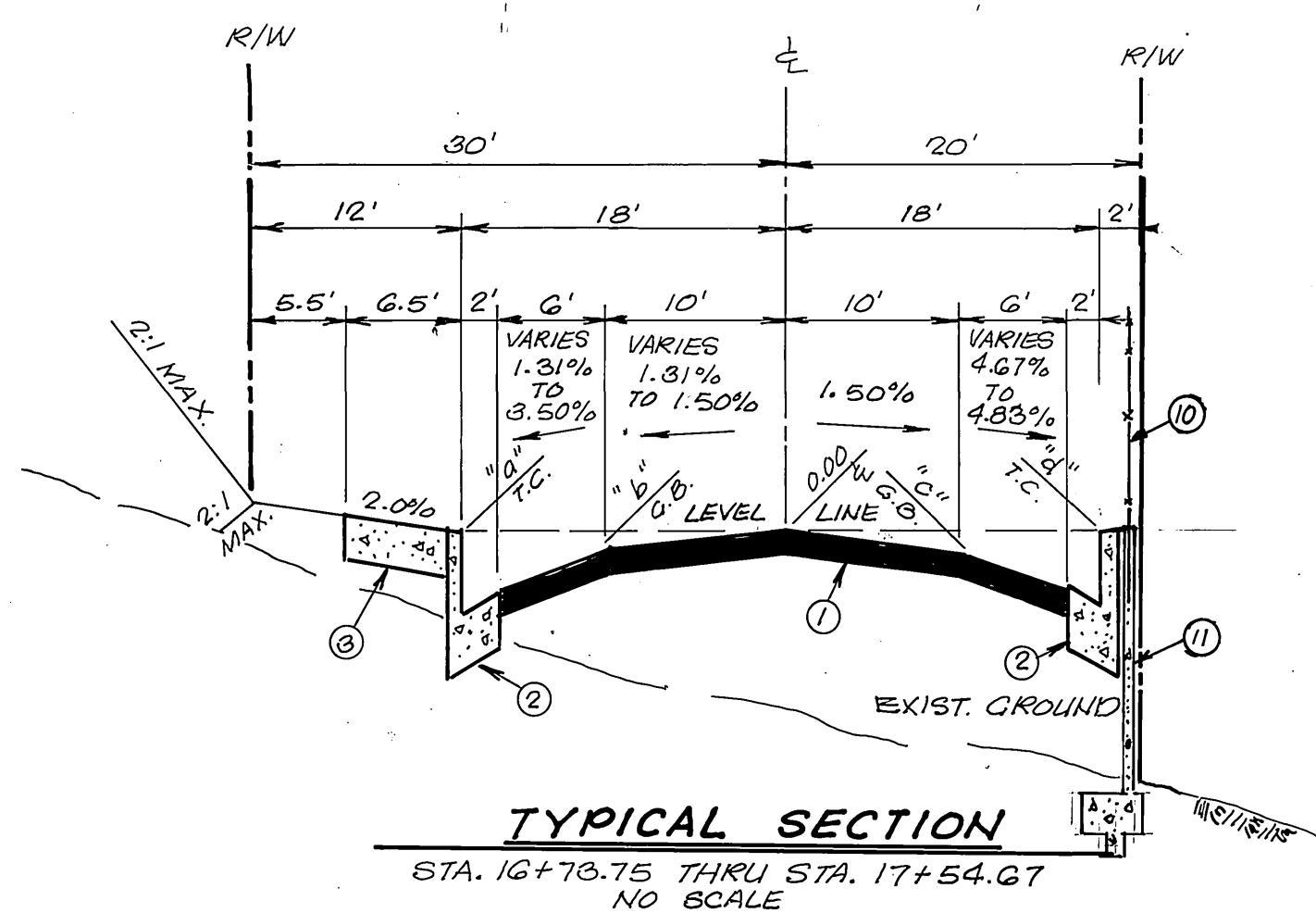


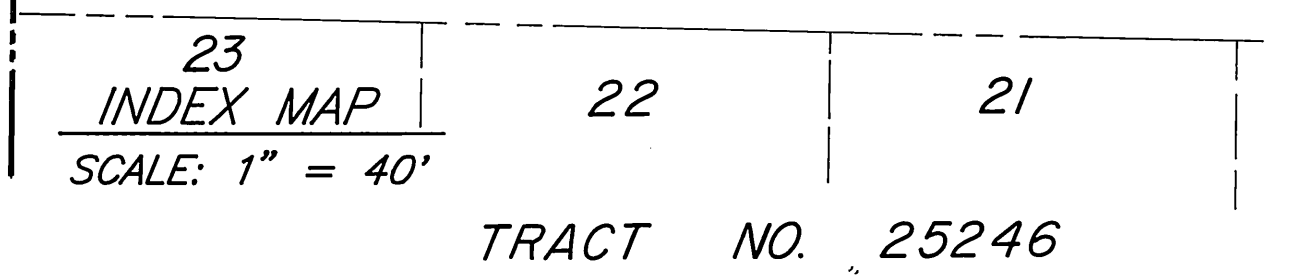
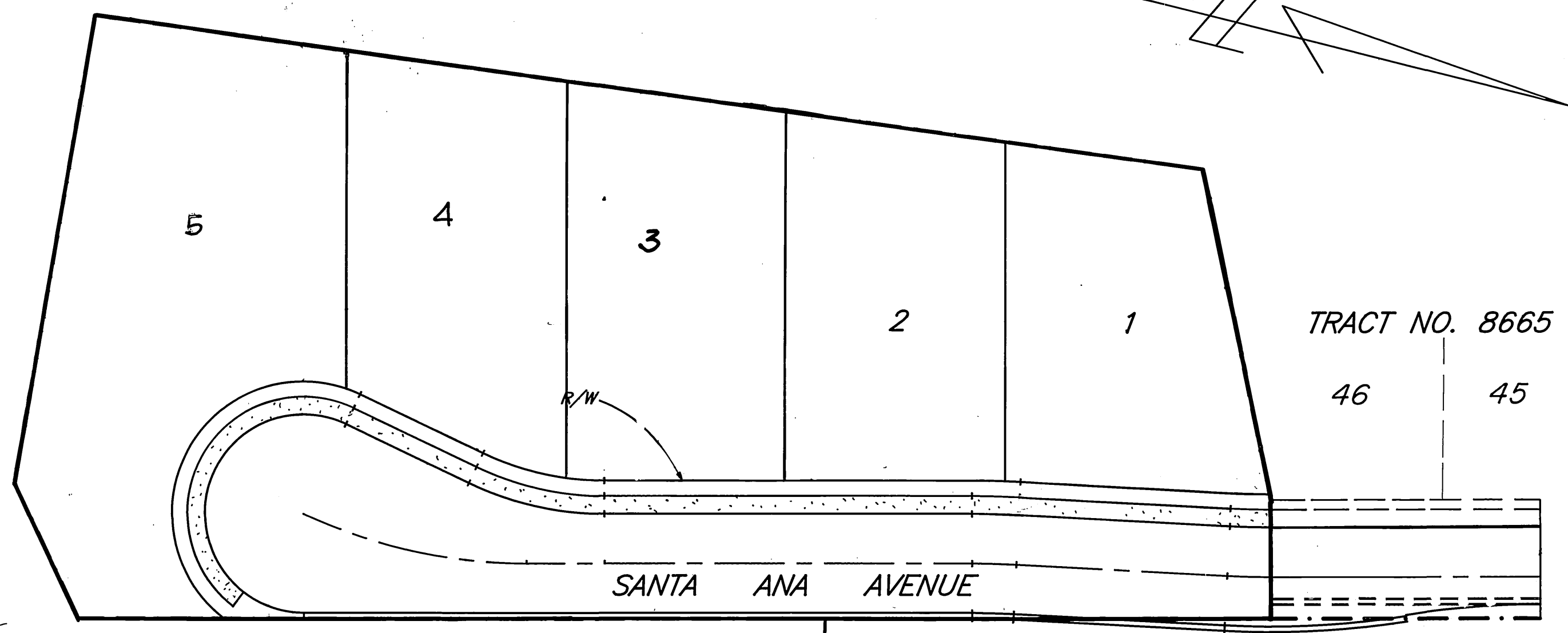
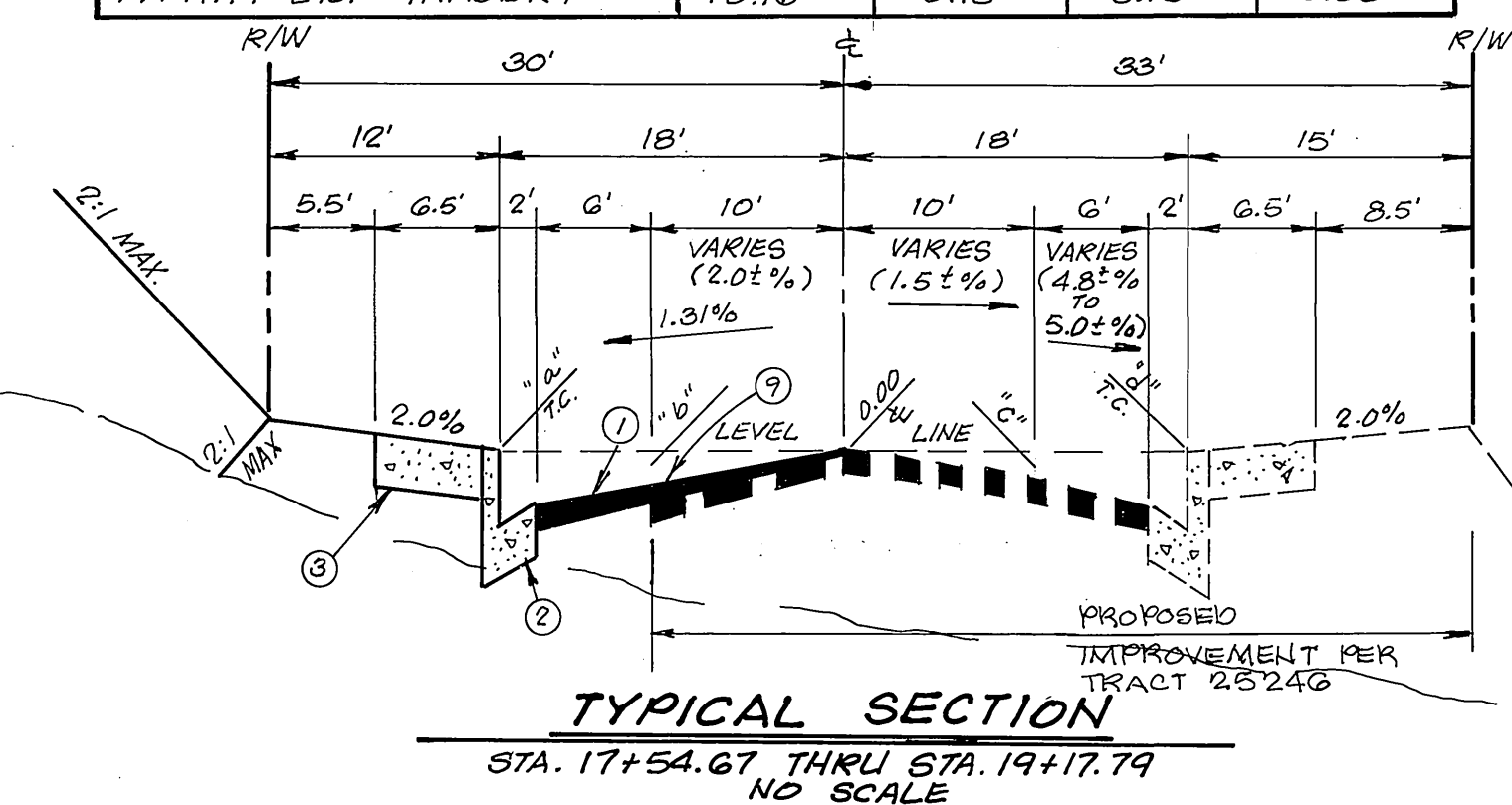
# STREET IMPROVEMENT PLAN

## TRACT MAP NO. 26958



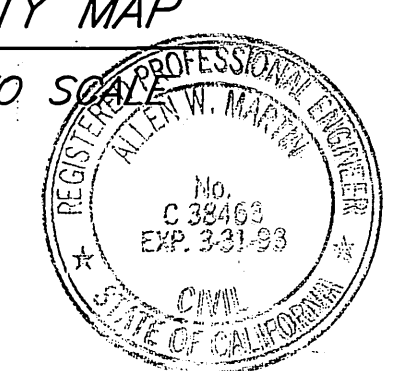
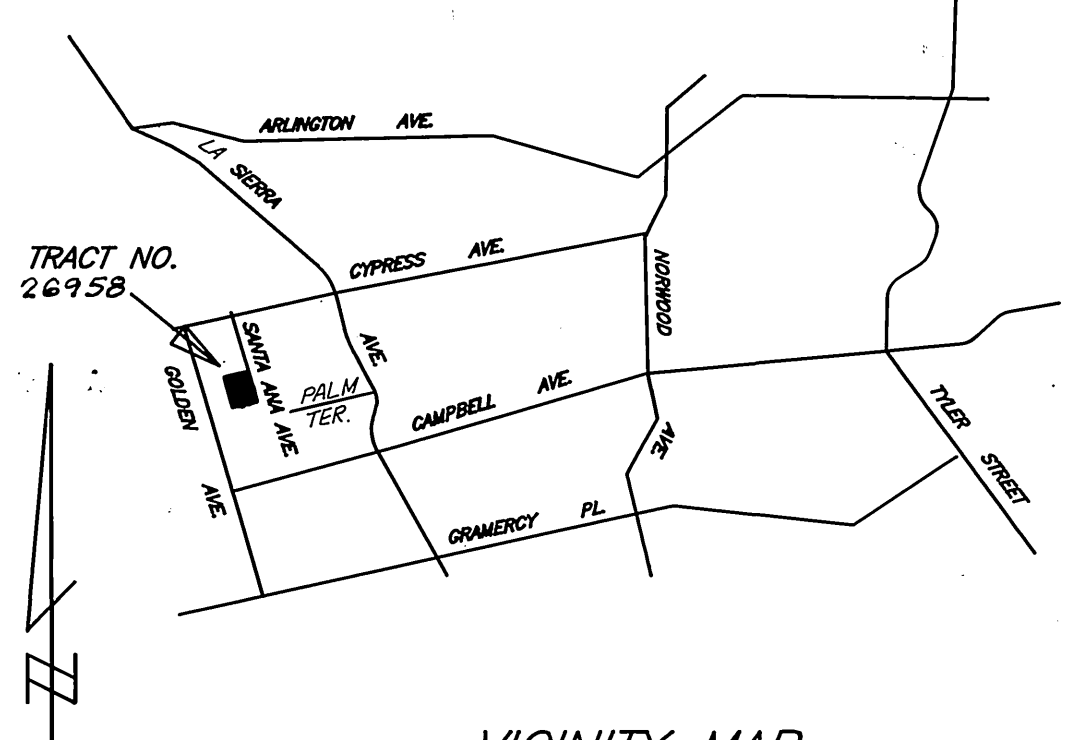
**ELEVATION OFFSETS FROM C**

STATIONS	a	b	c	d
16+76.75 : E.C.	+0.01	-0.15	-0.15	-0.08
17+00.00	+0.06	-0.15	-0.15	-0.06
17+54.67	+0.16	-0.13	-0.15	-0.07
18+00.00	+0.16	-0.13	-0.15	-0.07
18+50.00	+0.16	-0.13	-0.15	-0.07
19+00.00	+0.16	-0.13	-0.15	-0.07
19+17.79 : E.C. ~ TR. BDRY	+0.16	-0.13	-0.15	-0.08



**STREET CONSTRUCTION NOTES AND QUANTITY ESTIMATES**

NO.	ITEMS	QUANTITY	UNIT
①	CONST. 4" A.C. OVER COMPACTED NATIVE TO 95% R.C.	11,100	S.F.
②	CONST. 6" CURB & GUTTER, TYPE I, PER STD. DWG. # 200	665	L.F.
③	CONST. CONC. SIDEWALK PER STD. DWG # 325	2,680	S.F.
④	REMOVE 2"x4" REDWOOD HEADER	189	L.F.
⑤	REMOVE EXISTING TRAFFIC DELINEATORS	3	EA.
⑥	REMOVE EXISTING STREET BARRICADE	1	EA.
⑦	INSTALL STREET TREES PER PARKS & RECREATION DEPT. STDS.	6	EA.
⑧	CONST. DRIVEWAY APPROACHES PER STD. DWG. # 302	6	EA.
⑨	VARIABLE THICKNESS A.C. OVERLAY	4.5	TONS
⑩	CONST. 6.0' HIGH CHAIN LINK FENCE	220	L.F.
⑪	CONST. RETAINING WALL PER DETAIL ON SHEET 2	205	L.F.



**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 IN 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 (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.
- 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.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

- PARKS AND RECREATION DEPARTMENT  
GENERAL NOTES FOR STREET TREES**
- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
  - CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714)351-6126 TO SCHEDULE INSPECTION. 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.
    - 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 DEPT. IS ASSUMING MAINTENANCE RESPONSIBILITIES.
  - STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY.
  - THE CONTRACTOR / DEVELOPER SHALL MAINTAIN ALL PAINTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
  - STREET TREE PLANTING SHALL BE AS FOLLOWS:
 

STREET NAME	BOTANICAL NAME / COMMON NAME	MIN. SIZE	APPROX. NO. SPACING	REQ. IDEAL
A. SANTA ANA	LIQUIDAMBAR STYRACIFLUA / FESTIVAL SWEET GUM	15 GAL.	45'	
  - PARK AND RECREATION DEPT. AND PUBLIC WORKS DEPT. PERMITS ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND / OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACK FILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.
  - ALL STREET TREES TO BE AUTOMATICALLY IRRIGATED.

NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE STREET TREE NUMBERS AND LOCATIONS AS SHOWN ON APPROVED PLANS.

**BENCH MARK**

P.K. NAIL AND CITY ENGINEER TAG IN EASTERLY CURB OF LA SIERRA AVENUE, 40± NORTHERLY OF CENTER LINE PALM TERRACE LANE. RIVERSIDE PRECISE DATUM 62-M. ELEV. 779.743

CHOICE CABLE: SIGNATURE: <i>Allen W. Martin</i> DATE: 11-21-87	SEAL 	<b>SOUTHLAND ENGINEERING</b> 2200 BUSINESS WAY, STE. 100 RIVERSIDE, CA. 92501 DATE: 1-22-91	<b>CITY OF RIVERSIDE</b> PUBLIC WORKS DEPARTMENT APPROVED BY: <i>Allen W. Martin</i> PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.W. ENGINEER	<b>STREET IMPROVEMENT PLAN</b> TRACT NO. 26958 TITLE SHEET SEC. 3.T3S. R6W. OF RANCHO LA SIERRA HORIZ. SCALE: 1" = N/A VERT. SCALE: 1" = N/A	ACCOUNT NO. 8835-5 R-3091 SHEET 1 OF 2 90553
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PC 2830

814 LEFT

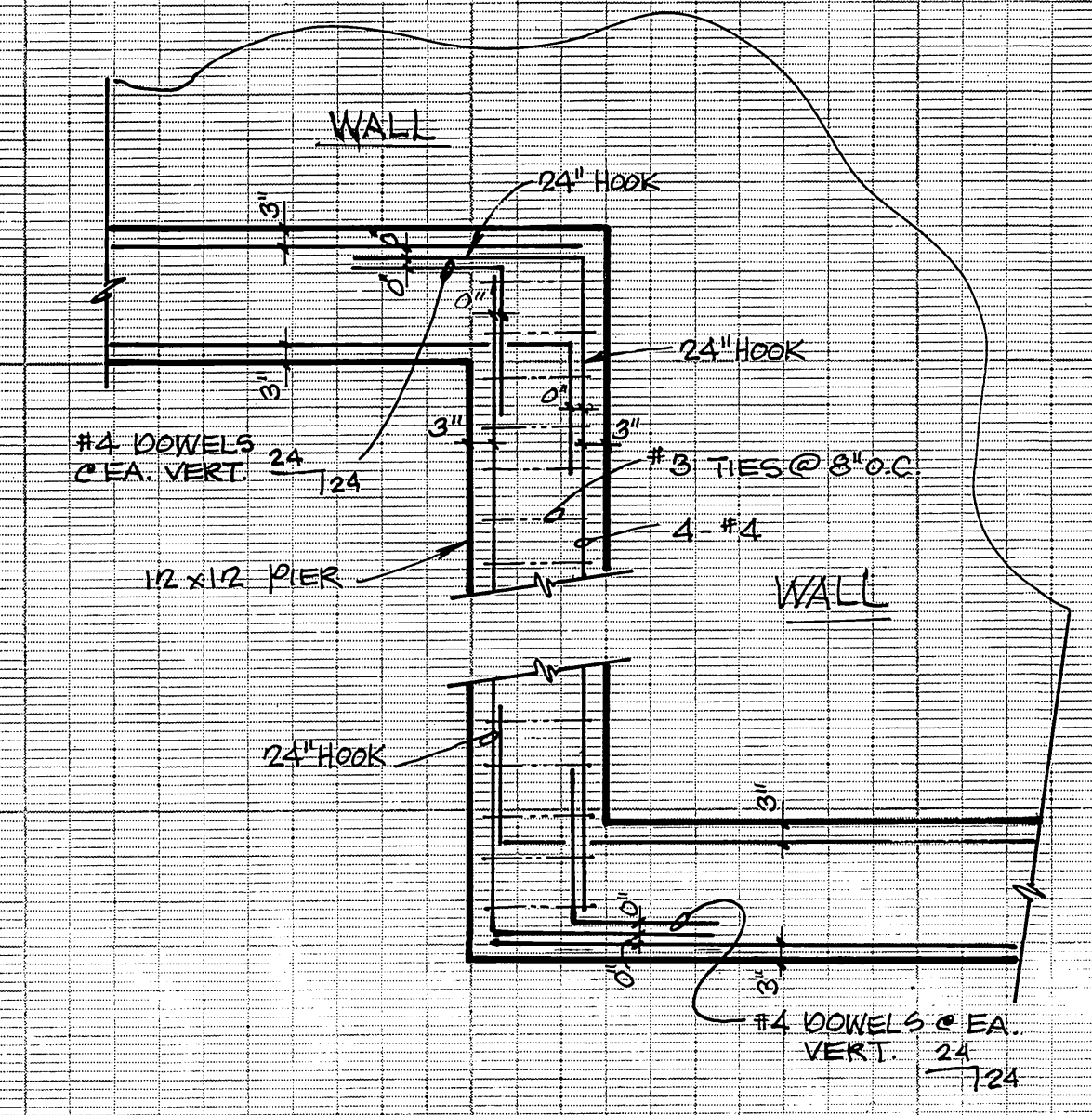
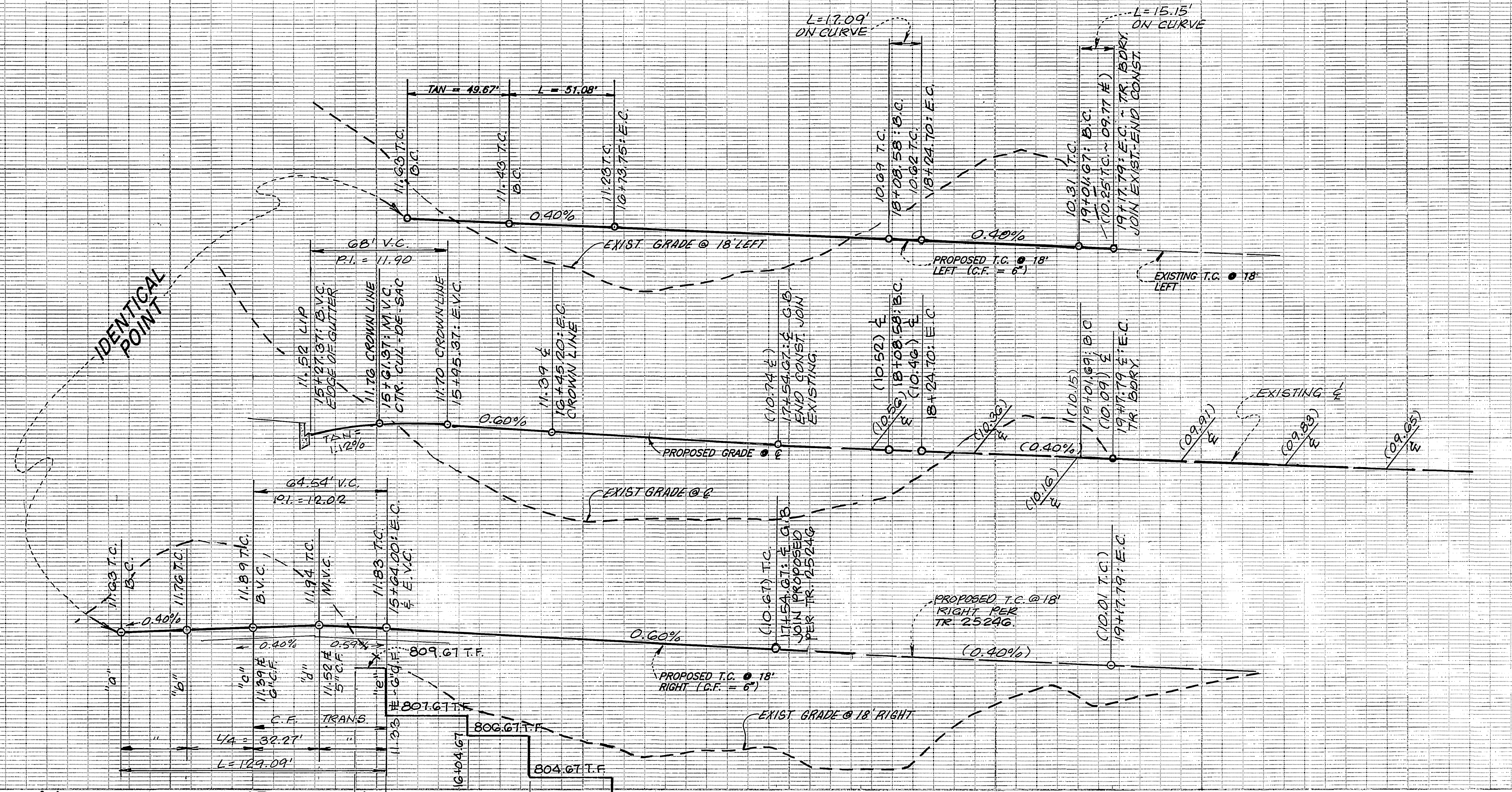
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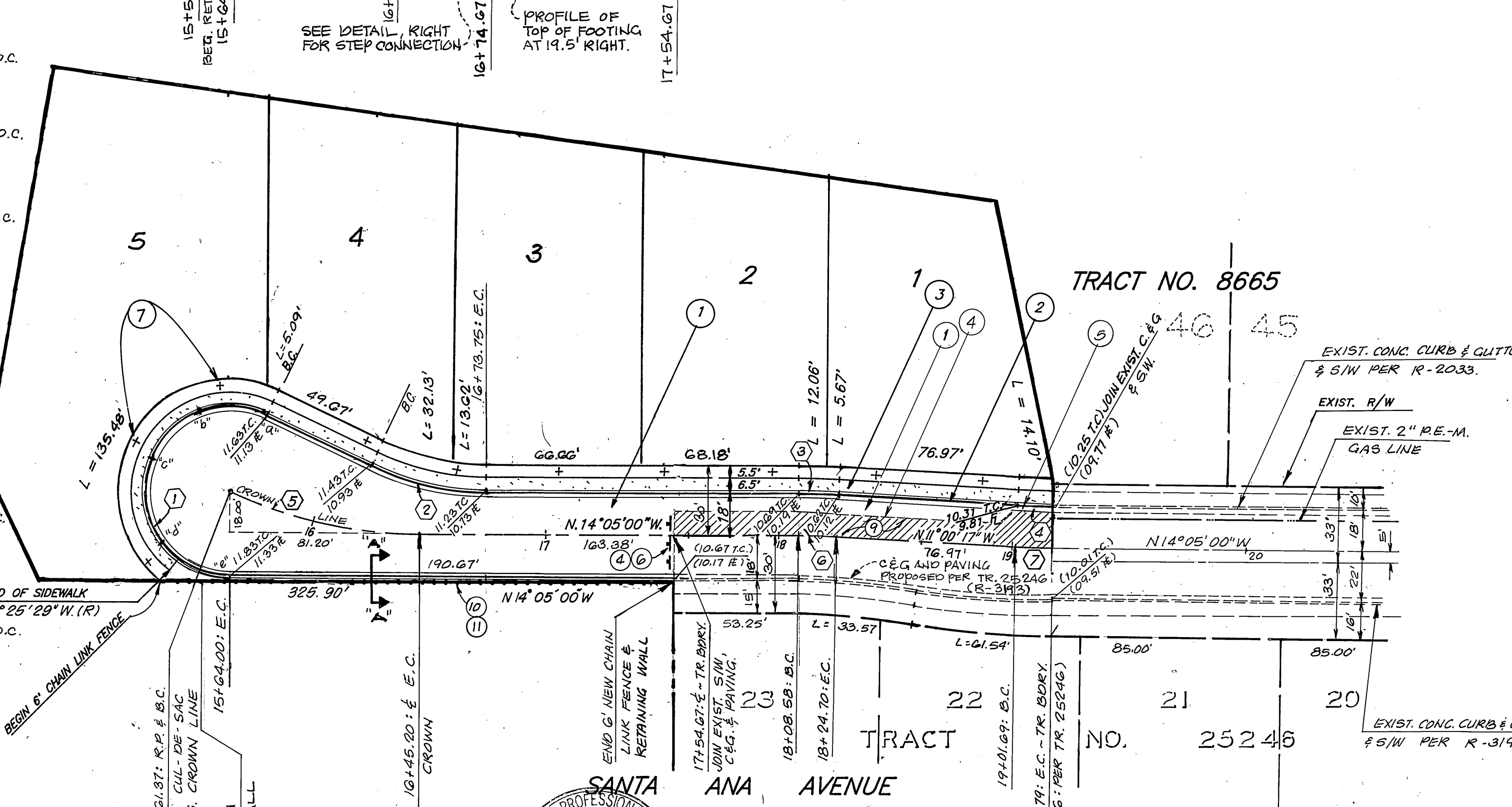
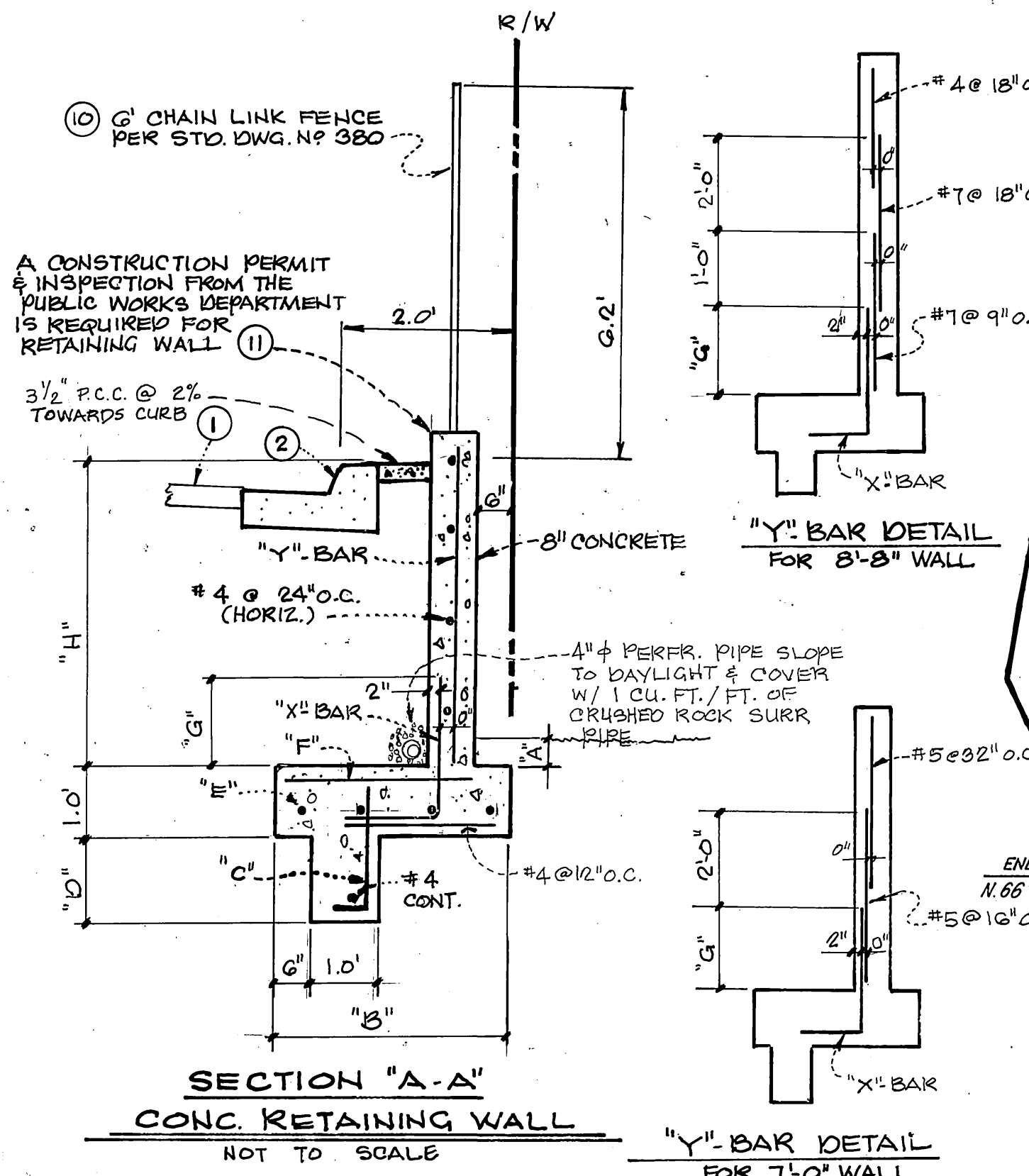
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14 15 16 17 18 19 20 21



- CONSTRUCTION NOTES:**
- 1 CONST. 4" A.C. OVER COMPACTED NATIVE TO 95% R.C.
  - 2 CONST. 6" CURB & GUTTER, TYPE 4, PER STD. DWG. # 200
  - 3 CONST. CONC. SIDEWALK PER STD. DWG. # 325
  - 4 REMOVE 2" X 4" REDWOOD HEADER
  - 5 REMOVE EXIST. TRAFFIC DELINEATORS
  - 6 REMOVE EXISTING STREET BARRICADE.
  - 7 INSTALL STREET TREES PER PARKS & RECREATION DEPT. STDS.
  - 8 CONST. DRIVEWAY APPROACHES PER STD. DWG. # 302.
  - 9 CONST. VARIABLE THICKNESS A.C. OVERLAY.....
  - 10 CONST. 6.0' HIGH CHAIN LINK FENCE.
  - 11 CONST. RETAINING WALL PER DETAIL THIS SHEET.

**CURVE DATA**

DELTA	RADIUS	LENGTH	TANGENT
1	205'27'05"	36.00'	129.09'
2	25'27'05"	115.00'	51.08' 25.97'
3	3'04'43"	318.00'	17.09' 8.55'
4	3'04'43"	282.00'	15.15' 7.58'
5	24'59'56"	192.14'	83.83' 42.59'
6	3'04'43"	300.00'	16.12' 8.06'
7	3'04'43"	300.00'	16.12' 8.06'
8	3'04'43"	282.00'	15.15' 7.58'
9	3'04'43"	318.00'	17.09' 8.55'
10	9'22'00"	318.00'	51.99' 26.05'
11	9'22'00"	282.00'	46.10' 23.10'

**BENCH MARK**  
 P.K. NAIL AND CITY ENGINEER TAG IN EASTERLY CURB OF LA SIERRA AVENUE, 40' NORTHERLY OF CENTERLINE PALM TERRACE LANE.  
 RIVERSIDE PRECISE DATUM 62 - M. ELEV. 779.743

H	B	D	A	C	E	F	X-BAR	G	Y-BAR
8'-8"	7'-0"	1'-6 1/2"	4"	#5 @ 24" O.C.	7'-#4 CONT.	#7 @ 6" O.C.	#8 @ 9" O.C.	1'-8"	SEE DETAIL.
7'-0"	5'-0"	1'-6 1/2"	4"	#4 @ 24" O.C.	5'-#4 CONT.	#6 @ 12" O.C.	#6 @ 8" O.C.	2'-0"	SEE DETAIL.
5'-0"	3'-0"	1'-6 1/2"	4"	#4 @ 24" O.C.	3'-#4 CONT.	#4 @ 12" O.C.	#5 @ 10" O.C.	2'-0"	#5 @ 32" O.C.
4'-6"	3'-0"	1'-6"	4"	#4 @ 24" O.C.	3'-#4 CONT.	#4 @ 12" O.C.	#5 @ 10" O.C.	2'-0"	#5 @ 32" O.C.
2'-6"	1'-9"	1'-4"	6"	#4 @ 24" O.C.	3'-#4 CONT.	#4 @ 12" O.C.	#4 @ 24" O.C.	1'-0"	#4 @ 24" O.C.

CHOICE CABLE:  
 SIGNATURE: *[Signature]*  
 DATE: 11-21-97

SEAL  
 REGISTERED PROFESSIONAL ENGINEER  
 ALLEN W. MARTIN  
 No. C 38463  
 EXP. 3-31-93  
 CIVIL  
 STATE OF CALIFORNIA

**SOUTHLAND ENGINEERING**  
 2200 BUSINESS WAY, STE. 100  
 RIVERSIDE, CA. 92501  
 ALLEN W. MARTIN, R.C.E. 38463  
 DATE: 11-21-97

ADDED PAV. SECTION PER SR 1562  
 DESIGNED BY: RM DRAWN BY: AR CHECKED BY: ES

**CITY OF RIVERSIDE**  
 PUBLIC WORKS DEPARTMENT  
 APPROVED BY: *[Signature]* DATE: 11/18/97  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 CHIEF P.W. ENGINEER

**STREET IMPROVEMENT PLAN**  
 TRACT NO. 26958  
 SANTA ANA AVENUE  
 SEC. 3, T.3S, R.6W OF RANCHO LA SIERRA  
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'  
 ACCOUNT NO. 8835-5  
 R-3091  
 SHEET 2 OF 2  
 90853