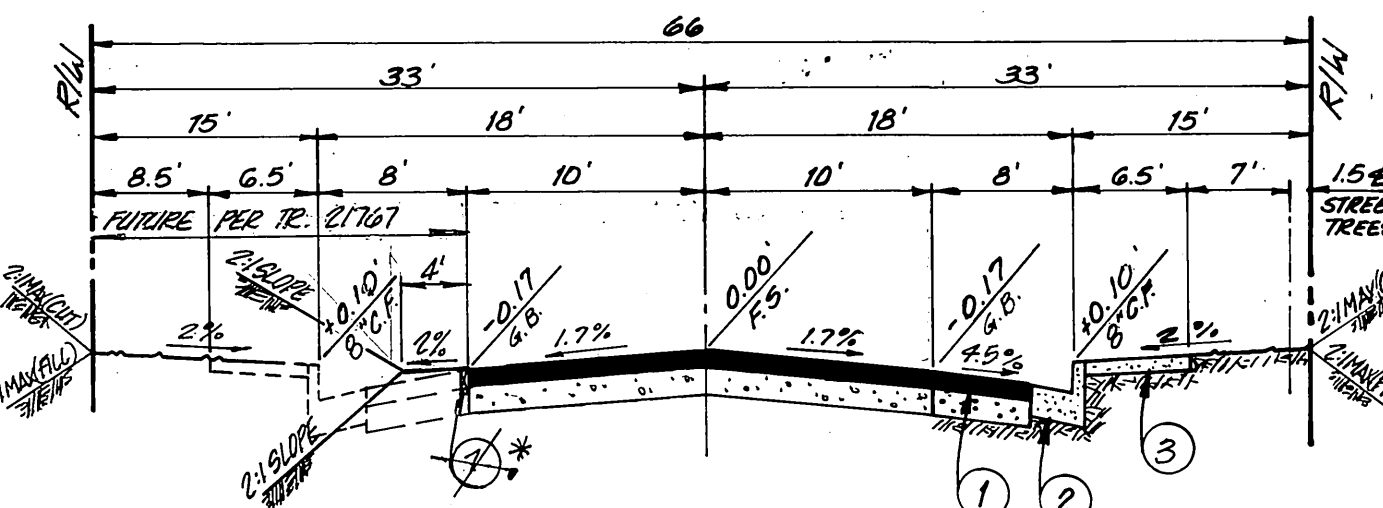
VICINITY MAP
N.T.S.



TYPICAL SECTION
N.T.S.
COTTONWOOD AVENUE
T.I. = 5.0



TYPICAL SECTION
N.T.S.
RIDGETOP DRIVE
T.I. = 5.0



TYPICAL SECTION
N.T.S.
CLEARWOOD AVENUE
T.I. = 5.0

CONSTRUCTION NOTES AND QUANTITIES*

- ① CONSTRUCT 0.21" A.C. OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION 27,870 S.F.
- ② CONSTRUCT 8" CURB & GUTTER PER CITY OF RIVERSIDE STD. DRAWING NO. 200 (TYPE I) 620 L.F.
- ③ CONSTRUCT P.C.C. CURB SIDEWALK PER CITY OF RIVERSIDE STD. DRAWING NO. 325 7,720 S.F.
- ④ CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DRAWING NO. 304 1 EA.
- ⑤ REMOVE EXISTING BARRICADE (AS SHOWN ON PLAN) 1 EA.
- ⑥ CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. DRAWING NO. 200 (TYPE I) 668 L.F.
- ⑦ INSTALL 2" x 4" REDWOOD HEADER 767 L.F.
- ⑧ CONSTRUCT P.C.C. CROSS GUTTER PER CITY OF RIVERSIDE STD. DRAWING NO. 220 (10' WIDE) 298 S.E.
- ⑨ INSTALL TYPE "F" MARKERS @ 20' O.C. 2 EA.
- ⑩ REMOVE 2' x 4" REDWOOD HEADER 330 L.F.
- ⑪ INSTALL BARRICADE PER CITY OF RIVERSIDE STD. DRAWING NO. 180 30 LF.
- ⑫ PLANT STREET TREES PER CITY OF RIVERSIDE PARKS AND RECREATION DEPARTMENT STANDARDS 26 EA.

* QUANTITIES SHOWN HEREON ARE FOR PERMIT AND /OR BIDDING PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING. CONTRACTOR SHALL DETERMINE HIS OWN QUANTITIES AND BID A COMPLETE JOB.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THIS PLAN. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

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 THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO, DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL AND OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN PLANS AND/OR FIELD CONDITIONS IMMEDIATELY TO THE DESIGN ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT SO REPORTED AND RESOLVED.

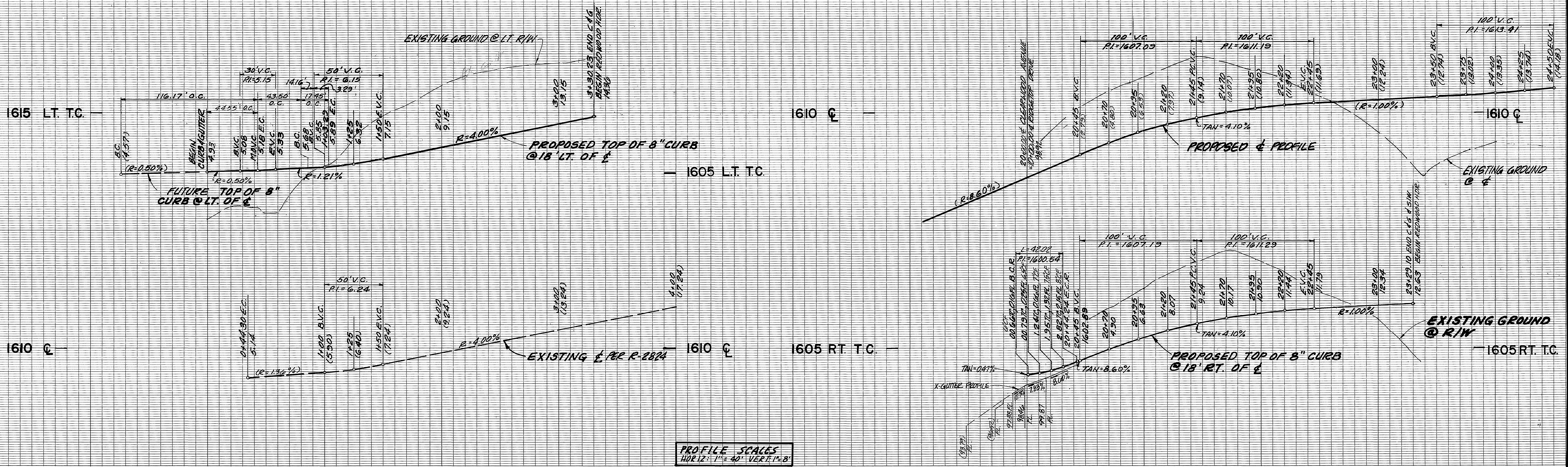
BENCH MARK:
CITY OF RIVERSIDE B.M. F8-E P.K. NAIL AND CITY TAG TOP OF LARGE ROCK 70' SLY OF ALESSANDRO BLVD. AND 0.60 MI. S.E. LY OF VIA VISTA DR. NEAR PP 775963-H
ELEV. = 1502.195'

CSL ENGINEERING, INC.
1807 W. Sixth Street Suite 216-B Corona, CA 91720 (714) 737-8190
PREPARED UNDER THE SUPERVISION OF:
Richard A. Scianni 10-7-87
RICHARD A. SCIANNI R.C.E. 25917 DATE:

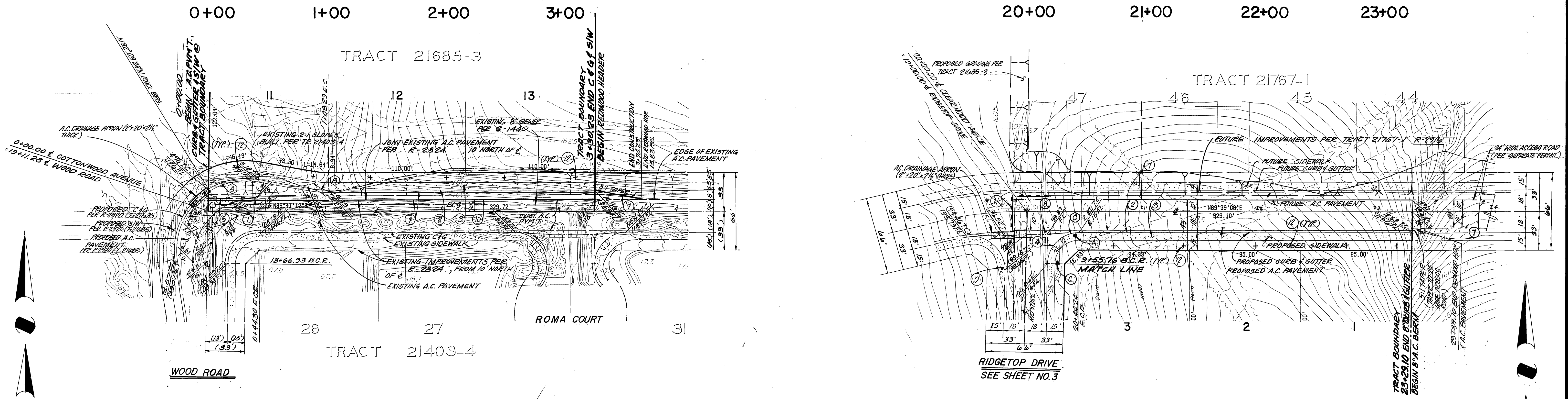
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *Bary Bed*
DATE: 12/18/87
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P.W. ENGINEER

TITLE SHEET
STREET IMPROVEMENT PLANS
FOR
TRACT 22773

ACCOUNT NO.
R-2936
SHEET **1** OF **3**



PROFILE SCALES
HOR 12" = 1' VERT 1/2" = 1'



COTTONWOOD AVENUE

CLEARWOOD AVENUE



CURVE DATA			
	Δ	R	T
(A)	41°50'40"	61.00'	23.32'
(B)	10°00'00"	100.00'	8.75'
(C)	83°03'45"	27.00'	26.61'

BENCH MARK:
CITY OF RIVERSIDE B.M. F8-E P.K.
NAIL AND CITY TAG TOP OF LARGE
ROCK 70° SLY OF ALESSANDRO BLVD.
AND 0.60 MI. OF SELY OF VIA VISTA DR
NEAR P.P. NO. 775963 - H
ELEV. = 1502.195'

CSL ENGINEERING, INC.
1307 W. Sixth Street Suite 216-B Corona, CA 91720 (714) 737-8190
PREPARED UNDER THE SUPERVISION OF
Richard A. Scianni 10-7-87
RICHARD A. SCIANNI R.C.E. NO. 25917 DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *Barry Beal*
DATE: 12/8/87
PUBLIC WORKS DIRECTOR

PRINCIPAL ENGINEER: 1/1-20-87
DATE: 1/3/87
TRAFFIC DIVISION: 1/3-17-87
DATE: 1/3/87
CHIEF P.W. ENGINEER: 1/3-17-87
DATE: 1/3/87

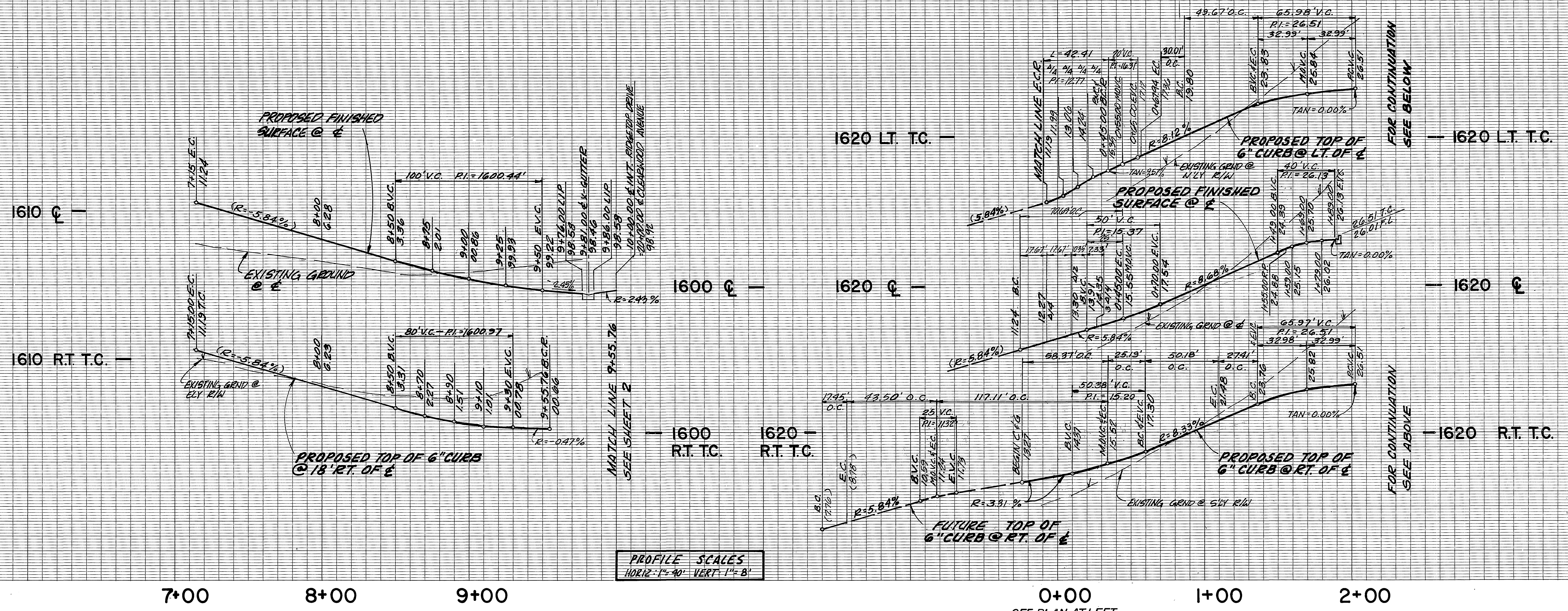
STREET IMPROVEMENT FOR
TRACT 22773
COTTONWOOD AVENUE
& CLEARWOOD AVENUE

PLANS ACCOUNT NO.
R-2930

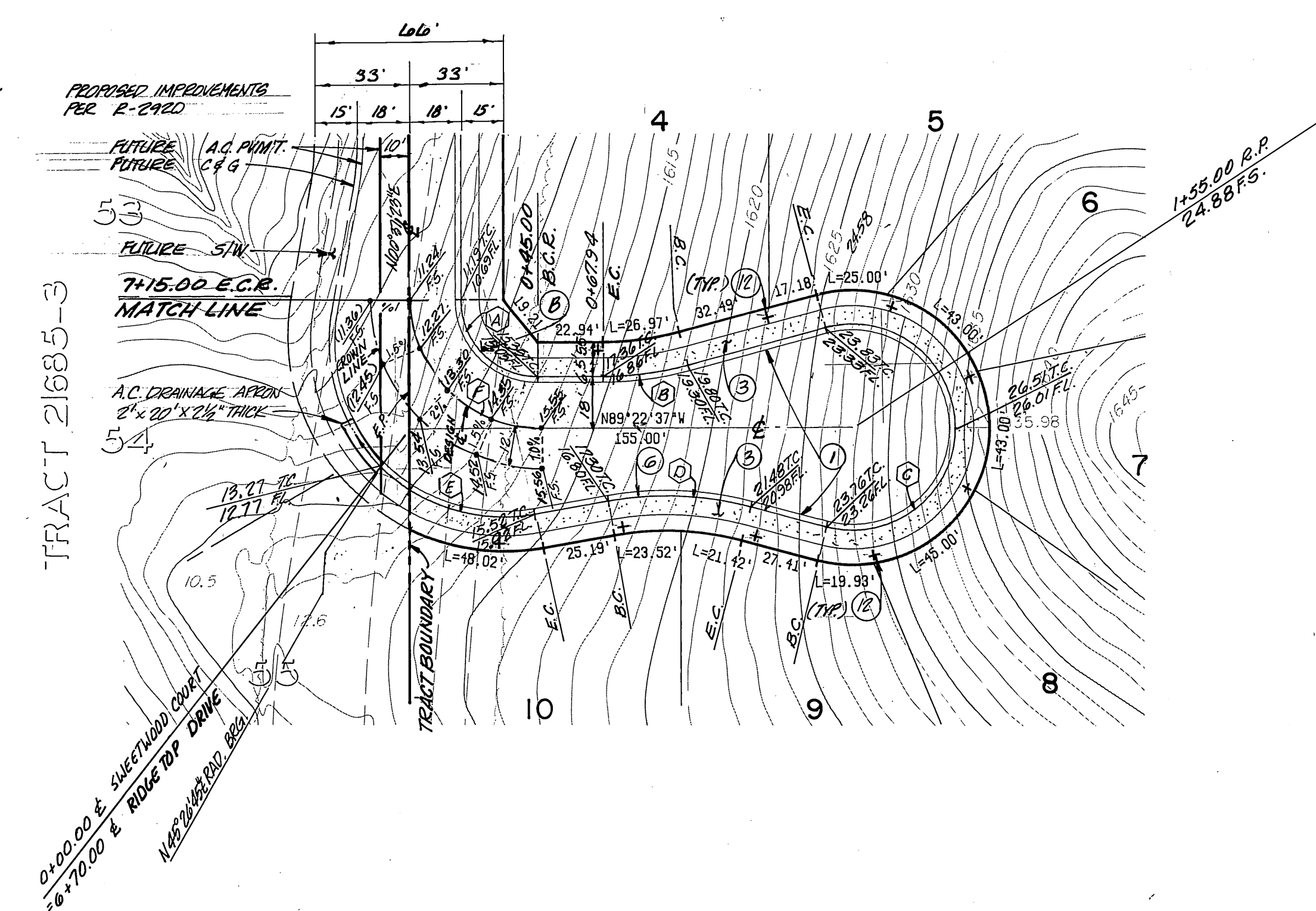
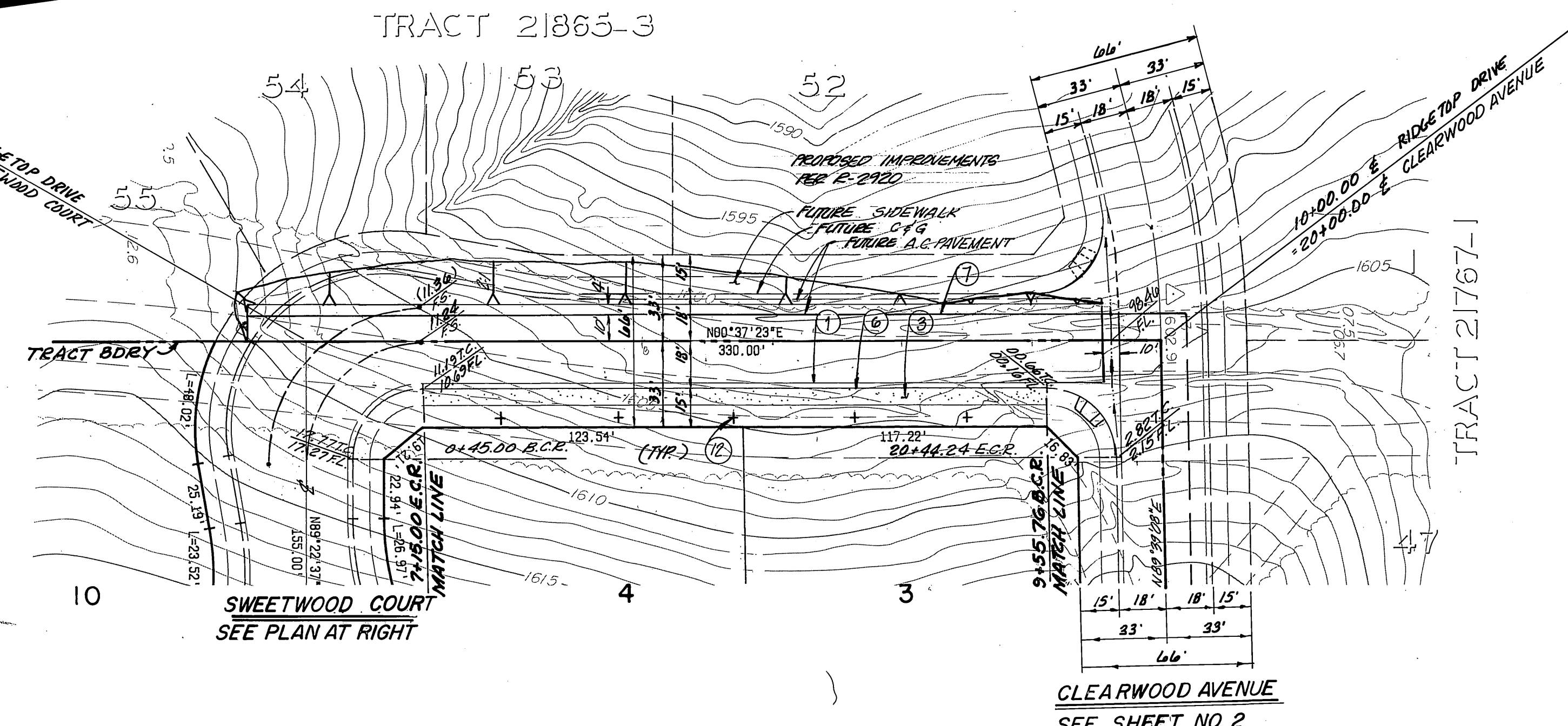
SHEET **2** OF **3**

HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 8'

*AS BUILT 6-7-90 B.M.C.
INDEXED 12-15-87 4H



PROFILE SCALES
HORIZ: 1"=40' VERT: 1"=8'



RIDGETOP DRIVE

SWEETWOOD COURT



CURVE DATA			
	Δ	R	T
(A)	90°00'00"	27.00'	27.00'
(B)	15°00'00"	115.00'	15.14'
(C)	210°00'00"	36.00'	131.75'
(D)	25°00'00"	115.00'	25.49'
(E)	64°29'23"	61.00'	31.63'
(F)	90°00'00"	45.00'	45.00'

BENCH MARK:
CITY OF RIVERSIDE B.M. F8-E P.K.
NAIL AND CITY TAG TOP OF LARGE
ROCK 70'SLY OF ALESSANDRO BLVD.
AND 0.60 MI. SELY OF VIA VISTA DR.
NEAR P.P. NO. 775963-H

CSL ENGINEERING, INC.
1307 W. Sixth Street Suite 216-B Corona, CA 91720 (714) 737-8190

PREPARED UNDER THE SUPERVISION OF
Richard A. Scianini 10-7-87
RICHARD A. SCIANNINI R.C.E. NO. 25917 DATE:

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *W. J. ...* DATE: 12/8/87
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
CHIEF P.W. ENGINEER

APPROVED BY: *Danny ...* DATE: 12/8/87
PUBLIC WORKS DIRECTOR

* AS BUILT 6-11-90 B.M.
INDEXED 12-15-87 LHI

STREET IMPROVEMENT PLANS
FOR
TRACT 22773
RIDGETOP DRIVE &
SWEETWOOD COURT

ACCOUNT NO. **R-2936**
SHEET **3** OF **3**

HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

023302