

PARKS DEPT. NOTES

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND THE CITY OF RIVERSIDE STREET TREE POLICIES.
- 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:
 - AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERALS HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS, ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE TREE INSPECTOR.
 - 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 THE MAINTENANCE PERIOD, THE CONTRACTOR / DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (714) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPER'S 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.
- ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
- THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- 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 THE RELOCATION AND / OR REMOVAL WORK. 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.
- ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLY 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.

STREET TREE PLANTING SHALL BE AS FOLLOWS:

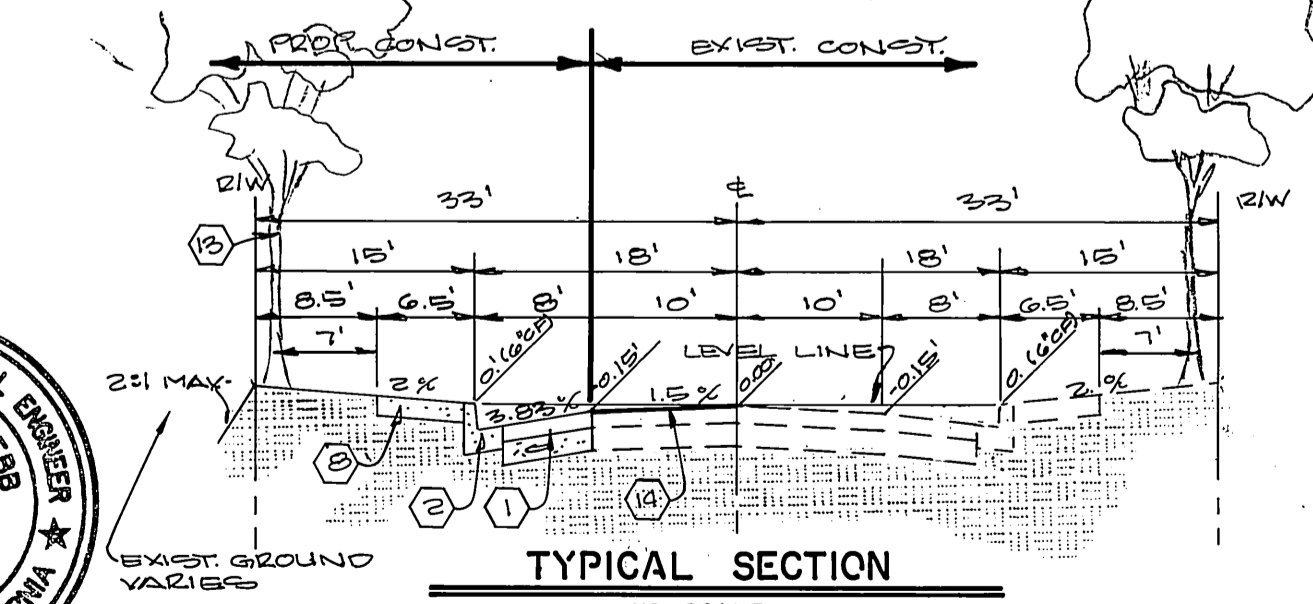
STREET NAME	BOTANICAL NAME / COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ'D
COLUMBIA	PYRUS CALLERYANA " ARISTOCRAT "	15 GAL.	45'-60'	2
SALMON RIVER	JACARANDA MIMOSIFOLIA JACARANDA	15 GAL.	45'-60'	13
SNAKE RIVER	JACARANDA MIMOSIFOLIA JACARANDA	15 GAL.	45'-60'	17
SPIRIT CT.	LIQUIDAMBAR STYRACIFLUA LIQUIDAMBER	15 GAL.	45'-60'	7
CLOVERDALE	LIQUIDAMBAR STYRACIFLUA LIQUIDAMBER	15 GAL.	45'-60'	5

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 REESTABLISHING 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.
- 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 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.
- 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.
- 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 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 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 CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- 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.

STREET NAME & SIGN SCHEDULE

STREET NAME	BLK. NO.
(A) COLUMBIA AVENUE	4500
(A) SALMON RIVER ROAD	1100
(B) SNAKE RIVER ROAD	4500
(B) SALMON RIVER ROAD	1100
(C) CLOVERDALE STREET	1100
(C) SPIRIT COURT	4500
(D) CLOVERDALE STREET	1100
(D) SNAKE RIVER ROAD	4500
(E) R-1 (STOP SIGN - 30")	



CONSTRUCTION NOTES

- CONSTRUCT 2 1/2" A.C. PAVING OVER 4" CRUSHED AGGREGATE OR 3 1/2" A.C. OVER COMPACTED NATIVE PER S.R. R-59.
- CONSTRUCT TYPE I - 6" CURB AND GUTTER PER STANDARD 200.
- CONSTRUCT TYPE I - 8" CURB AND GUTTER PER STANDARD 200.
- INSTALL CURB OUTLET PER STANDARD 410. (W=4')
- TRANSITION FROM 6" CURB FACE TO 8" CURB FACE.
- CONSTRUCT 5' PROPERTYLINE SIDEWALK PER STANDARD 325.
- CONSTRUCT 6" CROSS GUTTER AND SPANDREL PER STANDARD 220.
- CONSTRUCT 6.5' CURBLINE SIDEWALK PER STANDARD 325.
- INSTALL 2"x4" REDWOOD HEADER.
- INSTALL T0' ± BARRICADE PER STANDARD 180.
- TO BE REMOVED.
- CONSTRUCT WHEELCHAIR RAMP PER STANDARD 304.
- PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.
- OVERLAY EXISTING PAVING AS SHOWN.
- REMOVE EXISTING PAVING AS SHOWN.

NOTICE TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-422-4133 AT LEAST 48 HOURS PRIOR TO EXCAVATION.



CITY BUSINESS TAX CERTIFICATE NO. 5751, EXPIRES 12-31-90

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY: *Matthew E. Webb* DATE: 1/15/90
R.E. No. 37385 EXP. 6/30/92

APPROVED BY: *Richard J. Delek* DATE: 7-23-90

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 9/28/90
PRINCIPAL ENGINEER

APPROVED BY: *[Signature]* DATE: 9/28/90
DIRECTOR OF PUBLIC WORKS

DESIGNED BY: RI DRAWN BY: RI CHECKED BY: RLT

TRACT NO. 24681-1
STREET IMPROVEMENT
PLAN & PROFILE
INDEX SHEET

SCALE: AS SHOWN

ACCOUNT No. **R-3156**

SHEET 1 OF 5

89-92.A

BENCH MARK :

CITY OF RIVERSIDE BENCH MARK NUMBER J7 - K . PER FIELD BOOK 857, PAGE 16 . PK NAIL AND TAG IN THE EAST CURB OF MAIN STREET . 18' + SOUTH OF THE B.C.R. AT THE INTERSECTION OF COLUMBIA AVENUE AND MAIN STREET.
ELEVATION : 813.23

PROFILE SCALE
 HORIZ. 1"=40'
 VERT. 1"=4'

815

815

815

815

21

22

23

24

25

26

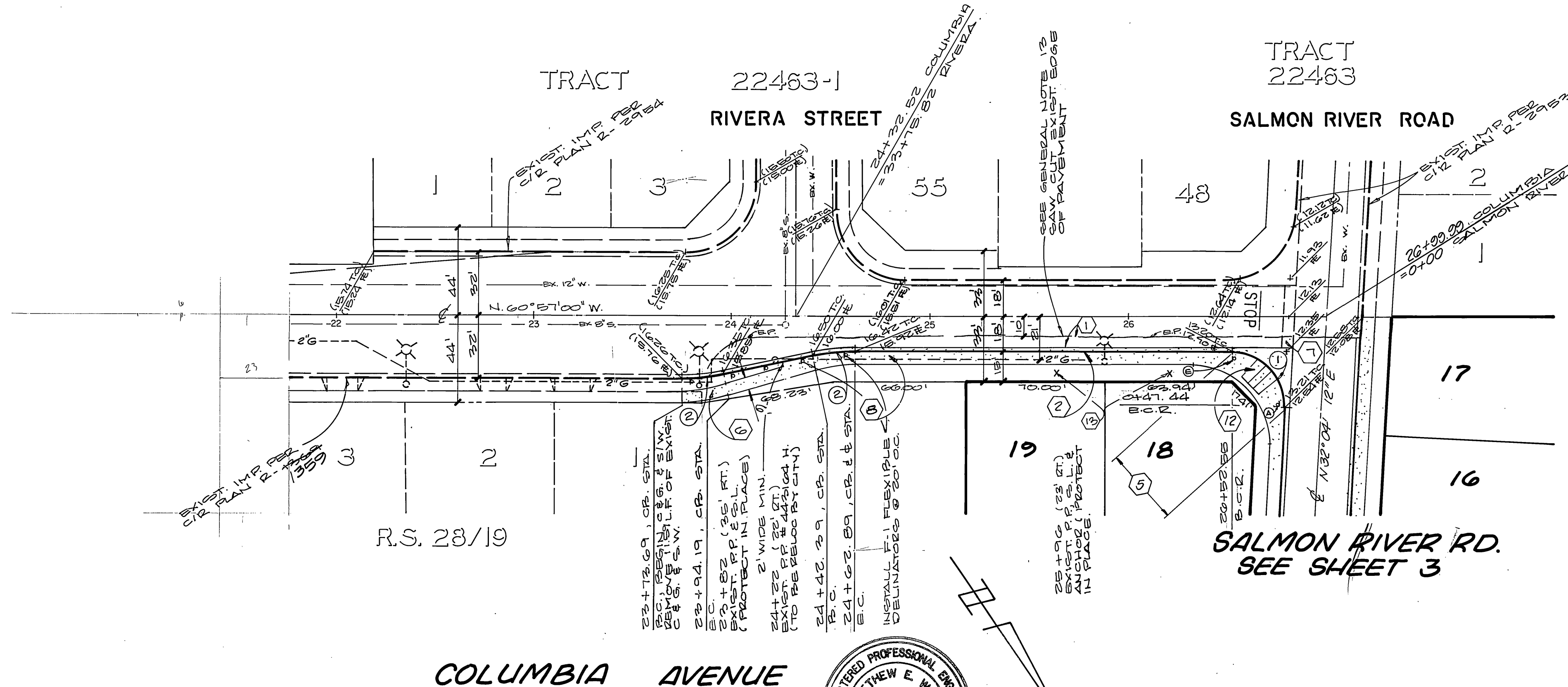
27

TRACT 22463-1
 RIVERA STREET

TRACT 22463
 SALMON RIVER ROAD

CURVE DATA

- ① Δ=93°01'12"
 R=27.00'
 L=42.83'
 T=28.46'
- ② Δ=11°44'44"
 R=100.00'
 L=20.80'
 T=10.28'



SCALE 1"=40'

BENCH MARK :
 CITY OF RIVERSIDE BENCH MARK NUMBER J7 - K . PER FIELD BOOK 857 .
 PAGE 16 . PK NAIL AND TAG IN THE EAST CURB OF MAIN STREET . 18' + SOUTH
 OF THE B.C.R. AT THE INTERSECTION OF COLUMBIA AVENUE AND MAIN STREET .
 ELEVATION : 813.23

CITY OF RIVERSIDE
 WATER SYSTEM
 APPROVED BY: *Robert J. Delek* DATE: 7-23-90

CITY OF RIVERSIDE
 OVERHEAD & UNDERGROUND
 WATER SYSTEM
 APPROVED BY: *Albert A. Webb* DATE: 4-17-90
 SO. CALIF. GAS CO.
 APPROVED BY: *Robert J. Delek* DATE: 5-8-90

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: *Matthew E. Webb* DATE: 1/15/90
 R.E. No. 37385
 W.O. 89-92 FOR: CANADAY F.B. 1021

REGISTERED PROFESSIONAL ENGINEER
 MATTHEW E. WEBB
 No. 37385
 Exp. 8-30-92
 CIVIL
 STATE OF CALIFORNIA

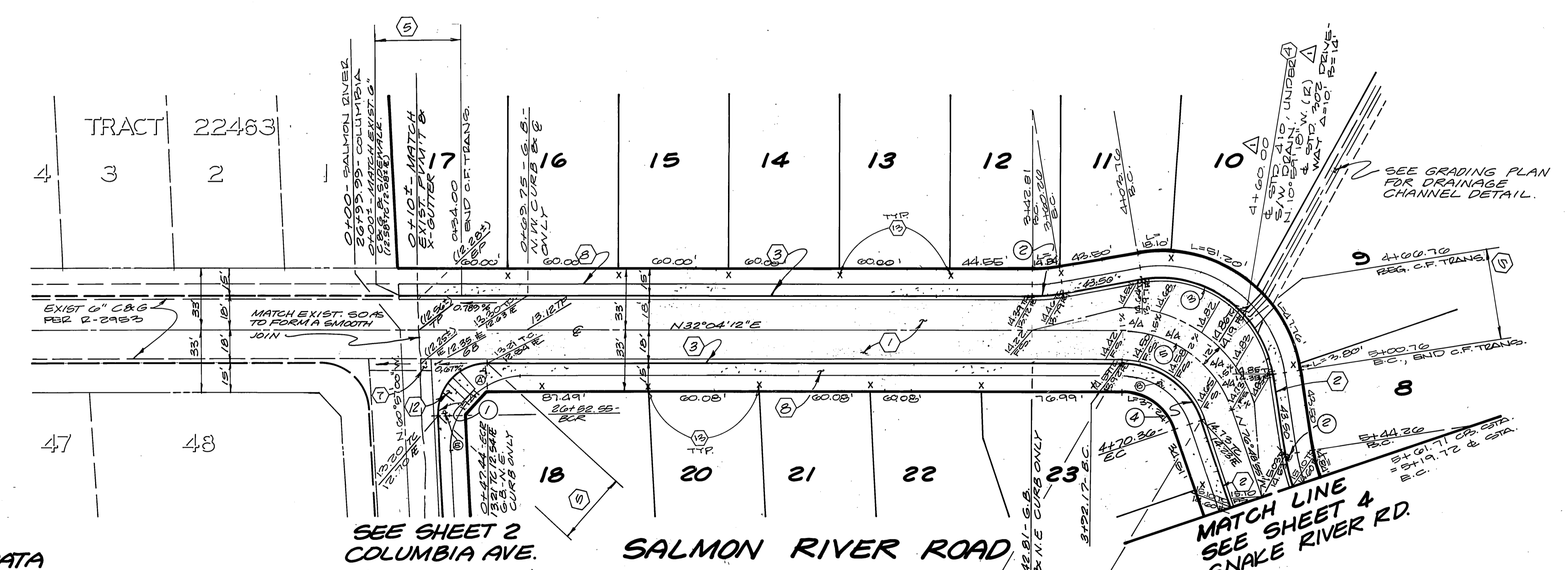
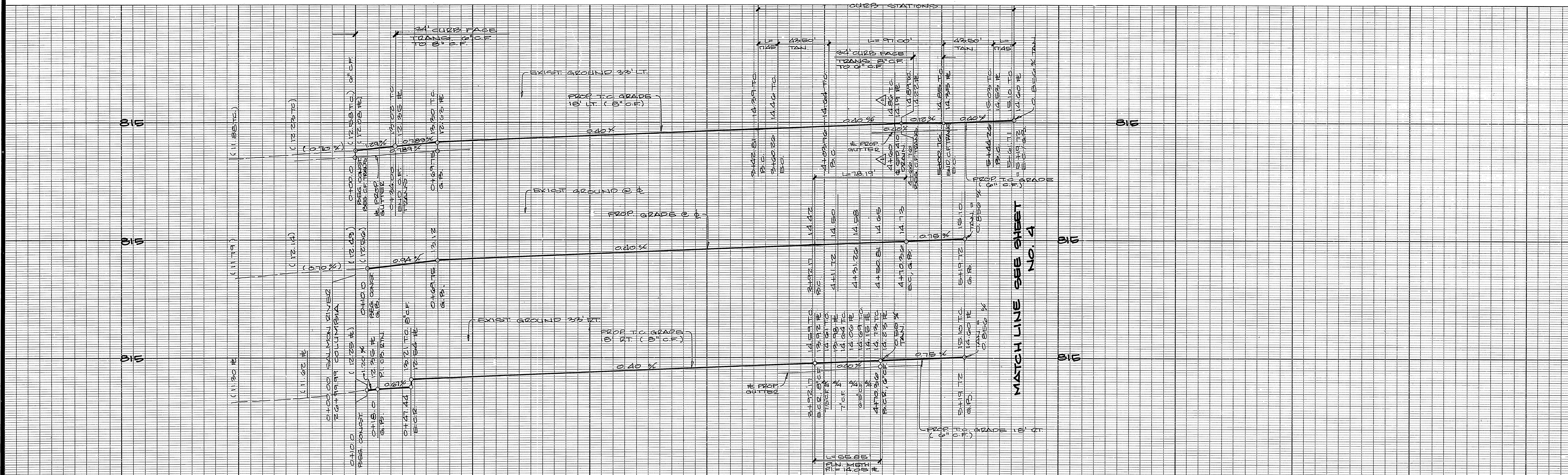
CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *Bruce Bell* DATE: 7/28/90
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF PUB. WKS. ENGR. DATE: 7/28/90

TRACT 24681-1
 STREET PLAN & PROFILE
 COLUMBIA AVE.

AS BUILT 4/6/93 RUM
 ACCOUNT No.
 DRAWING NUMBER
R-3156
 SHEET 2 OF 5
 89-92.A

SCALE: HORIZ. 1"=40', VERT. 1"=4'

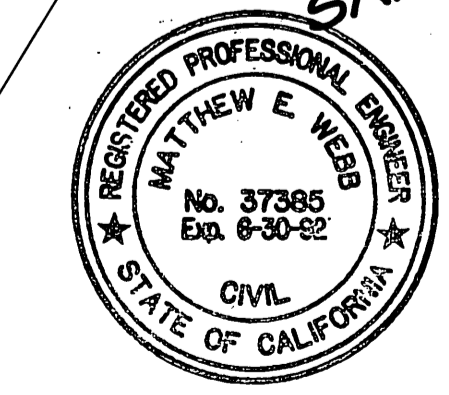
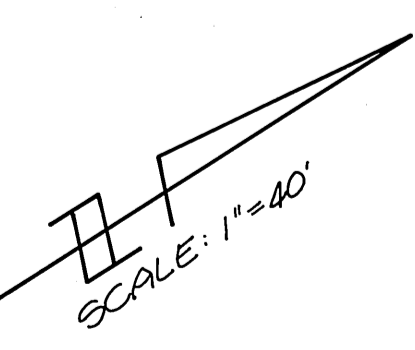
INDEXED 11-20-90 - LHH



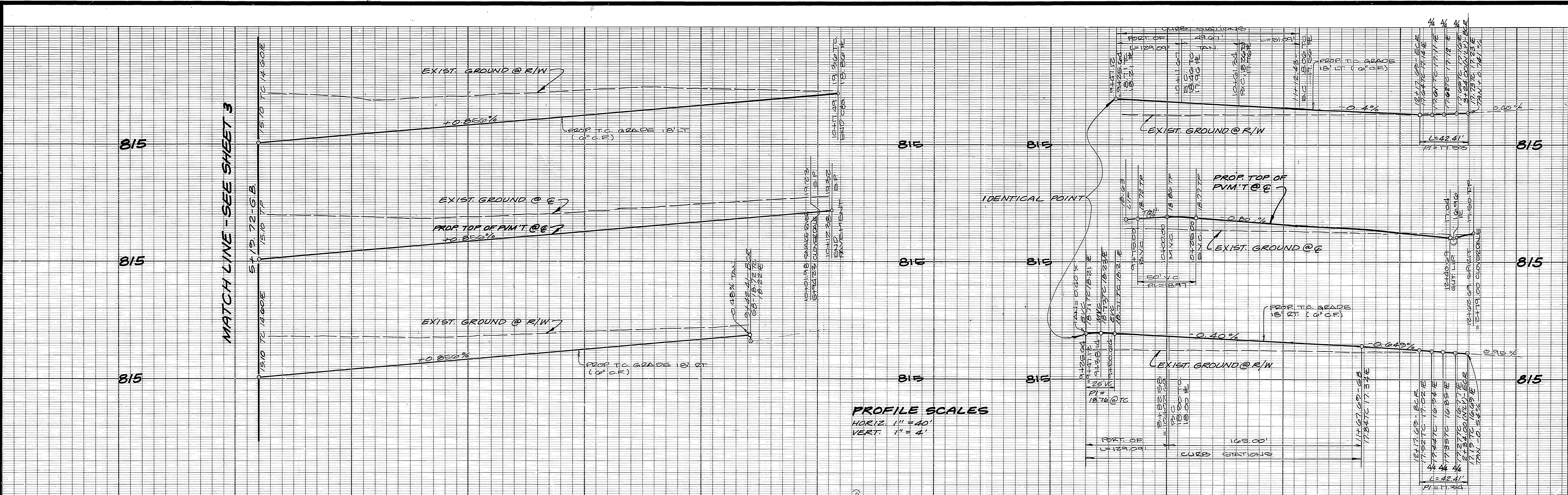
CURVE DATA

① Δ = 93°01'12"	④ Δ = 71°06'53"
R = 27.00'	R = 45.00'
L = 43.83'	L = 55.85'
T = 28.46'	T = 32.17'
② Δ = 10°00'00"	⑤ Δ = 71°06'53"
R = 100.00'	R = 63.00'
L = 17.45'	L = 78.15'
T = 8.78'	T = 45.03'
③ Δ = 91°02'53"	
R = 61.00'	
L = 37.00'	
T = 62.20'	

BENCH MARK :
 CITY OF RIVERSIDE BENCH MARK NUMBER J7 - K, PER FIELD BOOK 857,
 PAGE 16, PK NAIL AND TAG IN THE EAST CURB OF MAIN STREET, 48' + SOUTH
 OF THE B.C.R. AT THE INTERSECTION OF COLUMBIA AVENUE AND MAIN STREET.
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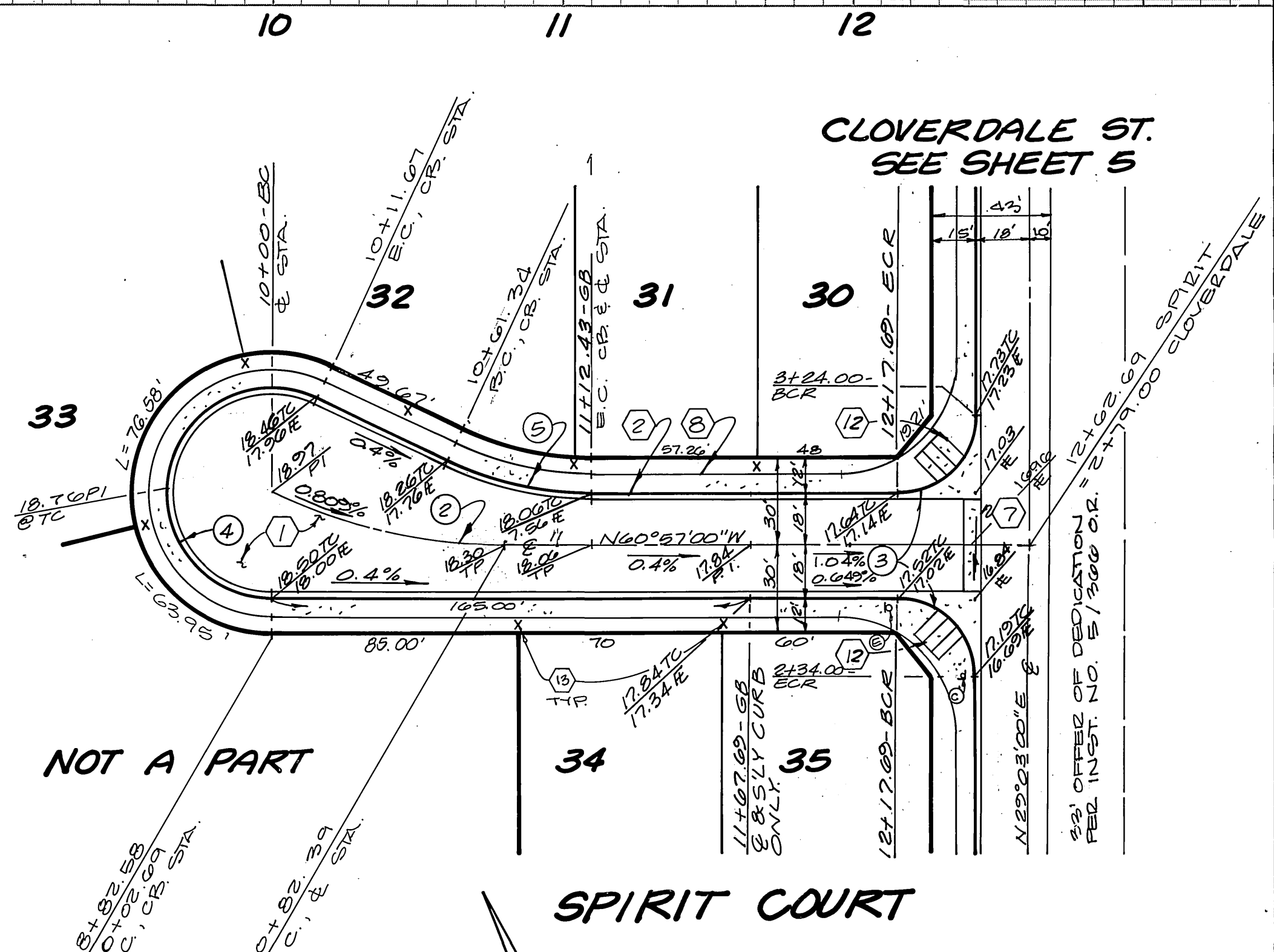
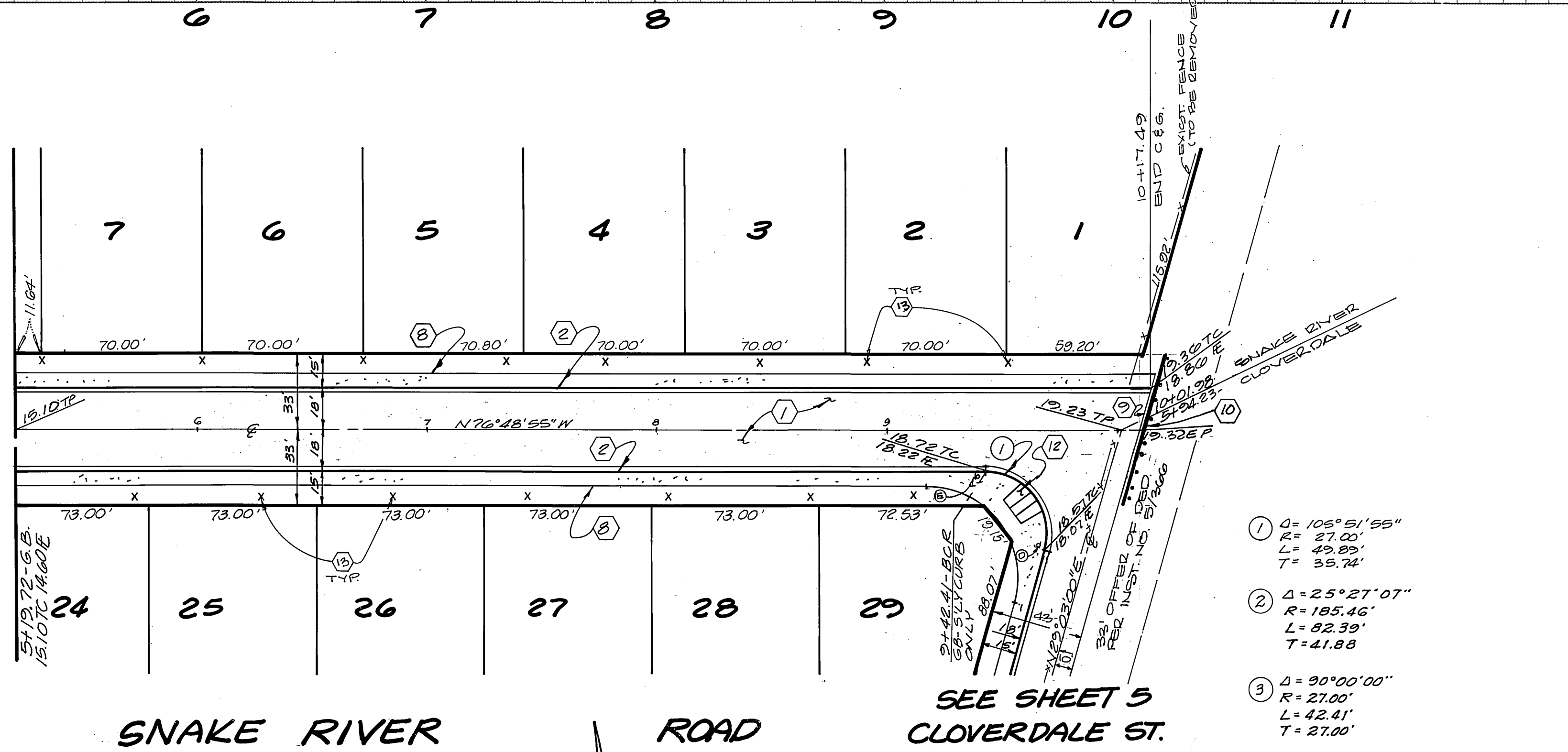
ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA		CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT		TRACT 24681-1 STREET PLAN & PROFILE SALMON RIVER ROAD	ACCOUNT NO. DRAWING NUMBER R-3156 SHEET 3 OF 5 89-92.A
APPROVED BY: <i>Matthew E. Webb</i> DATE: 1/15/90 R.E. No. 37385 EXP. 6/30/92	DESIGNED BY: RI DRAWN BY: RI CHECKED BY: ELT	APPROVED BY: <i>[Signature]</i> DATE: 9/28/90 PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF PUB. WKS. ENGR.	APPROVED BY: <i>[Signature]</i> DATE: 9/28/90 DIRECTOR OF PUBLIC WORKS	SCALE: HORIZ. 1"=40', VERT. 1"=4' INDEXED 11-20-90 LHM	AS BUILT 4/6/93 RMM



MATCH LINE - SEE SHEET 3

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

MATCH LINE SEE SHEET 3



- ① Δ = 105° 51' 55"
R = 27.00'
L = 49.89'
T = 35.74'
- ② Δ = 25° 27' 07"
R = 185.46'
L = 82.39'
T = 41.88'
- ③ Δ = 90° 00' 00"
R = 27.00'
L = 42.41'
T = 27.00'
- ④ Δ = 205° 27' 07"
R = 36.00'
L = 129.09'
- ⑤ Δ = 25° 27' 07"
R = 115.00'
L = 61.09'
T = 25.97'

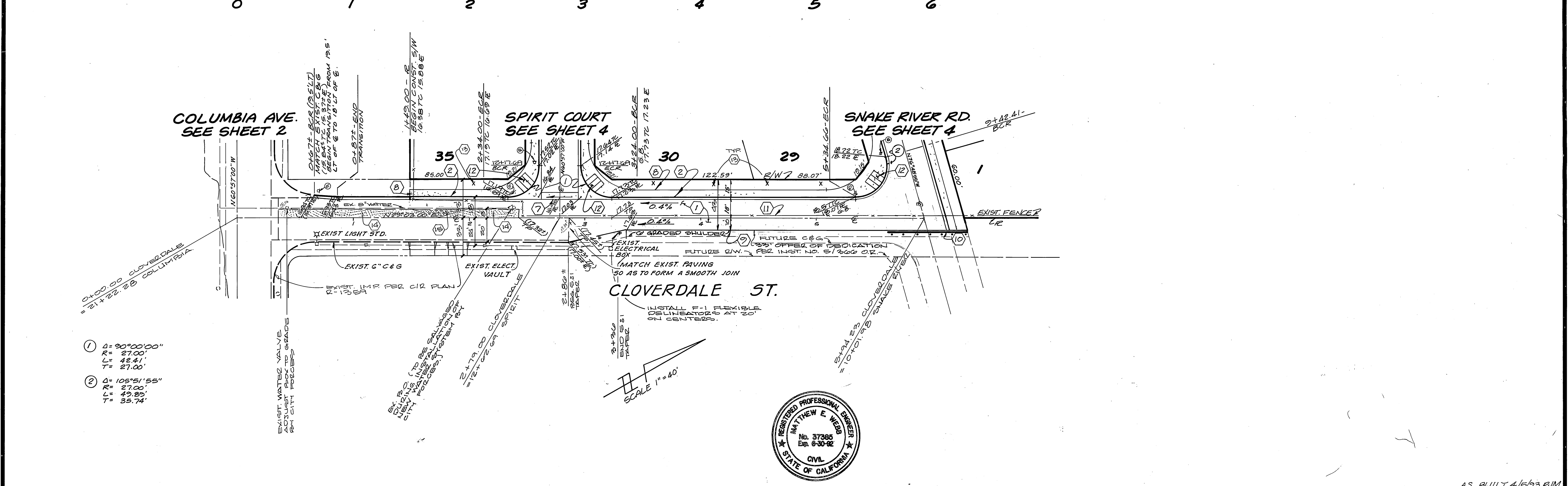
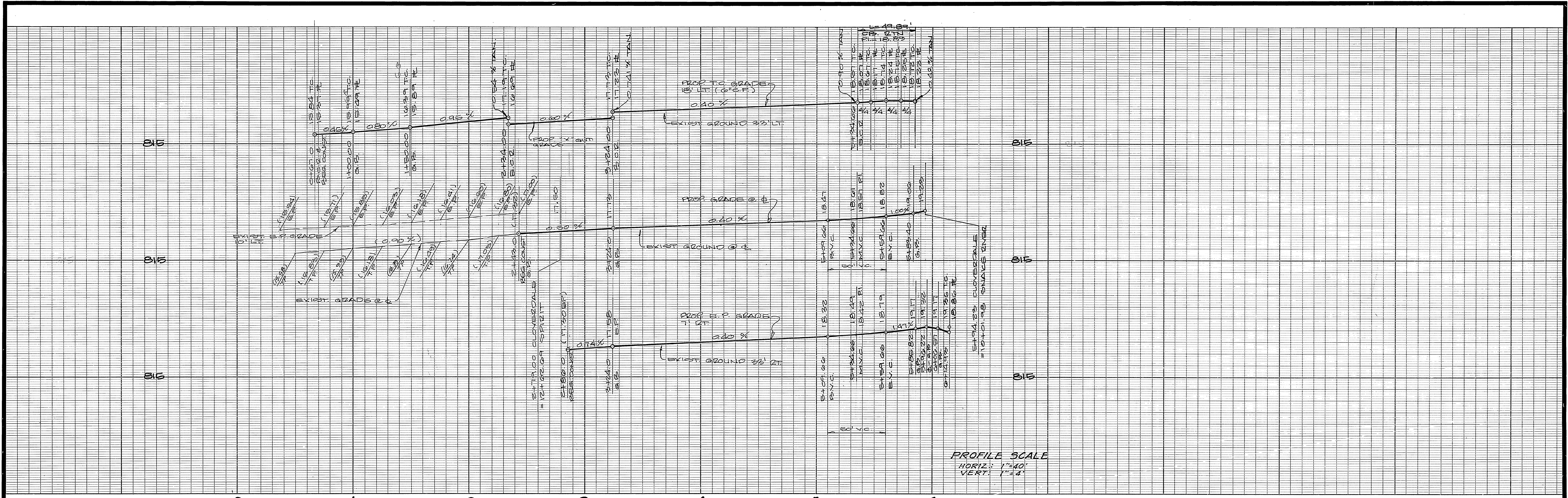


BENCH MARK :
 CITY OF RIVERSIDE BENCH MARK NUMBER J7 - K, PER FIELD BOOK 857,
 PAGE 16. PK NAIL AND TAG IN THE EAST CURB OF MAIN STREET, 18' * SOUTH
 OF THE B.C.R. AT THE INTERSECTION OF COLUMBIA AVENUE AND MAIN STREET.
 ELEVATION : 813.23

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: *Matthew E. Webb* DATE: 1/15/90
 R.E. No. 37385 EXP. 6/30/92
 W.O. 89-92 FOR: CANADAY F.B. 1021

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 9/28/90
 PRINCIPAL ENGINEER
 TRAFFIC DIVISION
 CHIEF PUB. WKS. ENGR.

TRACT 24681-1
 STREET PLAN & PROFILE
 SNAKE RIVER ROAD
 SPIRIT COURT
 ACCOUNT NO. 89-92.A
 DRAWING NUMBER R-3156
 SHEET 4 OF 5
 SCALE: HORIZ. 1" = 40', VERT. 1" = 4'



- ① Δ = 90°00'00"
R = 27.00'
L = 42.41'
T = 27.00'
- ② Δ = 105°51'55"
R = 27.00'
L = 49.89'
T = 35.74'

BENCH MARK :
CITY OF RIVERSIDE BENCH MARK NUMBER J7 - K, PER FIELD BOOK 857
PAGE 15, PK NAIL AND TAG IN THE EAST CURB OF MAIN STREET 18' + SOUTH
OF THE B.C.R. AT THE INTERSECTION OF COLUMBIA AVENUE AND MAIN STREET.
ELEVATION : 813.23

CITY OF RIVERSIDE
WATER SYSTEM
Richard J. Dinkel 7-23-90
APPROVED BY DATE

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY Matthew E. Webb DATE 1/15/90
R.E. No. 37385 EXP. 6/30/92



CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE	APPROVED BY
Principal Engineer	Matthew E. Webb	1/15/90	Director of Public Works
TRAFFIC DIVISION	Matthew E. Webb	1/15/90	DATE
CHIEF PUB. WKS. ENGR.	Matthew E. Webb	1/15/90	9/28/90

TRACT 24681-1
STREET PLAN & PROFILE
CLOVERDALE STREET

ACCOUNT NO.
DRAWING NUMBER
R-3156
SHEET 5 OF 5
89-92.A

SCALE: HORIZ. 1"=40', VERT. 1"=4'
INDEXED 11-20-90 4H