

SCALE: 1"=100' TR. 21834

CONSTRUCTION NOTES

GENERAL NOTES

- ① Construct A.C. Pavement over crushed aggregate base per Typical Section and General Note No. 6.
- ② Construct Curb & Gutter per City of Riv. Std. Dwg. No. 200 Type I, (6" C.F.)
- ③ Construct P.C.C. Cross Gutter per City of Riv. Std. Dwg. No. 220.
- ④ Construct P.C.C. Curb Sidewalk per City of Riv. Std. Dwg. No. 325.
- ⑤ Construct Wheelchair Ramp per City of Riv. Std. Dwg. No. 304.
- ⑥ Remove & Relocate Barricade per City of Riv. Std. Dwg. No. 180.
- ⑦ Construct Barricade per City of Riv. Std. Dwg. No. 180.
- ⑧ Plant Street Trees to the specifications of the Parks and Recreation Department.
- ⑨ Construct 2' wide x 20' long x 2 1/2" thick A.C. drainage apron.
- ⑩ Construct A.C. drainage apron.
- ⑪ Construct 4" V.C.P. sewer lateral.

1. 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.
2. Construction shall be in accordance with the City of Riverside Dept. of Public Works, Standard Drawings, Std. Dwg. No. 10, and the Standard Specifications for Public Works Construction, Current Edition.
3. 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.
4. Construct driveway approaches per Std. Dwg. 302. Exact size and location to be determined at the time of construction as approved by the Traffic Engineer.
5. The developer and/or contractor shall contact the street division (351-6127) to pick up any existing standard 180 barricades that are being removed. The City's inspector will make the final determination on whether a barricade can be relocated.
6. 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.
7. All flagged elevations shall be staked in the field by the private engineer.
8. 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.
9. 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.
10. 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.
11. All traffic signs shall be installed prior to opening the streets to traffic.
12. See "Street Lighting Plans" for quantity and location of required street lights.
13. 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.
14. 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 engineer.
15. 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.
16. 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 or underground facilities unless the applicant has been provided an inquiry identification number by U.S.A.
17. Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
18. The developer shall give MMWD five (5) working days written notice prior to the start of construction and to allow MMWD ten (10) working days for completion of work. Phone: 780-4170
19. Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
20. 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.

A.C. PAVEMENT SCHEDULE

STREET NAME	STATION	A.C.	C.A.B.	R
BARTON STREET		3.0"	10.5"	21
CARAWAY LANE		3.0"	5.0"	33
KENTVILLE STREET	34+88.03 TO 37+00.00	3.0"	5.0"	33
	37+00.00 TO 42+68.21	3.0"	4.0"	66
CUYAMA LANE		3.0"	4.0"	66

PER SOILS REPORT 1409 BY ARAGON GEOTECHNICAL CONSULTANTS, INC.

CITY OF RIVERSIDE PARKS & RECREATION NOTES

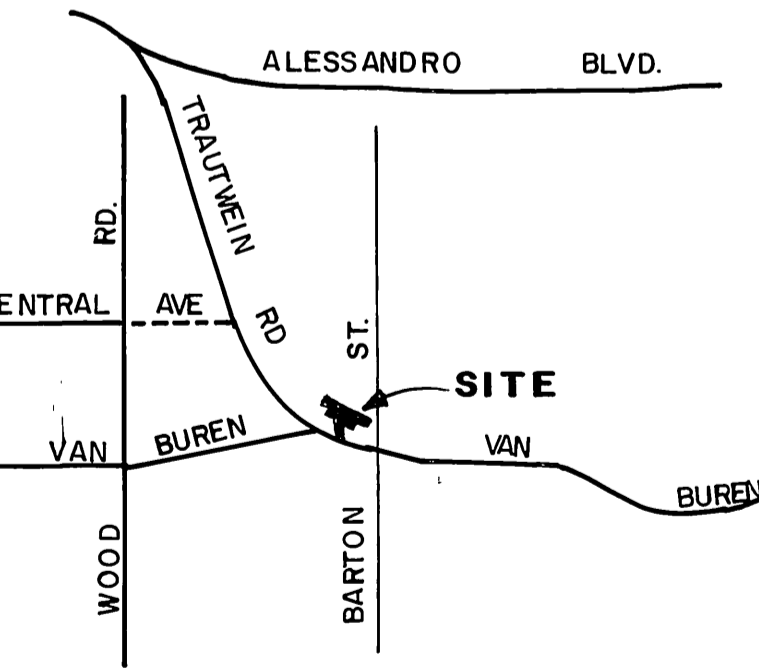
1. All related work shall conform to the City of Riverside, Park and Recreation Department Standards.
2. Contact the street trees inspector a minimum of 48 hours in advance at 351-6127 to schedule inspections. Inspections shall be required: A) When plant locations have been spotted in the field prior 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).
3. The developer shall maintain all plantings for a minimum period of one year.
4. A Public Works Department permit is 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.
5. Street tree planting shall be as follows:

STREET NAME	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REQ'D
BARTON STREET	CUPANIOPSIS ANACARDIODES	CARROT WOOD	15 GAL.	45'	22
KENTVILLE STREET	MAGNOLIA GRANDIFLORA/MAJESTIC BEAUTY	MAGNOLIA	15 GAL.	45'	34
CUYAMA LANE	CUPANIOPSIS ANACARDIODES	CARROT WOOD	15 GAL.	45'	26
CARAWAY LANE	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	15 GAL.	45'	12

TRAFFIC STREET NAME SIGN SCHEDULE

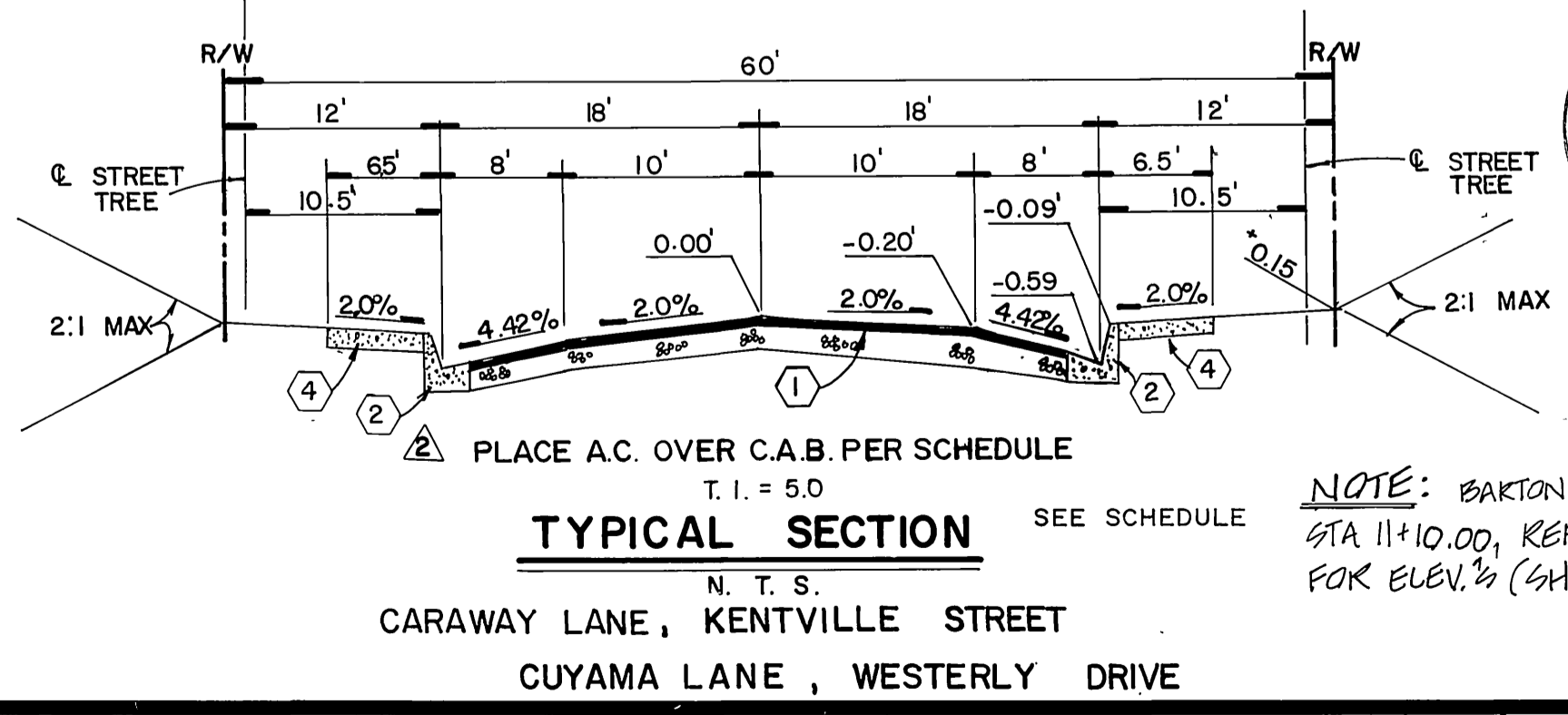
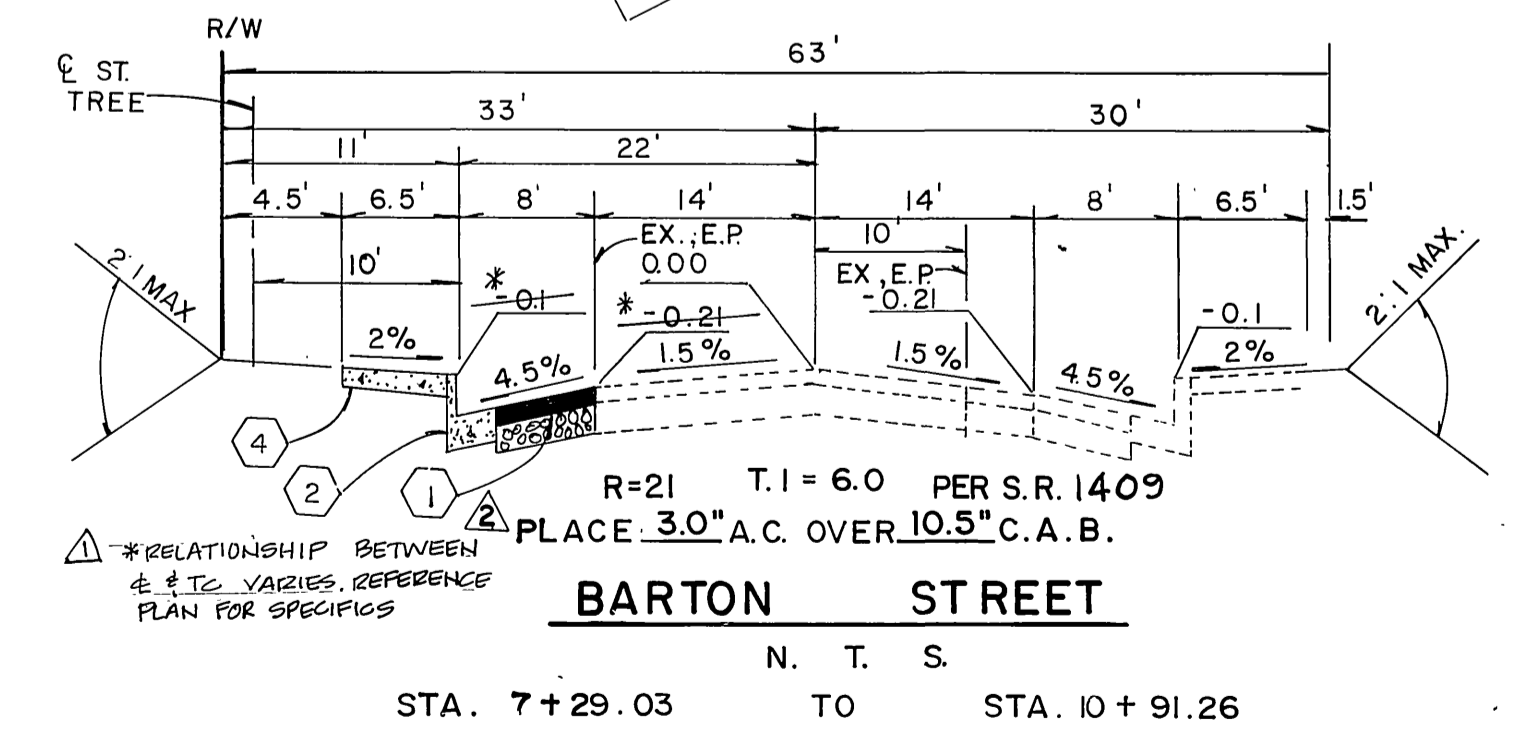
Letter	Sign Description	Quantity
A	BARTON STREET	8700
A	CARAWAY LANE	19900
B	KENTVILLE STREET	8700
B	CARAWAY LANE	19900
C	RI-STOP SIGN (30")	
D	W 53-- NOT A THROUGH ST. SIGN (24")	
	INSTALL PER C/R STD. 662A & 666	

INDEX MAP



VICINITY MAP

N. T. S.



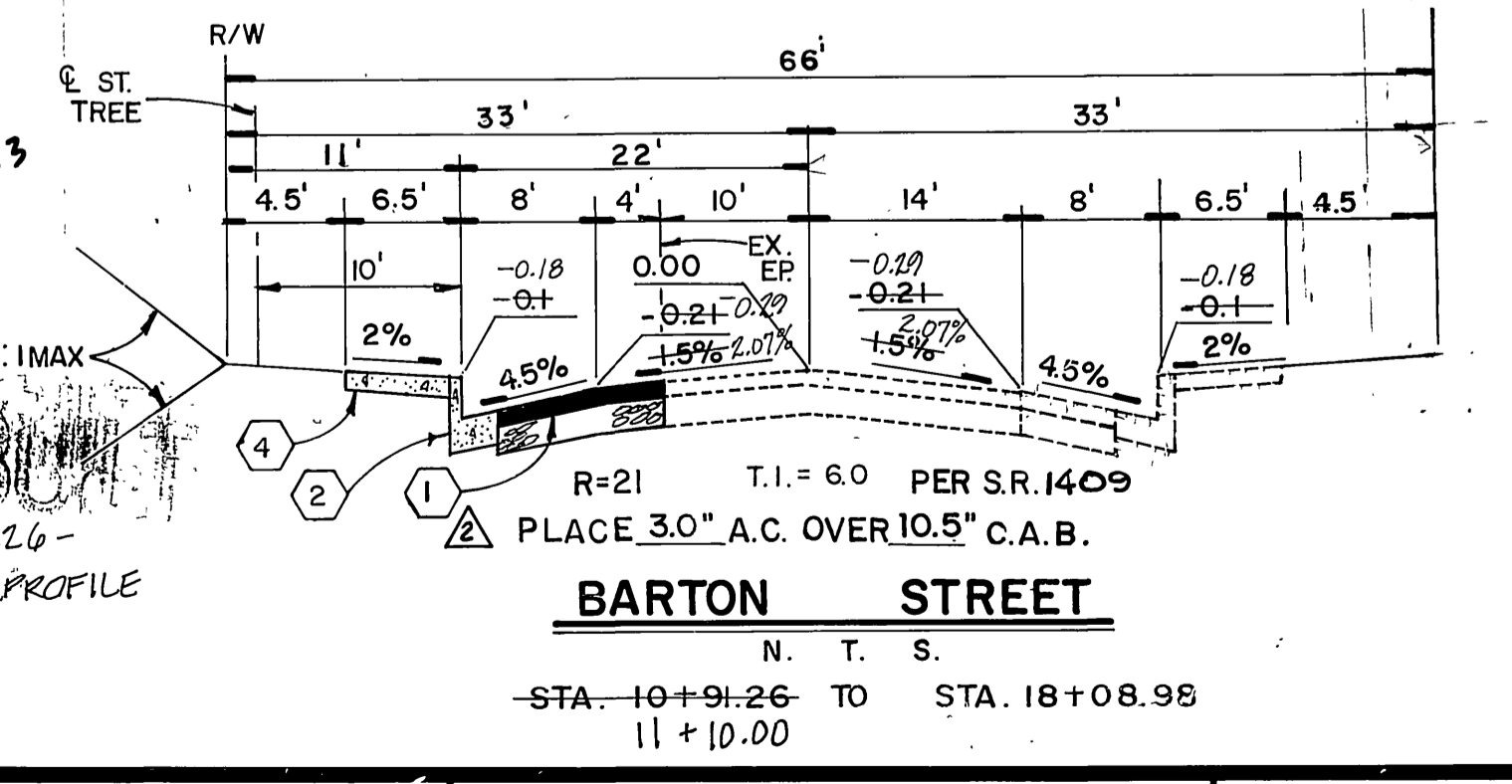
TYPICAL SECTION

N. T. S.
CARAWAY LANE, KENTVILLE STREET
CUYAMA LANE, WESTERLY DRIVE

AS BUILT



AS BUILT



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
MICHAEL O. MUEHLSTEIN
No. 35165
Exp. 9-30-91
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF
Michael Davidson
REGISTERED CIVIL ENGINEER No. 35165
EXPIRATION DATE: 9-30-91 DATE: 6-15-88

J.F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 686-0844 FAX 714-686-9954
11200 S. Mt. Vernon Ave., Suite "D" Colton, CA 92324 (919) 346-6691 (714) 825-1082 FAX 619-340-0529

SCALE: AS SHOWN
DATE: JUNE 1988

DESIGNED BY B.M. DRAWN BY T.F.E. CHECKED BY J.D.S.

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature] DATE: 3-27-89
PRINCIPAL ENGINEER
APPROVED BY: [Signature] DATE: 3-27-89
DIRECTOR OF PUBLIC WORKS

CHIEF P.W. ENGR. DATE: 3/31/89

STREET IMPROVEMENT PLANS
TRACT 20393-2
TITLE SHEET
FOR: HOMESTEAD LAND DEV.

PROJECT NO. R-3025
SHEET 1 OF 4
FILE NO. 870 9447-02

PC 2668

1750 (22' LT.)

1750 P

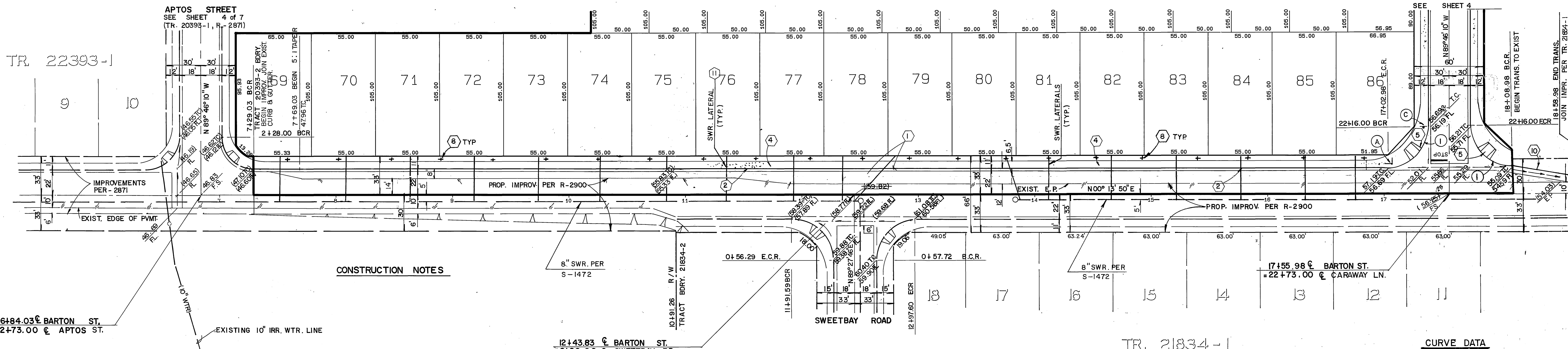
1750 (22' RT.)

1755 (22' LT.)

1755

1755 (22' RT.)

PROFILE SCALES
HOR. 1" = 40'
VERT. 1" = 4'



CONSTRUCTION NOTES

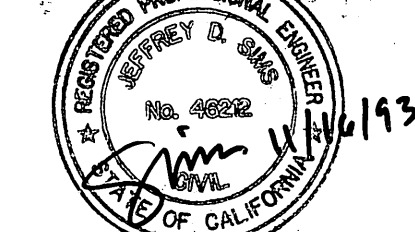
CONSTRUCTION NOTES

- 1 CONSTRUCT AC PAVEMENT OVER AGGREGATE BASE PER TYPICAL SECTION AND GENERAL NOTE 6.
- 2 CONSTRUCT CURB AND GUTTER PER CITY OF RIV. STD. DWG. NO. 200 TYPE 1 (6" C.F.)
- 3 CONSTRUCT P.C.C. CURB SIDEWALK PER CITY OF RIVERSIDE STD. NO. 220
- 4 CONSTRUCT WHEELCHAIR RAMP PER RIV. CITY STD. DWG. NO. 304
- 5 PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND REC. DEPT.
- 6 CONSTRUCT 25' A.C. DRAINAGE APRON.
- 7 CONSTRUCT 4" V.C.P. SEWER LATERAL

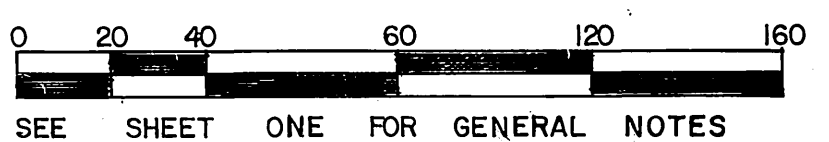
BARTON

STREET

AS BUILT



CURVE DATA			
NO.	R	L	Δ
1	90.00	135.00	54.9°



Underground Service Alert

Call: TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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REGISTERED PROFESSIONAL ENGINEER
MICHAEL O. MONTGOMERY
No. 35165
Exp. 9-30-91
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF
REGISTERED CIVIL ENGINEER NO. 35165
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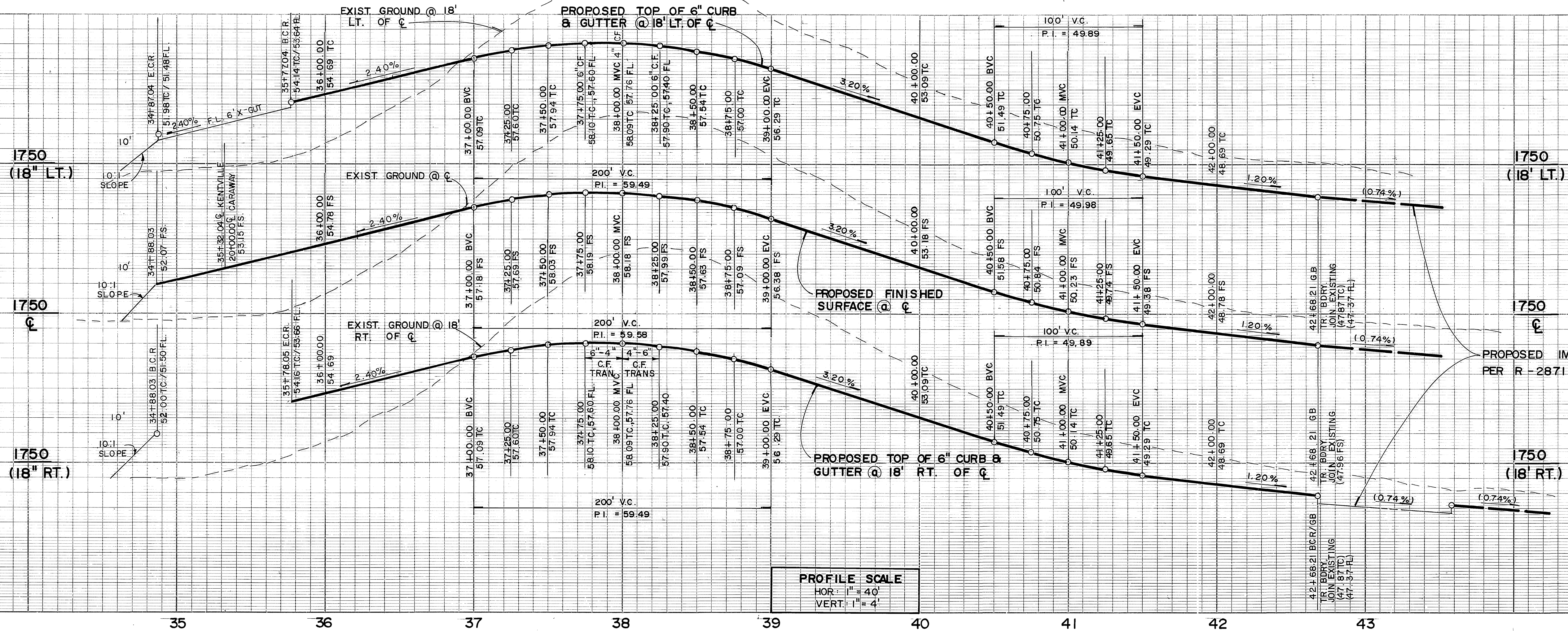
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11200 S. Mt. Vernon Ave., Suite "D" Colton, CA 92524 (714) 825-1082

73-080 El Paseo, Suite 106 Palm Desert, CA 92260 (619) 348-5661 FAX 619-348-0029

SCALE: AS SHOWN
DATE: JUNE, 1988

STREET PROFILE CHANGED ON TR. 21834-10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 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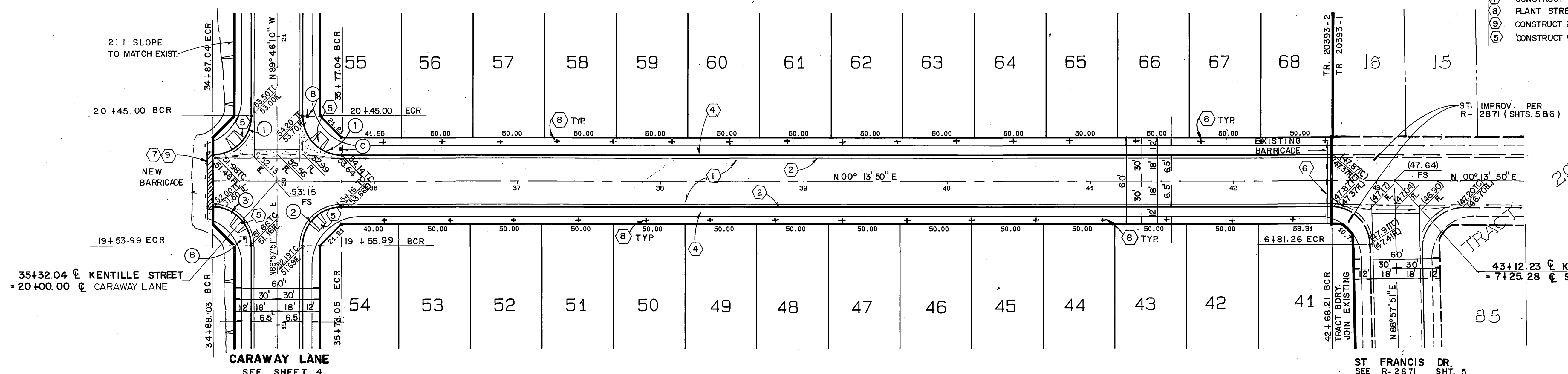
PROFILE SCALE
 HOR. 1" = 40'
 VERT. 1" = 4'

PROPOSED IMPROVEMENTS PER
 PER R-2871 (SEE SHEET 5)

CONSTRUCTION NOTES

1. CONSTRUCT A.C. PAVEMENT OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION
2. CONSTRUCT CURB & GUTTER PER CITY OF RIV. STD. DWG. NO. 200 TYP (6" C.F.)
3. CONSTRUCT P.C.C. CURB SIDEWALK PER CITY OF RIV. STD. DWG. NO. 325.
4. REMOVE & RELOCATE BARRICADE PER CITY OF RIV. STD. DWG. NO. 180
5. CONSTRUCT BARRICADE PER CITY OF RIV. STD. DWG. NO. 180.
6. PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARKS & REC. DEPT.
7. CONSTRUCT 2' WIDE x 20' LONG x 2 1/2" THICK A.C. DRAINAGE APRON.
8. CONSTRUCT WHEELCHAIR PER CITY OF RIV. STD. DWG. NO. 304.

SCALE: 1" = 40'

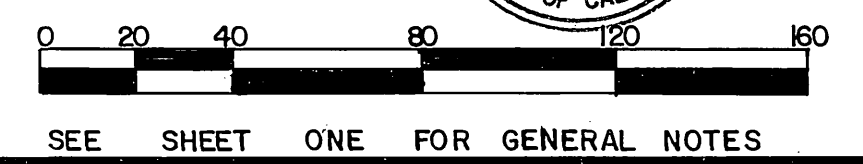


CURVE DATA

NO.	ANGLE	R	T	L
(1)	90° 00' 00"	27.00'	27.00'	42.41'
(2)	91° 15' 59"	27.00'	27.60'	43.01'
(3)	88° 44' 01"	27.00'	26.41'	41.81'

KENTVILLE STREET

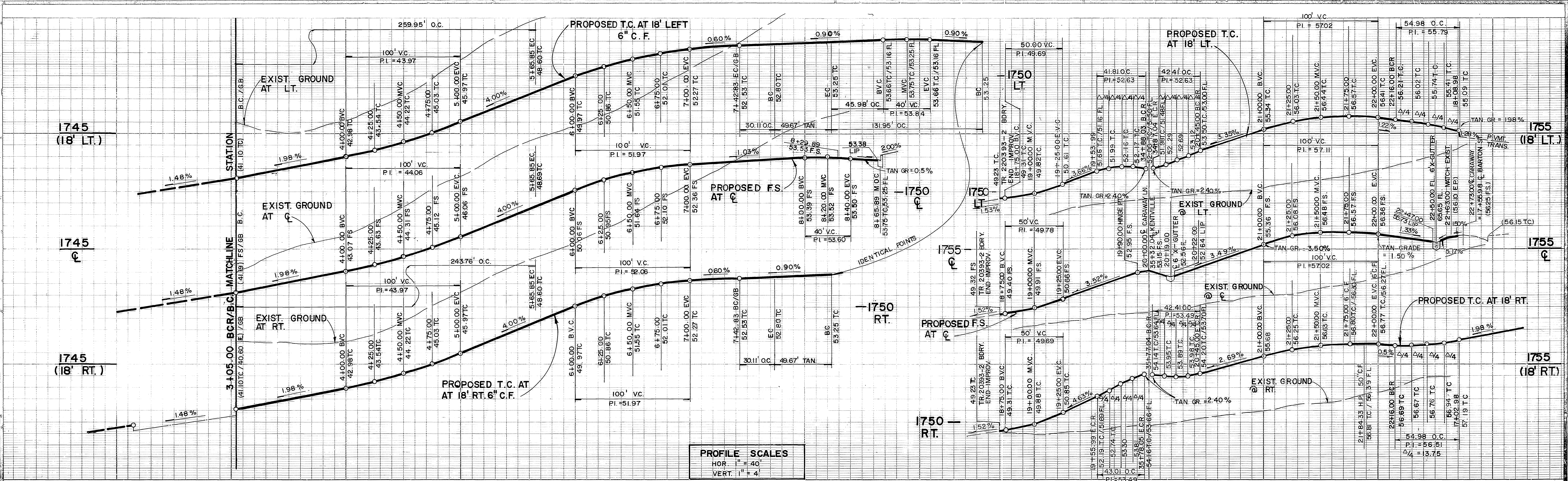
AS BUILT



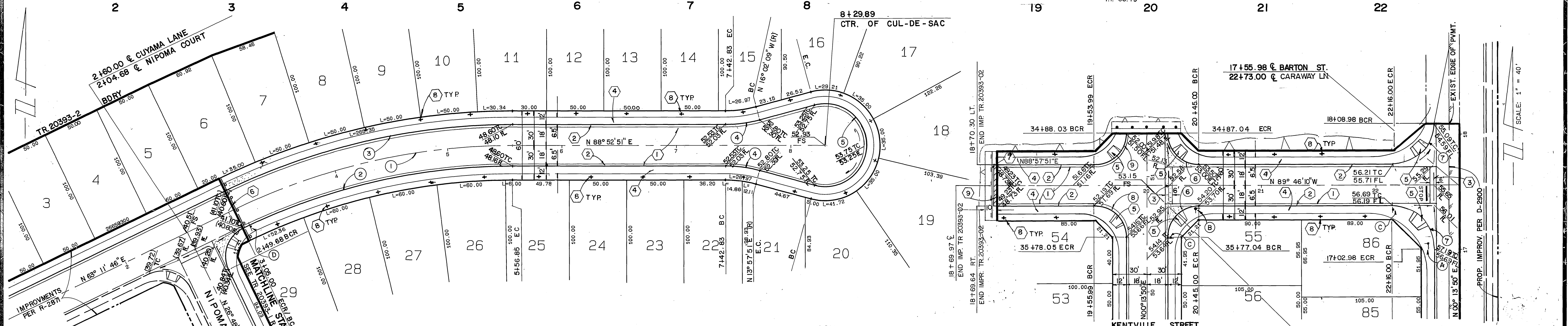
SEE SHEET ONE FOR GENERAL NOTES

<p>Underground Service Alert</p> <p>Call: TOLL FREE 1-800-422-4133</p> <p>TWO WORKING DAYS BEFORE YOU DIG</p>	<p>PRIVATE ENGINEERING NOTE</p> <p>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.</p>	<p>PREPARED UNDER THE DIRECTION OF</p> <p><i>Michael J. Muehlen</i></p> <p>REGISTERED CIVIL ENGINEER NO. 35165 EXPIRATION DATE: 9-30-91 DATE: 7-30-91</p>	<p>J.F. Davidson Associates, Inc.</p> <p>ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE</p> <p>3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 686-0844 FAX 714-686-5954</p> <p>11300 S. Mt. Vernon Ave., Suite "D" Colton, CA 92324 (714) 825-1082</p> <p>73080 El Paseo, Suite 106 Palm Desert, CA 92260 (619) 346-5691 FAX 619-346-0529</p>	<p>CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS</p> <p>APPROVED BY: <i>[Signature]</i> DATE: 3-27-89 BY: <i>[Signature]</i> DATE: 1-9-89 TRAFFIC DIVISION: <i>[Signature]</i> DATE: 3-27-89 CHIEF P.W. ENGR. DATE: 3-30-89</p>	<p>STREET PLAN & PROFILE TR. 20393-2</p> <p>KENTVILLE STREET (STATION 34+67.24 TO STATION 42+68.21)</p> <p>FOR: HOMESTEAD LAND DEV.</p>	<p>PROJECT NO. R-3025</p> <p>SHEET 3 OF 4</p> <p>FILE NO.: 8709447-2</p>
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INDEXED 4-12-89 4th



PROFILE SCALES
 HOR. 1" = 40'
 VERT. 1" = 4'

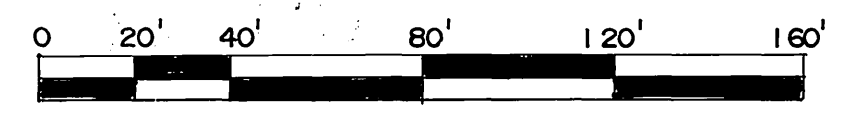


NO	CURVE	R	L	T
1	25°46'05"	560.00'	251.85'	128.09'
2	25°46'05"	542.00'	243.76'	123.98'
3	25°46'05"	578.00'	259.95'	132.21'
4	15°00'00"	115.00'	30.11'	15.14'
5	21°00'00"	36.00'	131.95'	
6	9°00'00"	27.00'	42.41'	27.00'
7	9°00'00"	35.00'	54.98'	35.00'

CUYAMA LANE

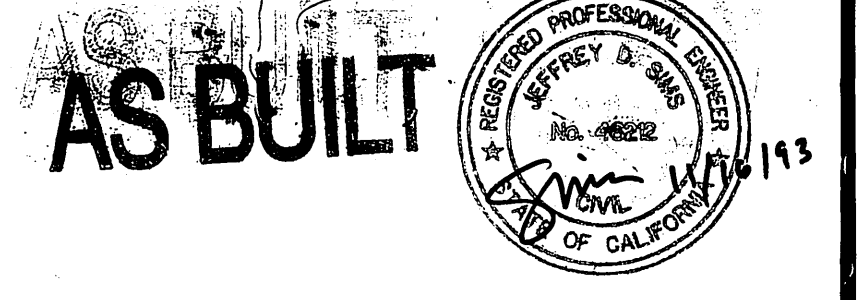
CARAWAY LANE

- CONSTRUCTION NOTES**
- Construct A.C. Pavement over crushed aggregate-base per Typical Section and Note No. 6.
 - Construct Curb & Gutter per City of Riv. Std. Dwg. No. 200 Type I (6" C.F).
 - Construct P.C.C. Cross Gutter per City of Riv. Std. Dwg. No. 220.
 - Construct P.C.C. Curb Sidewalk per City of Riv. Std. Dwg. No. 325.
 - Construct Wheelchair Ramp per City of Riv. Std. Dwg. No. 304.
 - Remove & Relocate Barricade per City of Riv. Std. Dwg. No. 180.
 - Construct Barricade per City of Riv. Std. Dwg. No. 180.
 - Plant Street Trees to the specifications of the Parks and Recreation Dept.
 - Construct 2' wide x 2 1/2" AC drainage apron.



SEE SHEET ONE FOR GENERAL NOTES.

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... No. 35165 Exp. 9-30-91	PREPARED UNDER THE SUPERVISION OF REGISTERED CIVIL ENGINEER NO. 35165 EXPIRATION DATE: 9-30-91 DATE 6-5-88	 J.F. Davidson Associates, Inc. ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE 3080 Lemon Street, Suite 300 11300 S. M. Vernon Ave., Suite "D" 73-080 El Paseo, Suite 106 P.O. Box 493 Palm Desert, CA 92260 Riverside, CA 92502 (714) 686-0864 (919) 348-0991 FAX 714-686-5954 FAX 919-340-0529	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: BY: DATE: 3/31/89 TRAFFIC DIVISION CHIEF P.W. ENGR.	STREET PLAN & PROFILE TR. 20393-2 CUYAMA LANE (STATION 3+05.00 TO STATION 8+29.89) CARAWAY LANE (STATION 18+70.00 TO STATION 22+73.00) FOR: HOMESTEAD LAND DEV	PROJECT NO. R-3025 SHEET 4 OF 4 FILE NO.: 8709447-2



AS BUILT