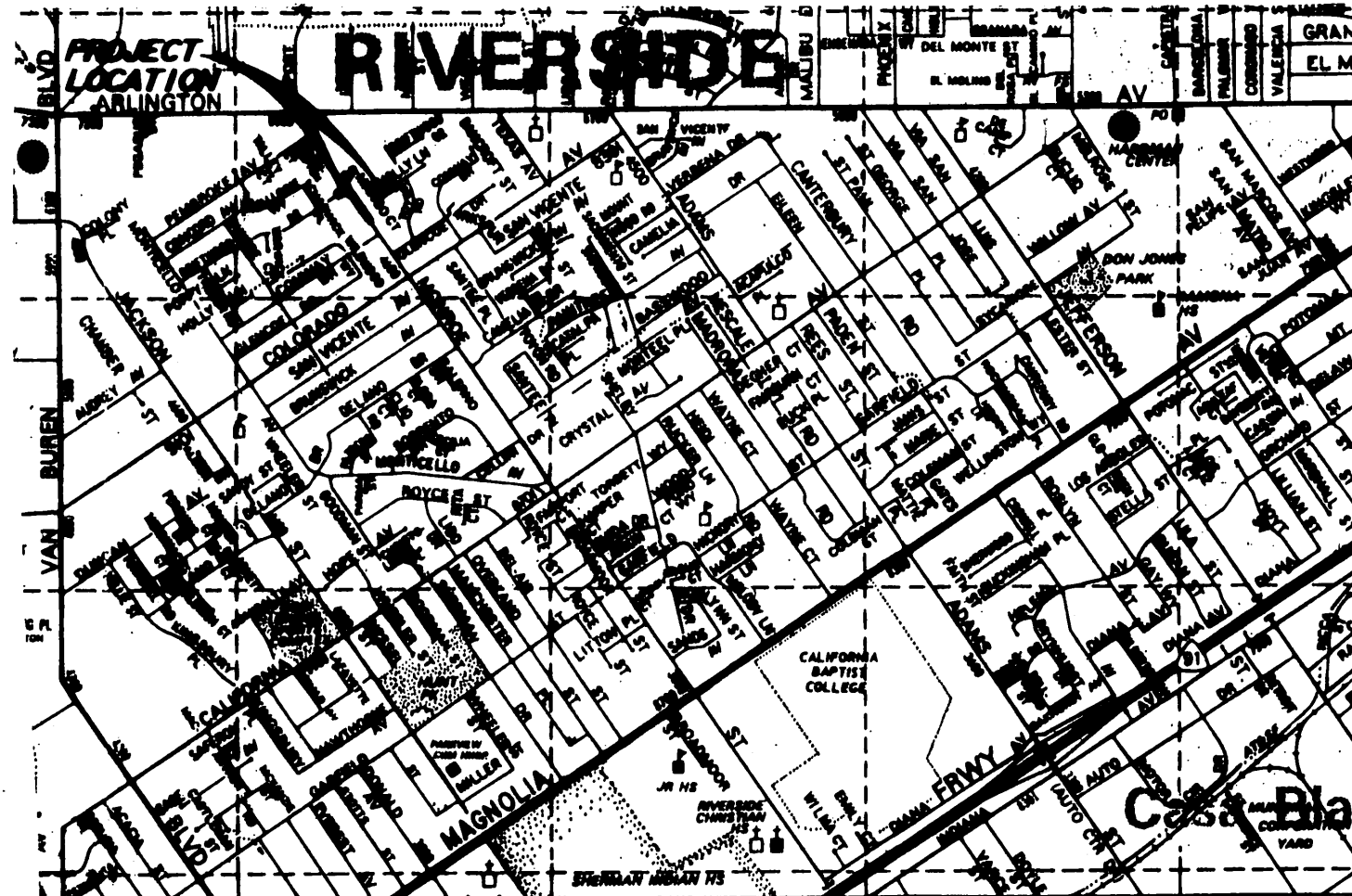


INDEX MAP  
SCALE: 1"=100'



VICINITY MAP  
N.T.S.

GENERAL NOTES Cont'd.

26. Street tree planting shall be as follows:

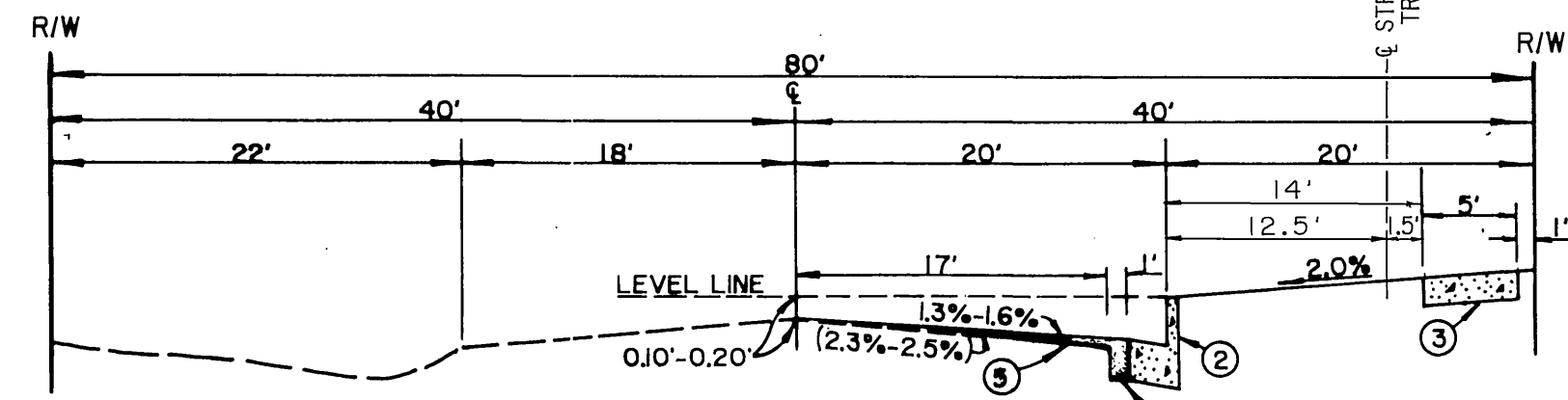
Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing	No. Required
a. Monroe	Magnolia Grandiflora 'Magestic Beauty'/Magnolia	15 gal.	45'	1
b. Mango	Jacaranda Mimosifolia/Jacaranda	15 gal.	45'	5

27. Both a Street Tree Relocation/Removal permit as issued by the Park and Recreation Department and a Street Opening permit as issued by the Public Works Department are required prior to commencement of tree relocation and/or removal work. For all existing trees within what will ultimately be the Public Right of Way pavement area, backfill of all holes must be inspected by the Public Works Inspector for proper compaction.

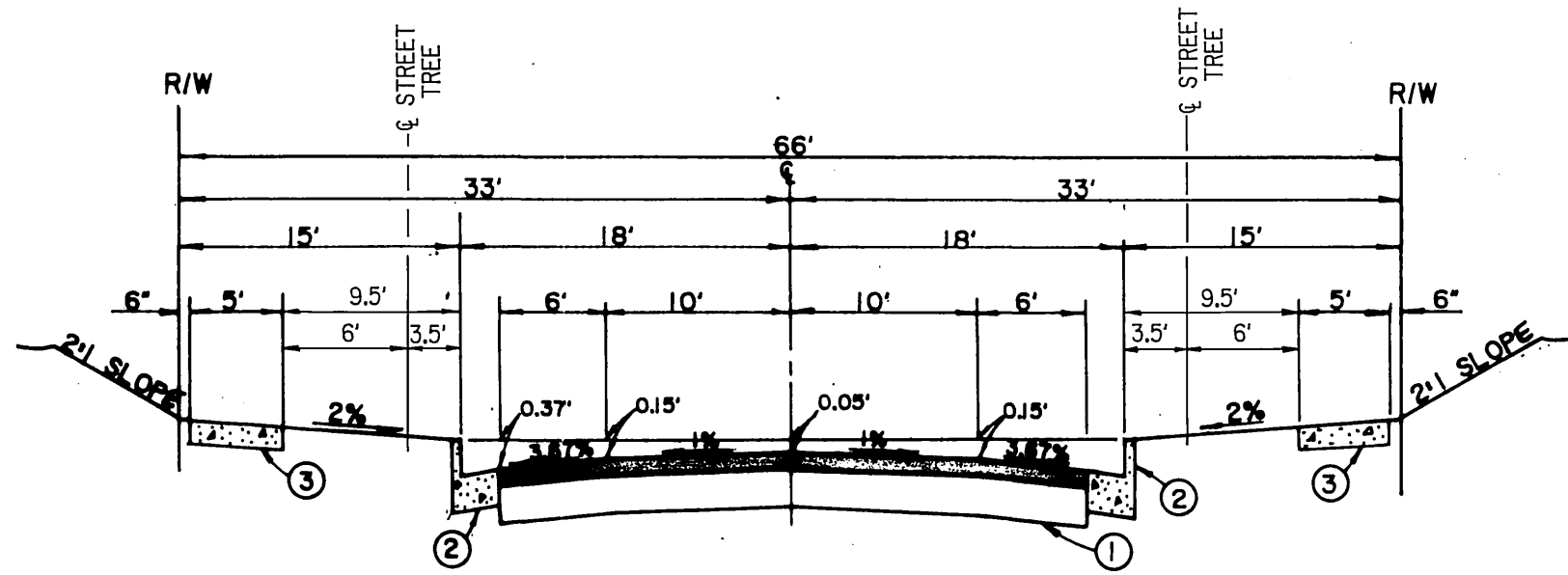
28. All street trees must be automatically irrigated, except where adjacent to single family or duplex residential uses.

\*NOTE: In the interest of public safety and maintenance, the Street Tree Inspector shall have the authority to revise the street tree quantities and locations shown on approved plans based upon field conditions found at the time of installation of the trees.

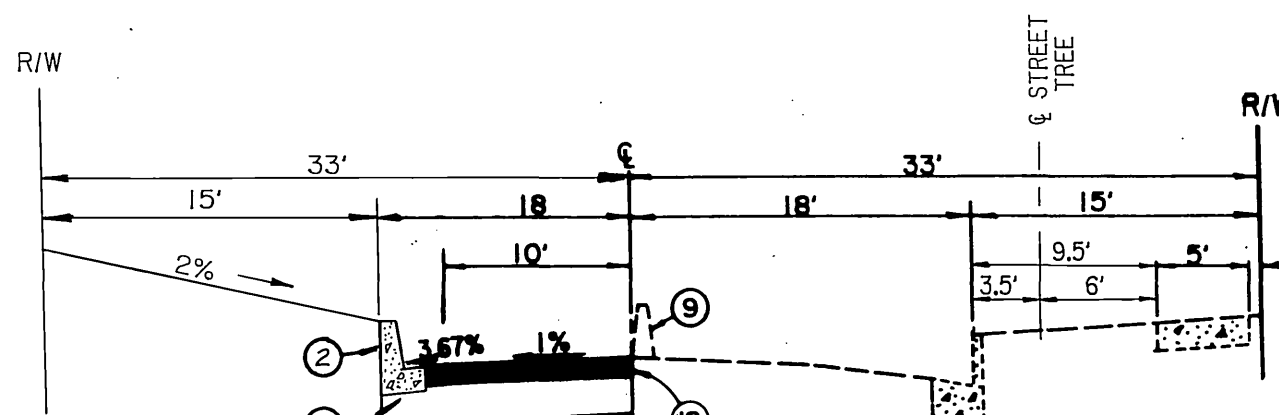
29. Developer to give City Water Division five (5) working days written notice prior to start of construction and to allow City ten (10) working days for completion of work. (714) 351-6150



MONROE STREET  
STA. 63+68 TO STA. 64+43  
N.T.S.  
T.I. = 7.0  
0.25' AC OVER 0.33' C.A.B.



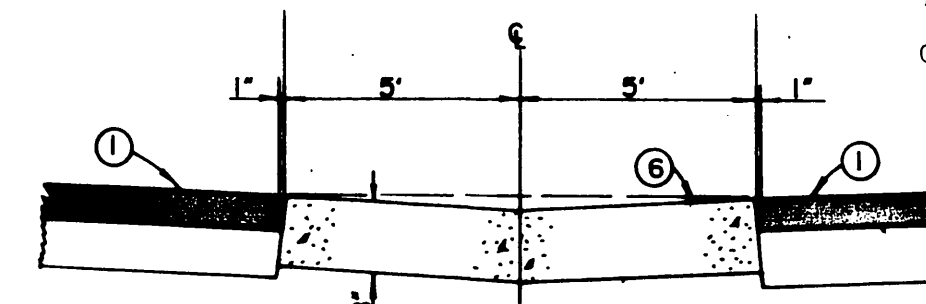
MANGO COURT  
STA. 2+25 TO STA. 2+81  
N.T.S.  
T.I. = 5.0  
STA. 1+43 TO 2+25 TRANSITION & NWLY CURB TO PROVIDE 0.50% CROSS FALL TO THE WEST & CROSS GUTTER, SEE PROFILE SHEET 3.  
0.25' AC OVER COMPACTED NATIVE SOIL



MANGO COURT  
STA. 0+00 TO STA. 1+38  
N.T.S.  
T.I. = 5.0  
0.25' AC OVER 0.65' C.A.B.

CONSTRUCTION NOTES:

- 1 STRUCTURAL SECTION TO BE DETERMINED BY SOILS TEST PER GENERAL NOTE NO. 12.
- 2 CONSTRUCT TYPE I CURB AND GUTTER, 6" C.F. PER STD. 200.
- 3 CONSTRUCT PROPERTY LINE SIDEWALK PER STD. 325.
- 4 SAWCUT AND REMOVE EXISTING PAVEMENT.
- 5 FEATHER FOR SMOOTH JOIN IN 5' OR AS DIRECTED BY THE CITY ENGINEER.
- 6 CONSTRUCTION 10' P.C.C. CROSS-GUTTER PER STD. 220 AND MODIFIED PER DETAIL "A" ON SHEET NO. 1.
- 7 CONSTRUCT STORM DRAIN INLET STRUCTURE PER DETAIL ON SHEET NO. 1.
- 8 CONSTRUCT TYPE I A.C. BERM ALONG EDGE OF PAVEMENT PER STD. 250.
- 9 REMOVE EXISTING A.C. BERM.
- 10 CONSTRUCT BARRICADE PER STD. 180.
- 11 FLATTEN GUTTER IN PLANE OF CROSS GUTTER.
- 12 REMOVE EXISTING REDWOOD HEADER.
- 13 CONSTRUCT TYPE I CONCRETE DRIVEWAY PER STD. 302.
- 14 PLANT 1-15 GALLON MAGNOLIA TREE PER GENERAL NOTE NO. 26A.
- 15 PLANT 1-15 GALLON JACARANDA TREE PER GENERAL NOTE NO. 26B.



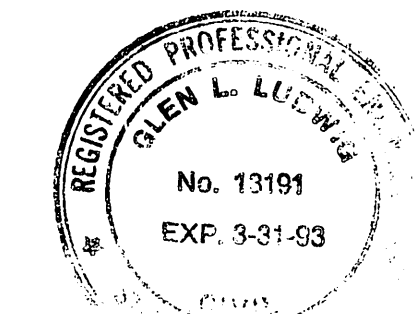
DETAIL A  
N.T.S.

B.M. G4-C + P K NAIL @ THE M.O.C. WESTERLY CURB RETURN @ MONROE STREET & COLORADO AVENUE .  
ELEVATION = 750.08

GENERAL NOTES

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 DEPARTMENT OF PUBLIC WORKS STANDARD DRAWINGS, STANDARD DRAWING 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. CONSTRUCTION MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION. PRIVATE ENGINEER ESTIMATES OVERLAY TO BE TONS.
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. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
6. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 12.5' INTERVALS AND TWO ROWS OF NUMBER 3 REBAR SHALL BE PLACED IN GUTTER WHERE GRADE IS LESS THAN 0.40%. PLACE 3/4" DOWEL PINS AT ALL EXPANSION JOINTS.
7. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
8. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
9. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN 5 DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
10. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
11. STREET OPENING PERMIT FOR CONSTRUCTION REQUIRED.
12. THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER 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.
13. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
14. 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.
15. 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.
16. 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.
17. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA) PHONE # 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.
18. IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
19. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
20. THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT 30 DAYS PRIOR TO BEGINNING CONSTRUCTION TO NEGOTIATE THE COST OF THE CITY'S PORTION OF THE WORK.
21. DEVELOPER TO PROVIDE AND INSTALL STREET LIGHTS. CONTACT CITY OF RIVERSIDE PUBLIC UTILITY DEPARTMENT FOR STREET LIGHT DRAWINGS.
22. All related work shall conform to the City of Riverside Park and Recreation Department Standards and City of Riverside Street Tree policies.
23. When calling for inspections contact the Street Tree Inspector a minimum of 48 hours in advance at (714) 351-6126 to schedule an inspection. A Field Notice will be issued as written approval for each stage of inspection. A verbal approval will not be acceptable. Inspections are required:
  - a. After completion of final grading of the lots and when all utility services and sewer lateral have been marked, but prior to digging plant pits, all final street tree locations are to be spotted in the field by the Street Tree Inspector;
  - 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;
  - d. At end of the maintenance period, the contractor/developer shall call the Street Tree Inspector at (714) 351-6126 for final acceptance inspection in order to be released from maintenance. Developers bonds will not be released until after receipt of written notification from the City that the trees pass final inspection and the Park and Recreation Department is assuming maintenance responsibilities.
24. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
25. The Developer shall be responsible to acceptably maintain all plantings for a minimum period of one (1) year.

GENERAL NOTES Continued at bottom left of sheet.



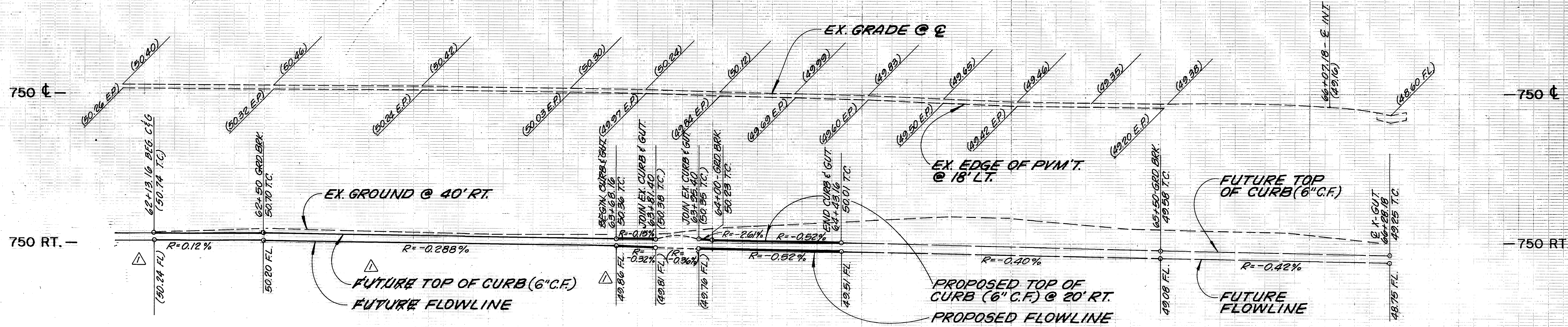
*Glen L. Ludwig* 6-1-90  
GLEN L. LUDWIG R.C.E. 13191 DATE  
REGISTRATION EXPIRES MARCH, 31, 1993

\* AS-BUILT PER PLAN 1-27-92 LHM

PACIFIC BELL <i>Set Stagers 7/6/90</i>	GAS <i>A.D. Santa 3/1/90</i>	ELECTRICITY <i>Richard H. Smith 2/1/90</i>	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT	STREET IMPROVEMENT PLAN TRACT NO. 24673 COVER SHEET	ACCOUNT NO. R-3133
WATER <i>Richard H. Smith 6/4/90</i>	CEMENT <i>Wm. J. Deffenbly 2-23-90</i>	DESIGNED BY: <i>G.M.</i> DRAWN BY: <i>S.N.</i> CHECKED BY: <i>J.B.M.</i>	APPROVED BY: <i>[Signature]</i> DATE: <i>1/24/91</i>	APPROVED BY: <i>[Signature]</i> DATE: <i>1/24/91</i>	SHEET 1 OF 3
REVISIONS: AMENDED STA RANGE FOR PM 26988 ADDED STRUCTURAL SECTION PER S.R.# 1449 1/15/91 1/15/91 1/15/91			HORIZ. SCALE: 1"=48' SHOWN VERT. SCALE: 1"= 1/A INDEXED 2-6-91 fpl		

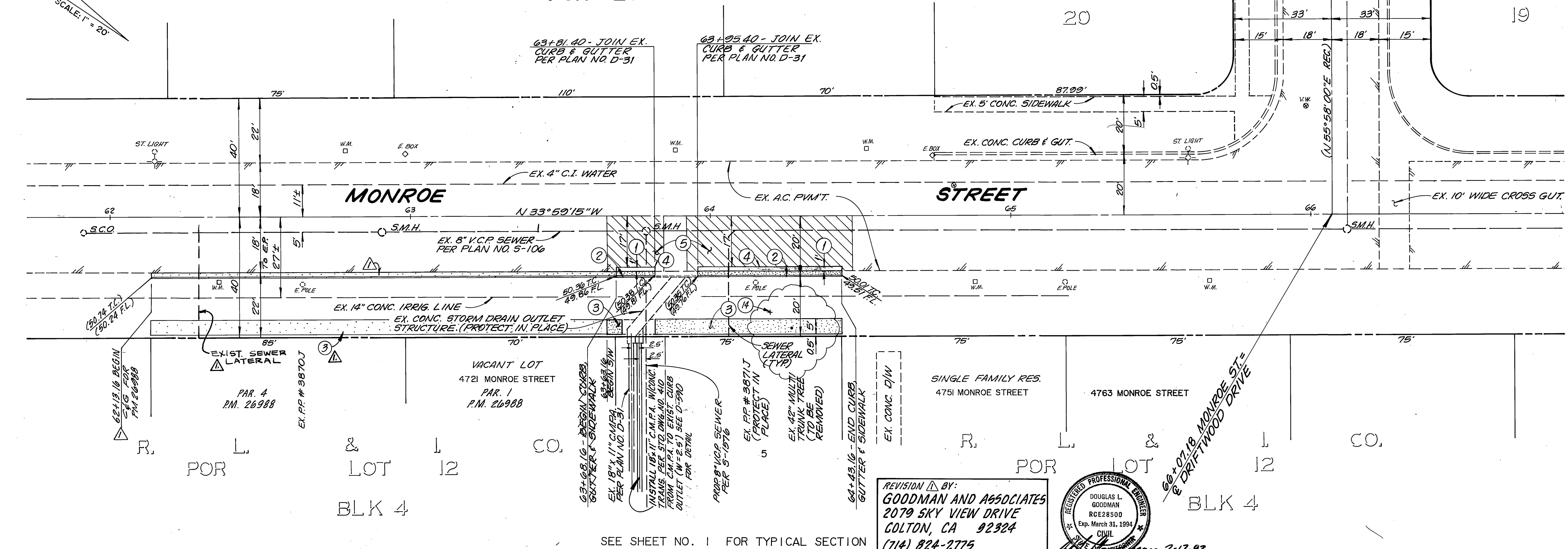
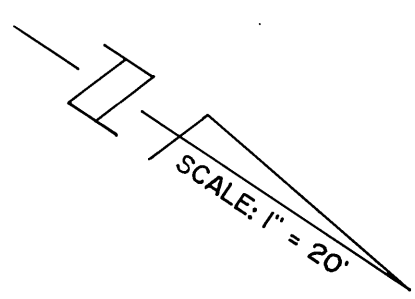
PC 3075-5





PROFILE  
 HORIZ. 1" = 20'  
 VERT. 1" = 4'

62+00 63+00 64+00 65+00 66+00  
 R. L. & L. CO. SOL VISTA DRIFTWOOD DRIVE SUB.  
 POR LOT 9 20 19

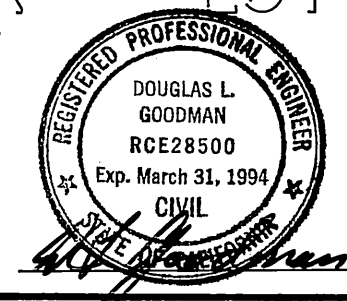


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*Glen L. Ludwig* 6-1-90  
 GLEN L. LUDWIG R.E.E. 13191 DATE  
 REGISTRATION EXPIRES MARCH, 31, 1993

REVISION BY:  
 GOODMAN AND ASSOCIATES  
 2079 SKY VIEW DRIVE  
 COLTON, CA 92324  
 (714) 824-2775



BENCH MARK: 64-C P K NAIL @ THE M.O.C. WESTERLY CURB RETURN @ MONROE STREET & COLORADO AVENUE. ELEV. = 750.08

SEE SHEET NO. 1 FOR TYPICAL SECTION

WATER  
*Glen L. Ludwig* 6/4/90  
 APPROVED DATE

*Glen L. Ludwig*  
 CIVIL ENGINEERING & SURVEYING  
 884-8217 109 E. Third Street  
 SAN BERNARDINO, CALIFORNIA

DESIGNED BY: G.M. DRAWN BY: J.G. CHECKED BY: G.M.P.  
 MARK REVISIONS APPR. DATE

**CITY OF RIVERSIDE**  
**PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: DATE BY  
 PRINCIPAL ENGINEER 1/15/91  
 TRAFFIC DIVISION 12/12/90  
 CHIEF P.W. ENGINEER 1/31/91  
 APPROVED BY: DATE BY  
 PUBLIC WORKS DIRECTOR 1/24/91

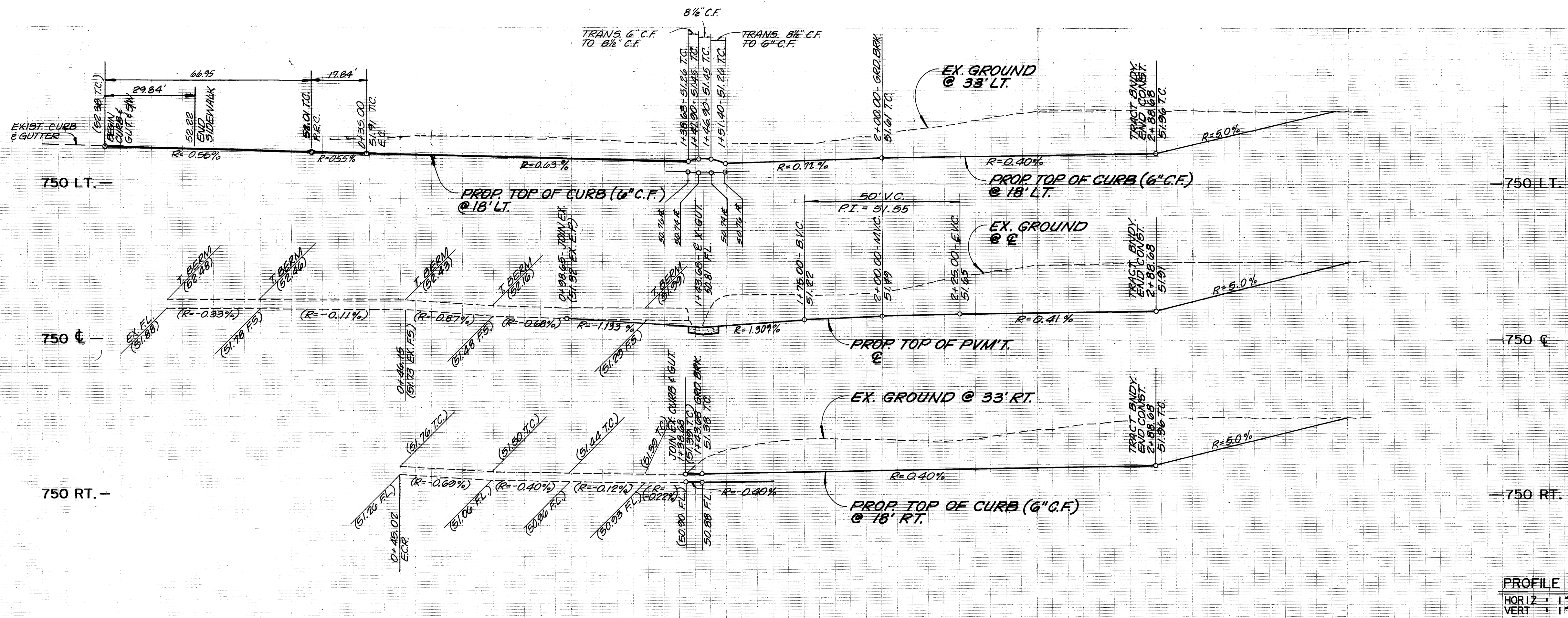
STREET IMPROVEMENT PLAN  
 TRACT NO. 24673  
 MONROE STREET  
 HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'

ACCOUNT NO.  
 R-3133  
 SHEET 2 OF 3

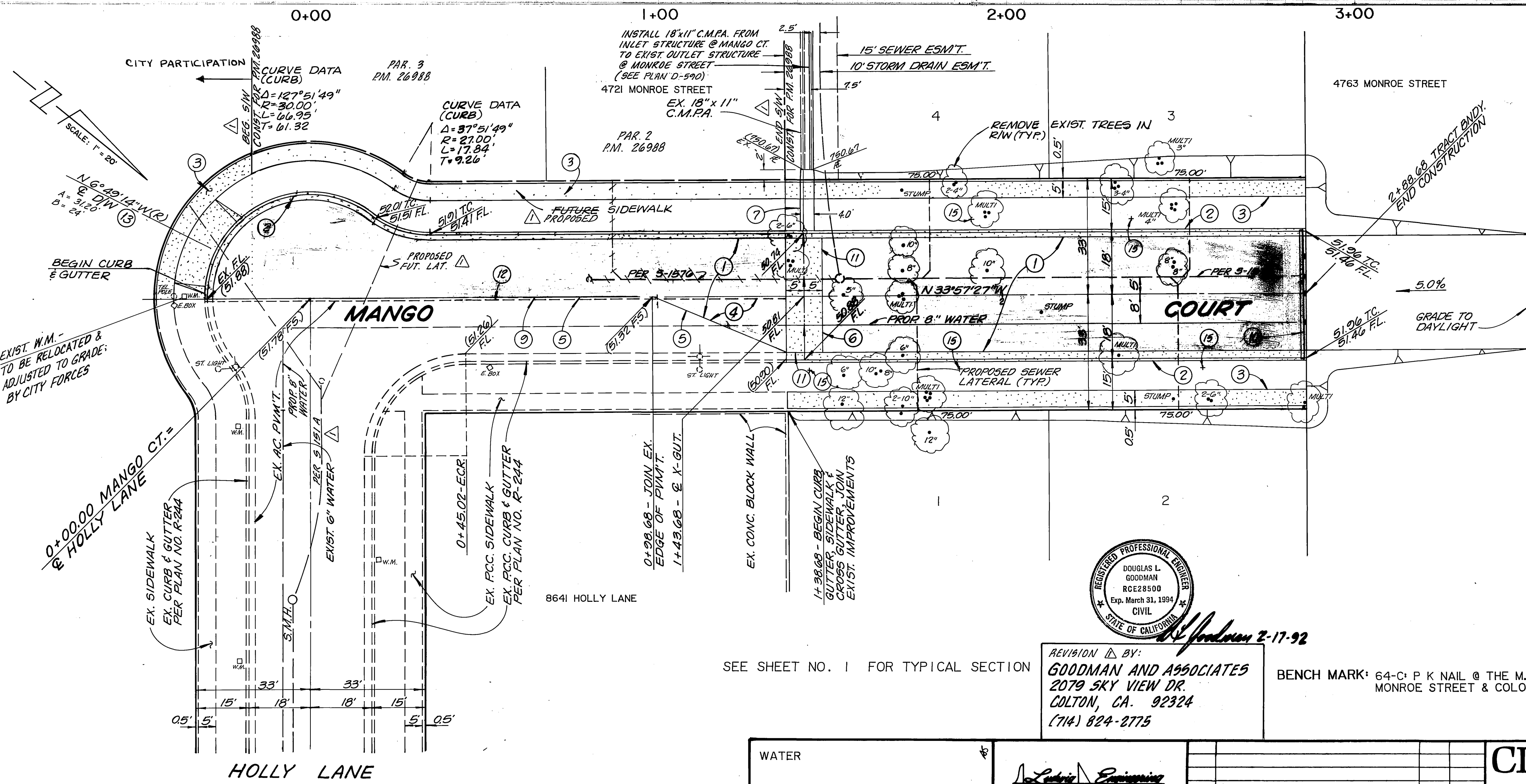
\* AS-BUILT PER PLANS 1-27-92 4#

INDEXED 2-6-91 4#





PROFILE  
 HORIZ. 1" = 20'  
 VERT. 1" = 4'



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REVISION D. BY:  
**GOODMAN AND ASSOCIATES**  
 2079 SKY VIEW DR.  
 COLTON, CA. 92324  
 (714) 824-2775

BENCH MARK: 64-C P K NAIL @ THE M.O.C. WESTERLY CURB RETURN @ MONROE STREET & COLORADO AVENUE. ELEV. = 750.08



*Glen L. Ludwig* 6-7-90  
 GLEN L. LUDWIG (R.C.E. 13191) DATE 11/15/91  
 REGISTRATION EXPIRES MARCH, 31, 1993

SEE SHEET NO. 1 FOR TYPICAL SECTION

WATER  APPROVED: <i>Randy D. Aguirre</i> 6/4/90 DATE	 CIVIL ENGINEERING - SURVEYING 884-217 109 E. Third Street SAN BERNARDINO, CALIFORNIA	DESIGNED BY: G.M. DRAWN BY: S.N. CHECKED BY: G.M.	<b>CITY OF RIVERSIDE</b> PUBLIC WORKS DEPARTMENT		STREET IMPROVEMENT PLAN	ACCOUNT NO.
			APPROVED BY: <i>Glen L. Ludwig</i> DATE: 1/24/91	TRACT NO. 24673 MANGO COURT	R-3133 SHEET 3 OF 3	

\* AS-BUILT PER PLANS 1-27-92 4/H