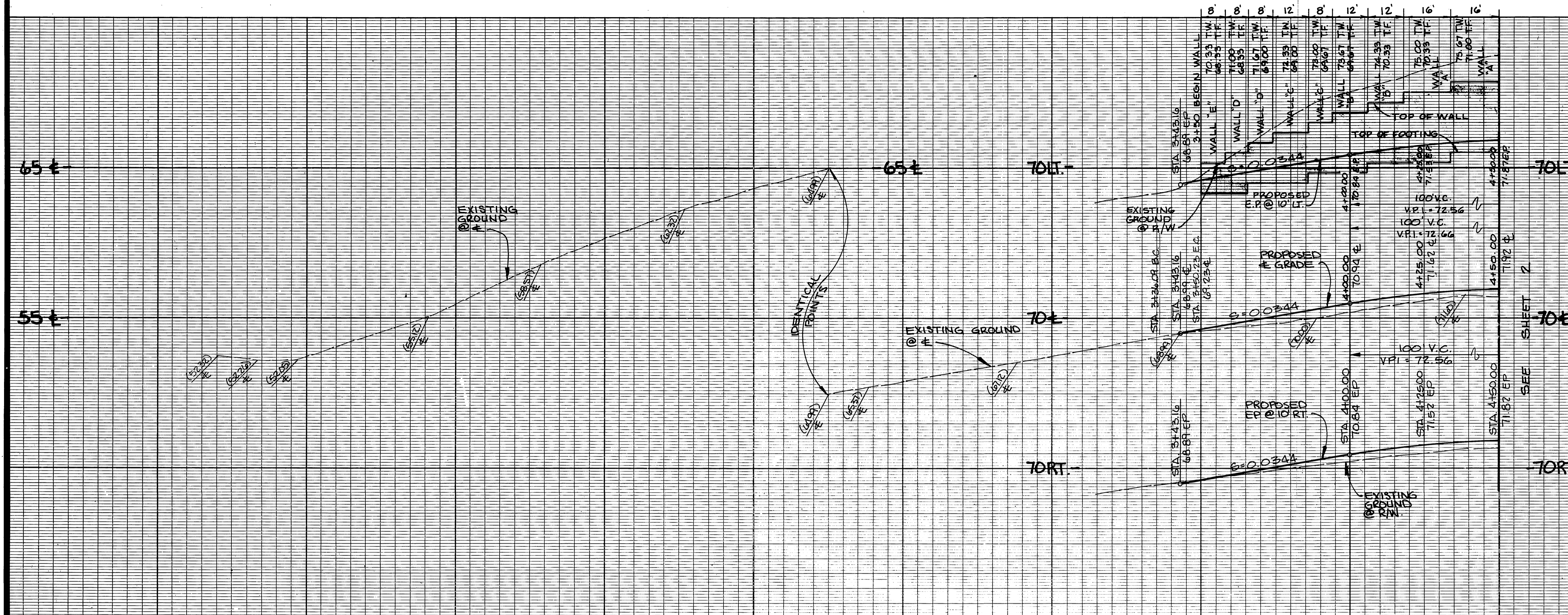


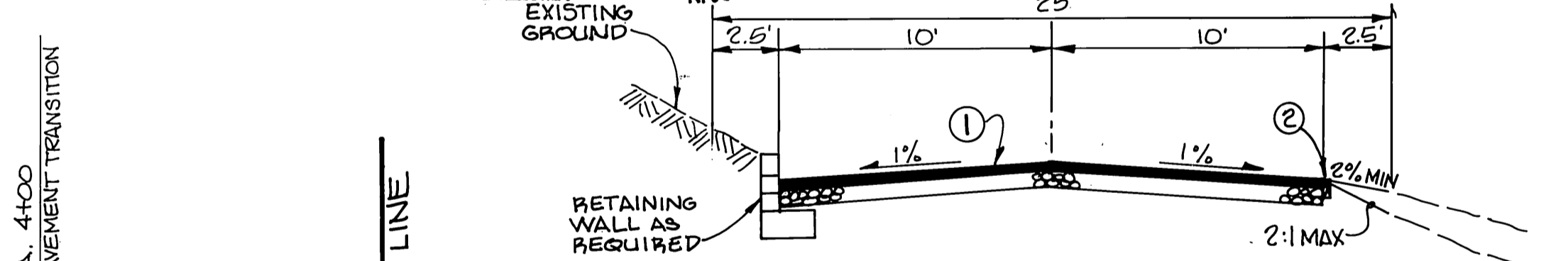
- GENERAL NOTES**
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE 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.
 - 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.
 - 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.
 - THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
 - ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
 - 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.
 - 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 TREE GENERAL NOTES

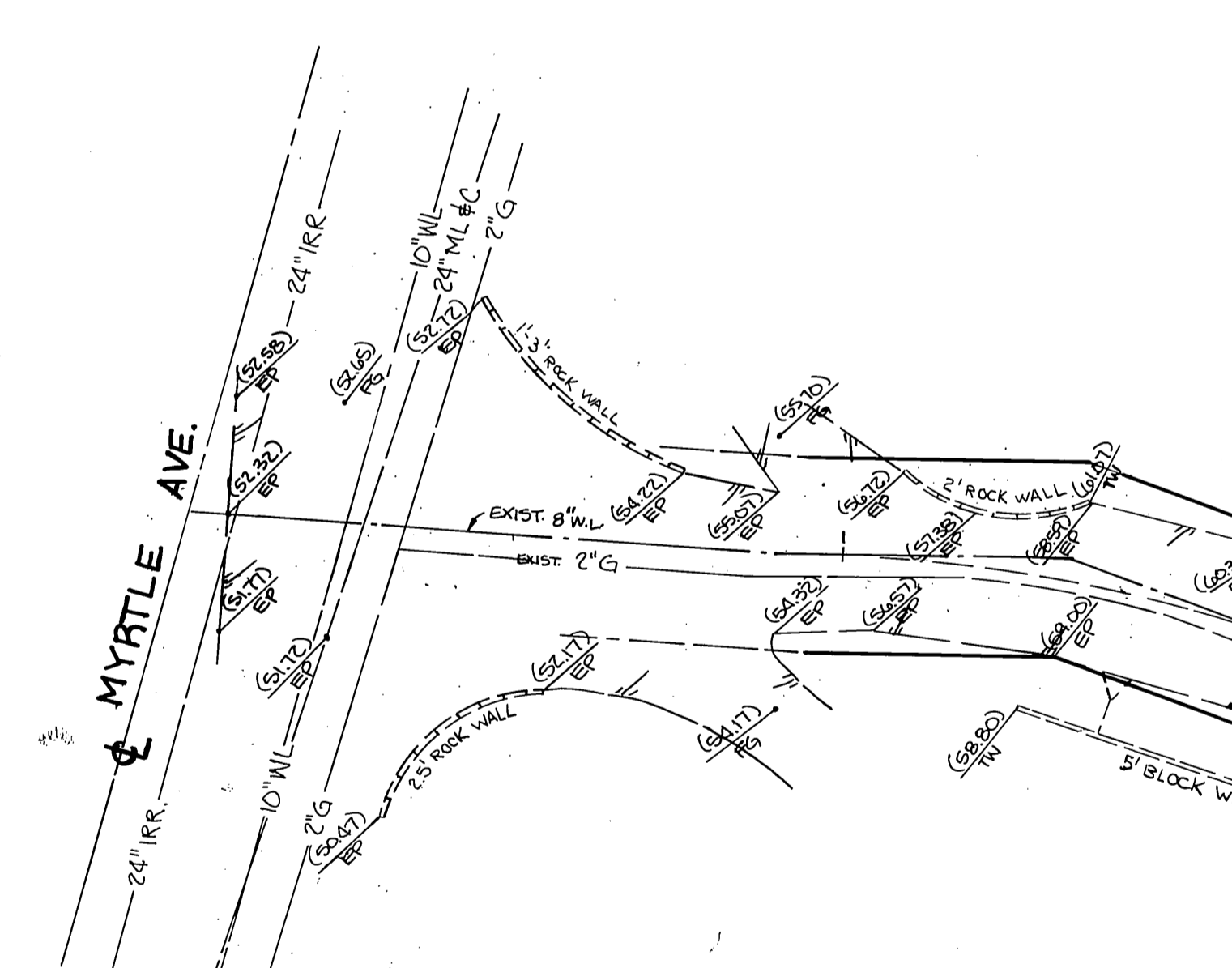
- ALL RELATED WORK SHALL COMFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
- CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 351-6126 TO SCHEDULE INSPECTIONS.
- WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS.
- WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES.
- AFTER PLANTING ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE.
- AT END OF MAINTENANCE/FINAL ACCEPTANCE (CONTRACTOR/DEVELOPER) SHALL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARKS 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. APPROX. NO. SIZE SPACING REQ.
VICTORIA HILL	Pinus Canariensis/ CANARY ISLAND PINE	15' 45' GAL



TYPICAL SECTION
STA. 3+43.16 TO STA. 4+00
T.I. = 6.0
1" = 5'

- NOTES:**
- CONSTRUCT 2.5" A.C. OVER 6" CRUSHED AGGREGATE BASE OR CONSTRUCT 3.75" A.C. OVER COMPACTED NATIVE, PER S.R. 1397
 - CONSTRUCT 2" x 4" REDWOOD HEADER.
 - PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.
 - ADJUST WATER VALVE CAN TO FINISHED GRADE BY WATER PIPELINE CONTRACTOR AFTER ACCEPTANCE OF WATER SYSTEM.



VICTORIA HILL DRIVE

CITY OF RIVERSIDE
WATER DEPARTMENT

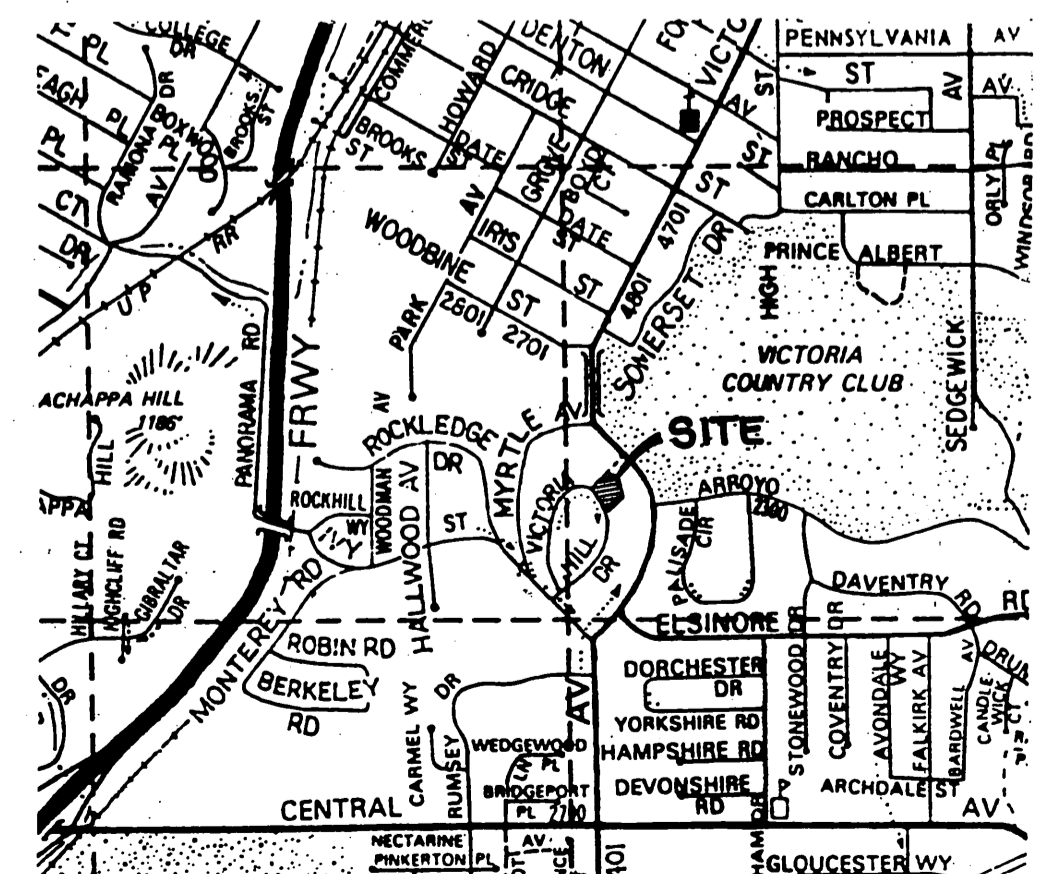
SOUTHERN CALIFORNIA GAS CO.

BY: *Robert St. Johns*

APPROVED: *Richard D. Decker* 11-2-89
DATE: 10-30-89

CURVE DATA

Δ	R	L	T
A 2° 01' 30"	200.00'	7.07'	2.53'
B 4° 03' 00"	200.00'	14.14'	7.07'



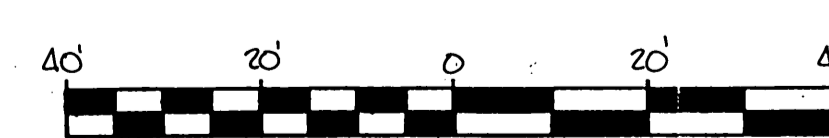
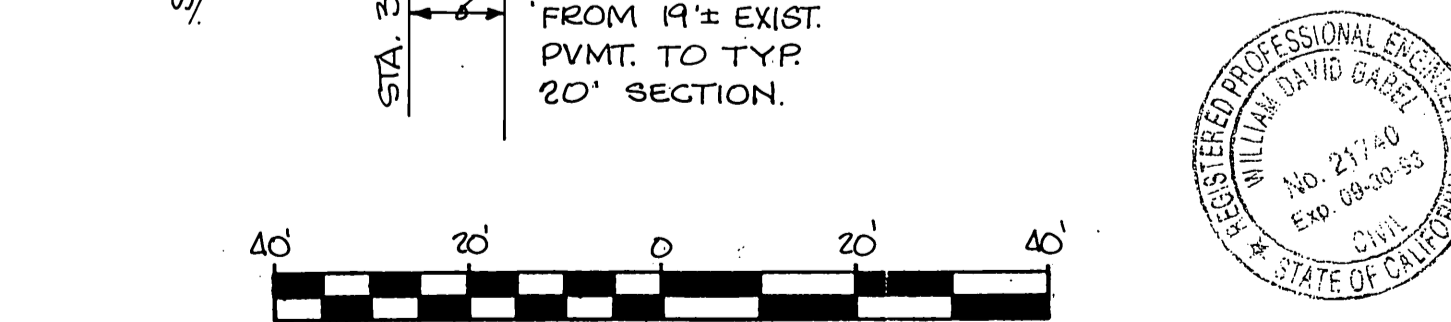
VICINITY MAP
NO SCALE

BENCH MARK: H7-C
BRASS DISK STAMPED H7-C
CAPPED AT THE INTERSECTION
OF CENTRAL & VICTORIA

ELEV. = 946.578

GABEL, COOK & BECKLUND
Environmental • Hydrology • Planning
Civil Engineering • Surveying • Structures
647 North Main Street, Suite 1-B, Riverside, Calif. 92501
Telephone (714) 788-8092

APPROVED BY: *[Signature]*
DATE: 11-2-89



CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]*
DATE: 11-8-89
PRINCIPAL ENGINEER

TRAFFIC DIVISION
CHIEF P.W. ENGINEER

DATE: Nov. 9, 1989

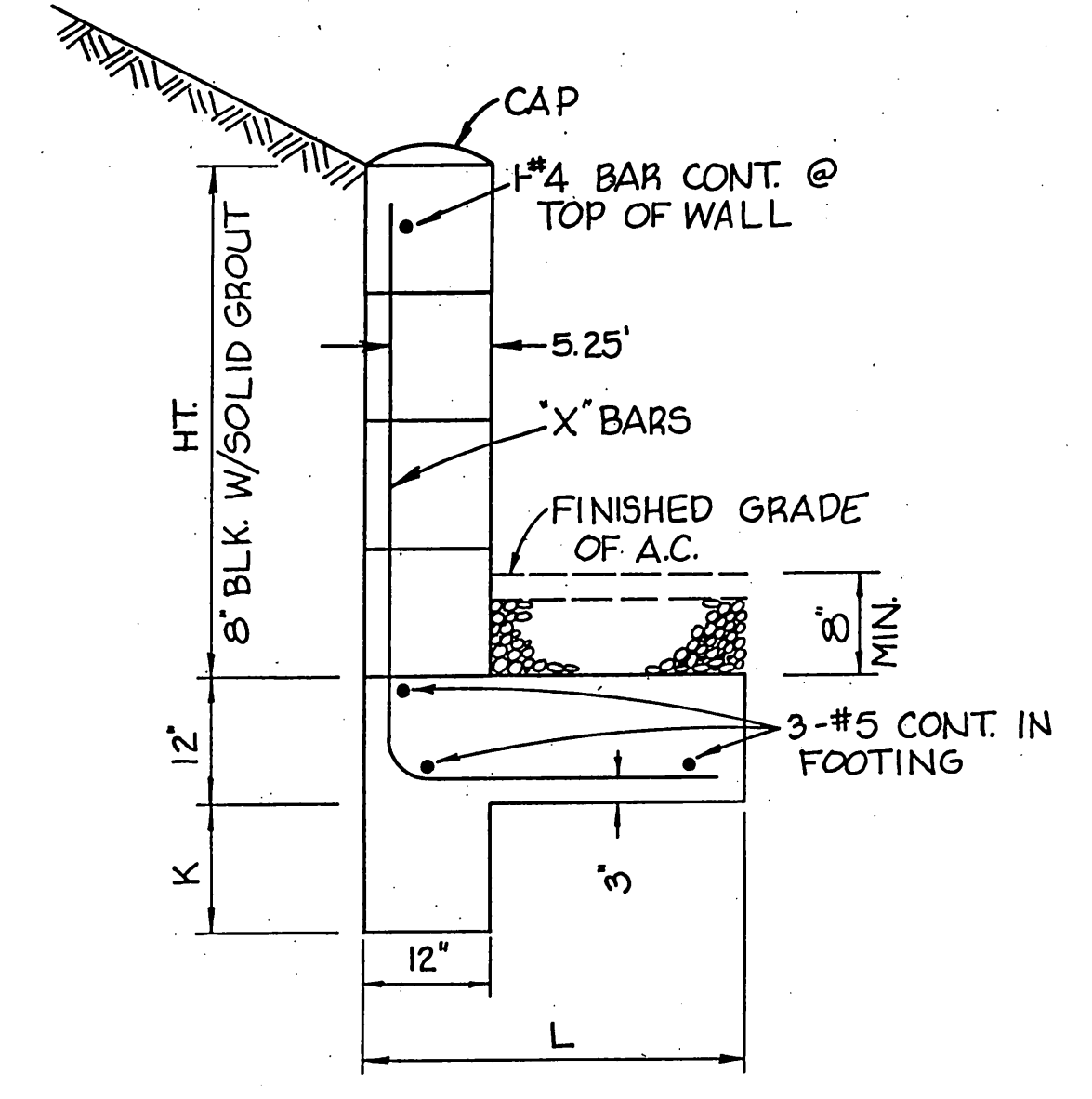
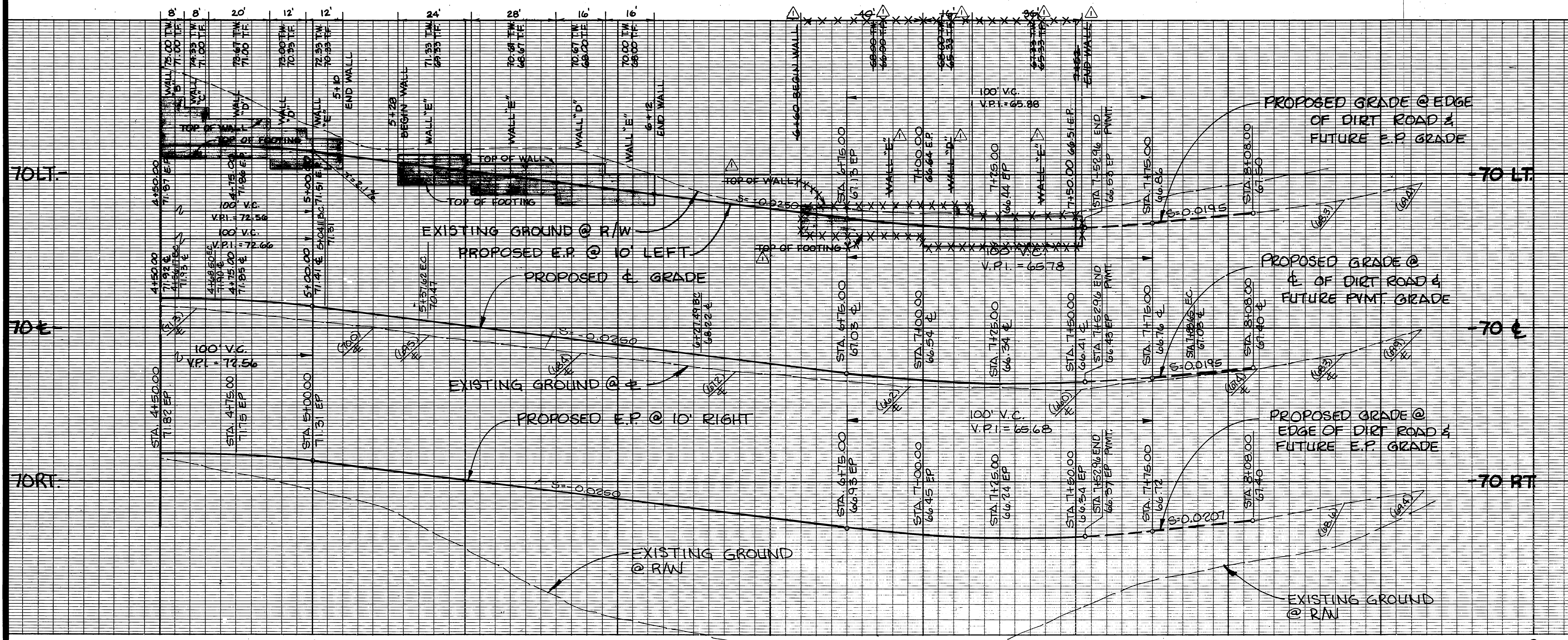
STREET IMPROVEMENT PLAN
PM 23985
VICTORIA HILL DRIVE

ACCOUNT NO. R-3102
SHEET 1 of 2
WO 88 997

HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 4'

INDEXED 2-16-90

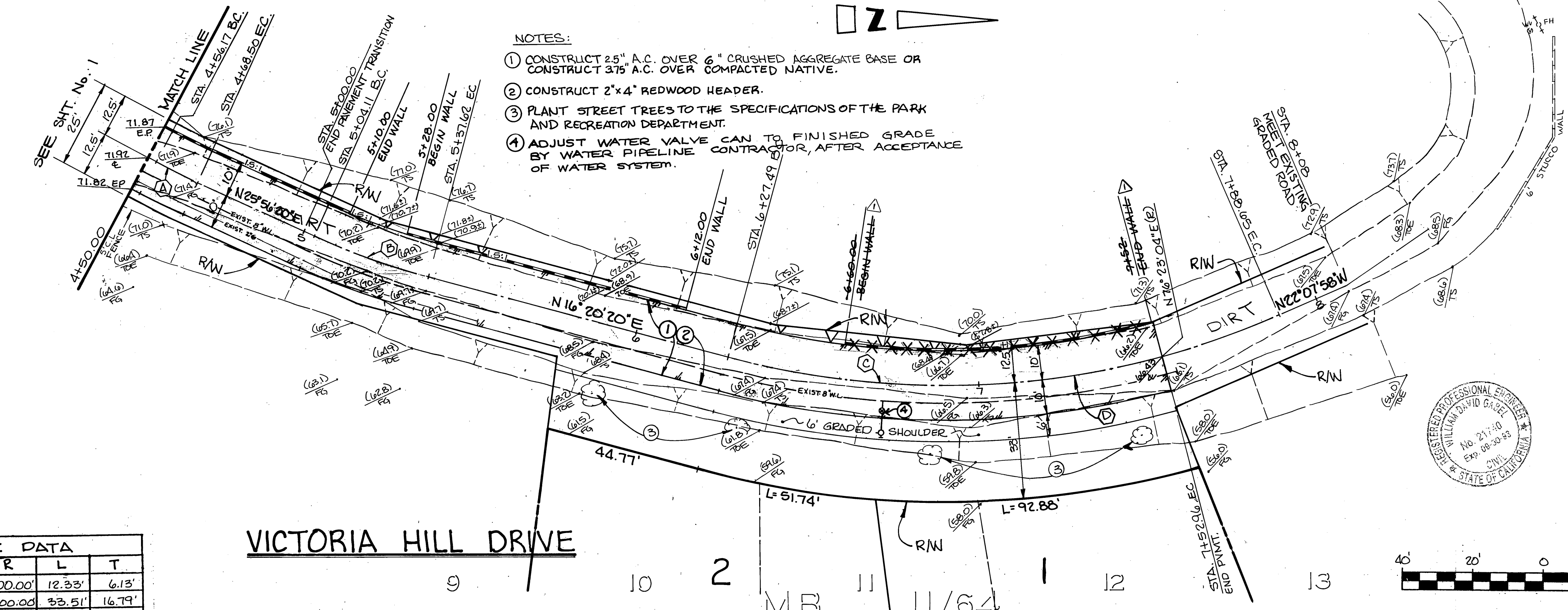
PC-2956-S



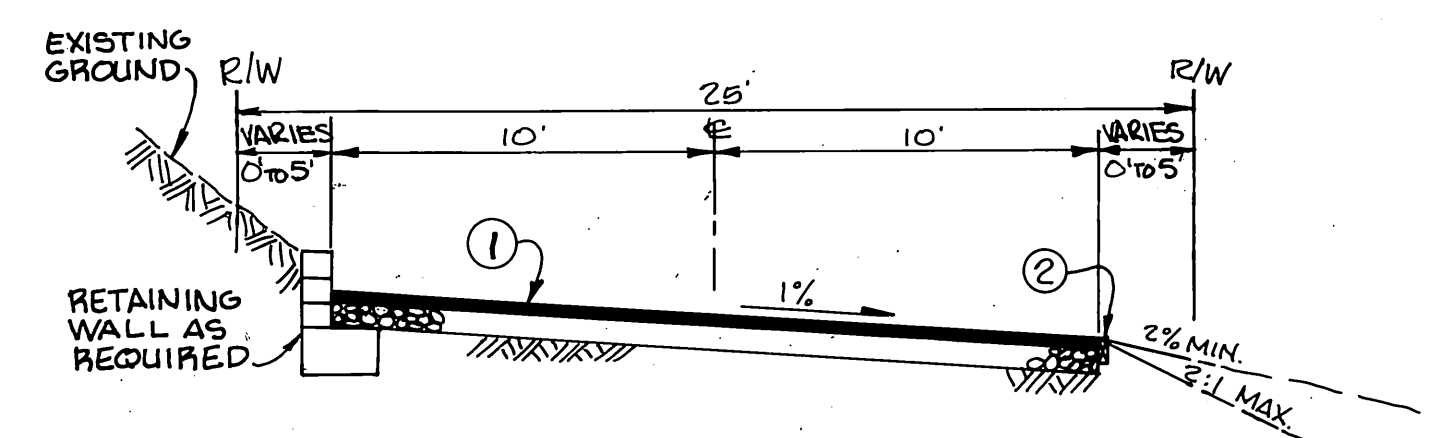
- BLOCK: 8"X8"X16" HOLLOW CONCRETE BLOCK UNITS TYPE N, GRADE A TYPE M OR S MORTAR WITH CONCAVE JOINTS, 2000 PSI @ 28 DAYS
- CONCRETE: 2000 PSI @ 28 DAYS
- REINFORCEMENT: GRADE 40 DEFORMED BARS.
- FOOTINGS SHALL BE POURED ON UNDISTURBED SOIL.
- OMIT HEAD JOINT IN SECOND COURSE @ 32" O.C. FOR WEEP HOLES.
- CONCRETE SHALL CURE FOR 28 DAYS MINIMUM BEFORE BACKFILLING IS PERMITTED.
- BACKFILL SHALL BE SAND OR A FREELY DRAINING MATERIAL.
- ALL BLOCK CELLS TO BE FILLED WITH GROUT.

WALL DETAILS

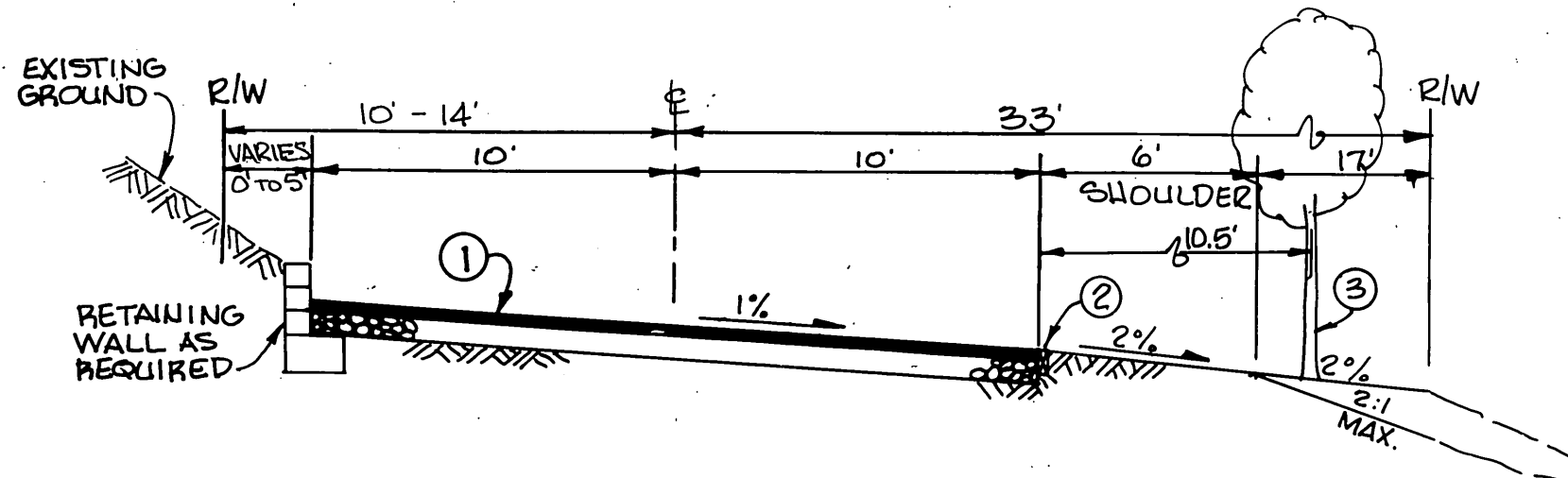
WALL	HT	"#BARS	L	K
A	4.67	#5@24	4'-3"	1'-4"
B	4.00	#5@32	3'-6"	1'-0"
C	3.33	#4@32	2'-9"	0'-1"
D	2.67	#4@32	2'-3"	0'-7"
E	2.00	#4@32	1'-9"	0'-7"



- NOTES:**
- CONSTRUCT 25" A.C. OVER 6" CRUSHED AGGREGATE BASE OR CONSTRUCT 375" A.C. OVER COMPACTED NATIVE.
 - CONSTRUCT 2"x4" REDWOOD HEADER.
 - PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.
 - ADJUST WATER VALVE CAN TO FINISHED GRADE BY WATER PIPELINE CONTRACTOR, AFTER ACCEPTANCE OF WATER SYSTEM.



TYPICAL SECTION
STA. 5+00.00 TO STA. 5+78.00
T.I. = 6.0
1" = 5'



TYPICAL SECTION
STA. 5+78.00 TO STA. 7+52.96
T.I. = 6.0
1" = 5'

CURVE DATA				
Δ	R	L	T	
A 3° 32' 00"	200.00	12.33'	6.13'	
B 9° 36' 00"	200.00	33.51'	16.79'	
C 29° 57' 16"	240.00	125.47'	64.21'	
D 38° 28' 18"	240.00	161.15'	83.74'	

CITY OF RIVERSIDE WATER DEPARTMENT APPROVED: <i>Richard J. Decker</i> 11-3-89 DATE: 10-30-89	SOUTHERN CALIFORNIA GAS CO. BY: <i>Robert St. John</i> DATE: 10-30-89	BENCH MARK: HT-C BRASS DISK STAMPED HT-C CAPPED AT THE INTERSECTION OF CENTRAL & VICTORIA ELEV. = 946.578	 GABEL, COOK & BECKLUND Environmental • Hydrology • Planning Civil Engineering • Surveying • Structures 647 North Main Street, Suite 1-8, Riverside, Calif. 92501 Telephone (714) 788-8092	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT		STREET IMPROVEMENT PLAN PM 23985 VICTORIA HILL DRIVE	ACCOUNT NO. R-3102 SHEET 2 OF 2
				APPROVED BY: <i>[Signature]</i> DATE: 11-8-89			