

TRACT 26561 STREET IMPROVEMENTS

CONSTRUCTION NOTES

- ① Construct A.C. pavement over crushed aggregate base per typical section and General Note No. 5.
- ② Construct curb and gutter per City of Riverside Std. Dwg. No. 200 (Type I, 6" C.F.).
- ③ Construct concrete cross gutter per City Std. No. 220 (W=6").
- ④ Construct PCC curb sidewalk per City of Riverside standard No. 325.
- ⑤ Construct Wheelchair Ramp per City of Riverside Std. Dwg. No. 304
- ⑥ Construct A.C. pavement overlay
- ⑦ Existing curb & gutter to be removed.
- ⑧ Plant street trees as per City of Riverside Park & Recreation standards.
- ⑨ Construct curb outlet per City of Riverside Std. Dwg. No. 410.

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 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. The contractor shall coordinate trenching for cable television with other trenching within the subdivision.
5. 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.
6. All flagged elevations shall be staked in the field by the private engineer.
7. 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.
8. 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.
9. 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.
10. All traffic signs shall be installed prior to opening the streets to traffic.
11. See "Street Lighting Plans" for quantity and location of required street lights.
12. 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.
13. 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.
14. 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.
15. 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.
16. Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
17. Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
18. Construct driveway approaches per Std. Dwg. 302. Exact size and location as shown.

STREET TREE PLANTING AND RELOCATION NOTES

1. All related work shall conform to the City of Riverside, Park and Recreation Department Standards and City of Riverside street tree policies.
2. 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 laterals 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 a 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;
3. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
4. The Developer shall be responsible to acceptably maintain all plantings for a minimum period of one (1) year.
5. Street tree planting shall be as follows:

Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing	No. Required
a. CREST AVE.	ULMUS PARVIFOLIA / EVERGREEN ELM	15 GAL	60'	6
b. ACE ST.	PISTACIA CHINENSIS / CHINESE PISTACHE	15 GAL	45'	25

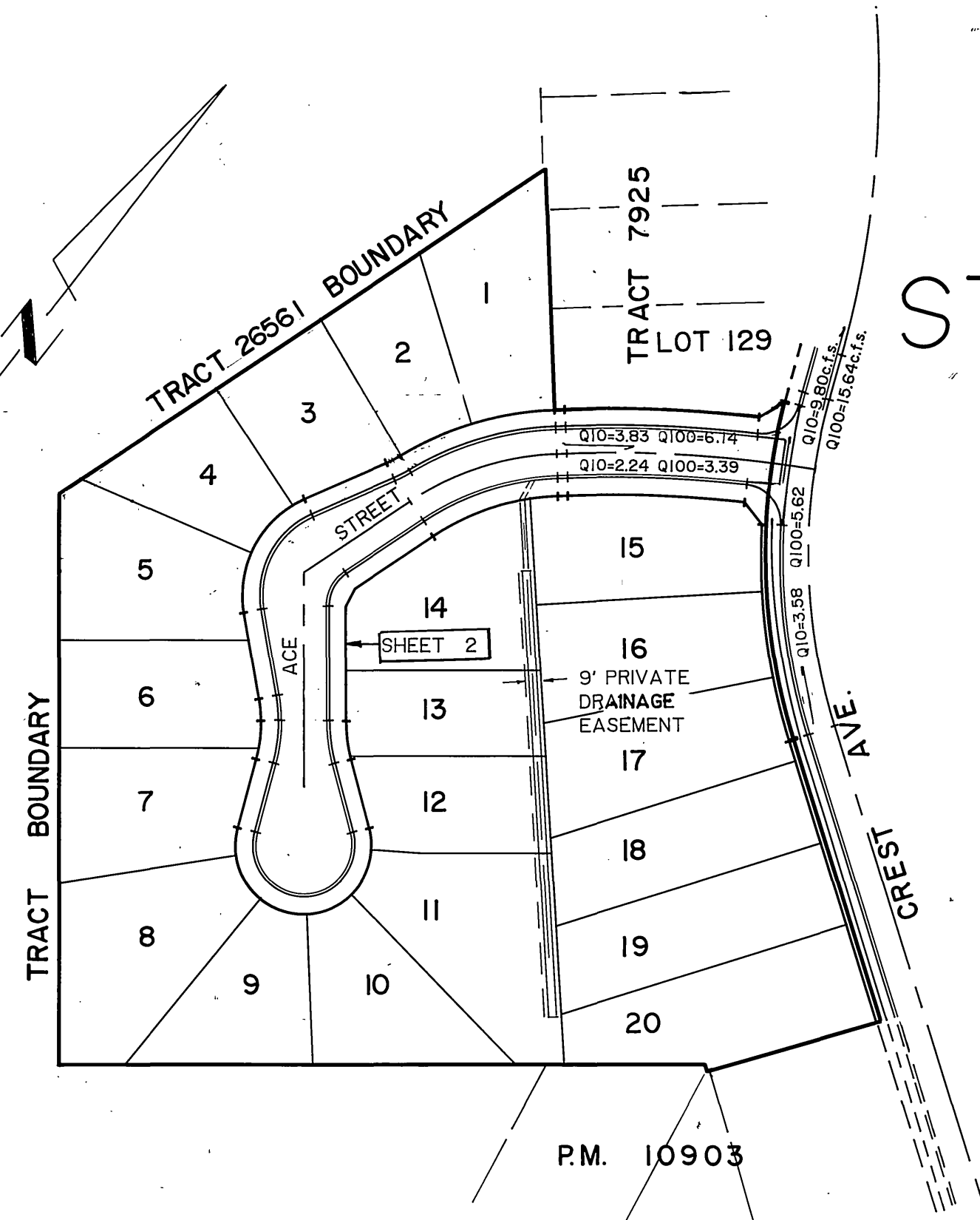
6. Both a street tree Relocation/Removal permit as issued by the Park and Recreation Department and a Street Opening permit as issued by the Public Works Department are required prior to commencement of tree relocation and/or removal work. For all existing trees within what will ultimately be the Public Right-of-Way pavement area, backfill of all holes must be inspected by the Public Works Inspector for proper compaction.
 7. 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.

LEGEND

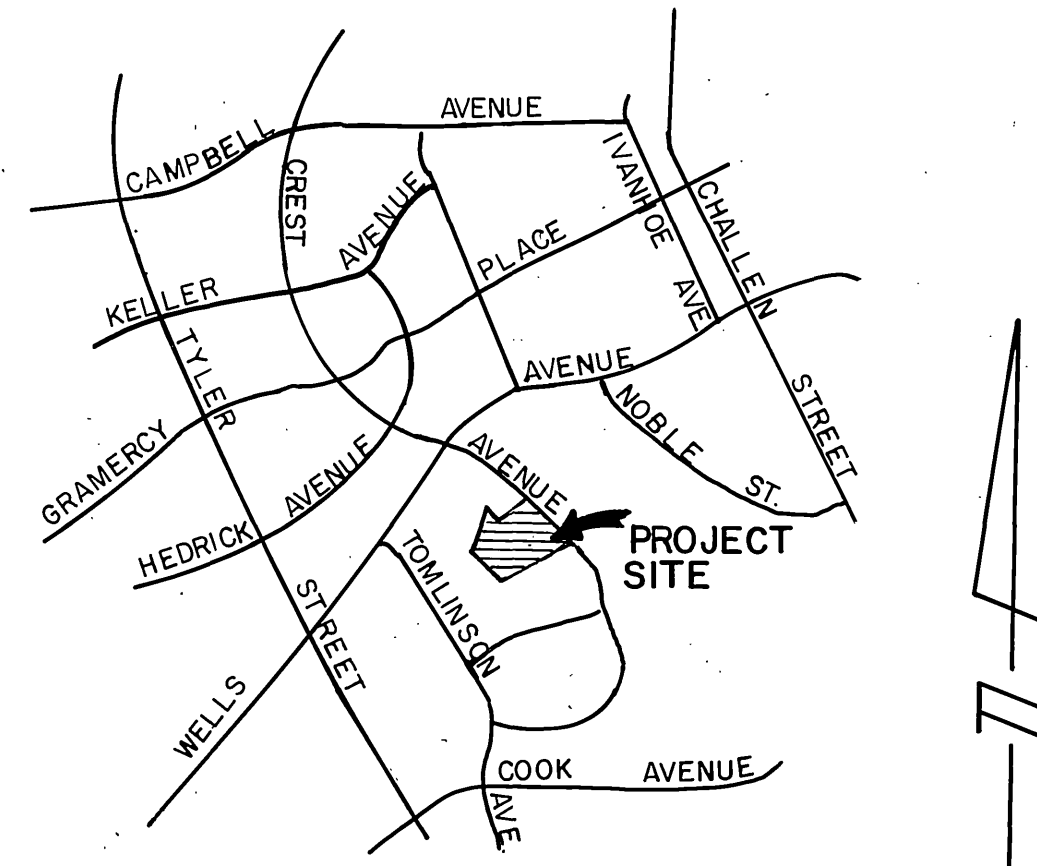
T.C.	TOP OF CURB
F.L.	FLOW LINE
C.F.	CURB FACE
R/W	RIGHT OF WAY
XXXXXX	A.C. PAVEMENT OVERLAY
XXXXXX	EXIST. CURB & GUTTER TO BE REMOVED

STREET NAME & TRAFFIC SIGN SCHEDULE

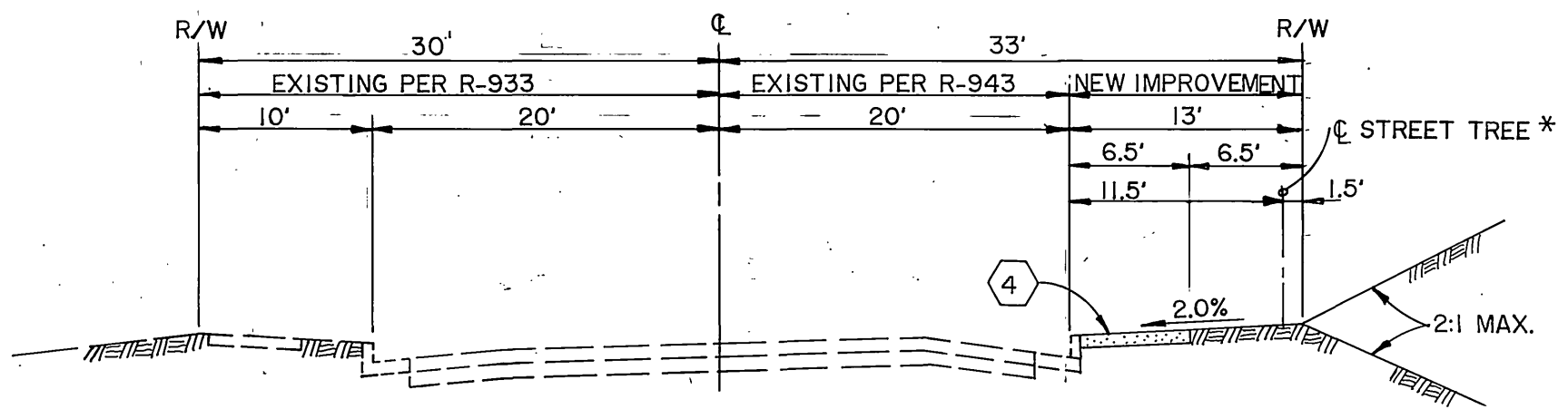
(A)	CREST AVE.	4800
(B)	ACE ST.	10100
(B)	STOP SIGN PER CITY OF RIV. STD. 662A	
(C)	W53 PER CITY OF RIV. STD. 666	
INSTALL STREET NAME SIGN (A) PER CITY OF RIV. STD. 662A		



INDEX MAP
SCALE: 1"=100'



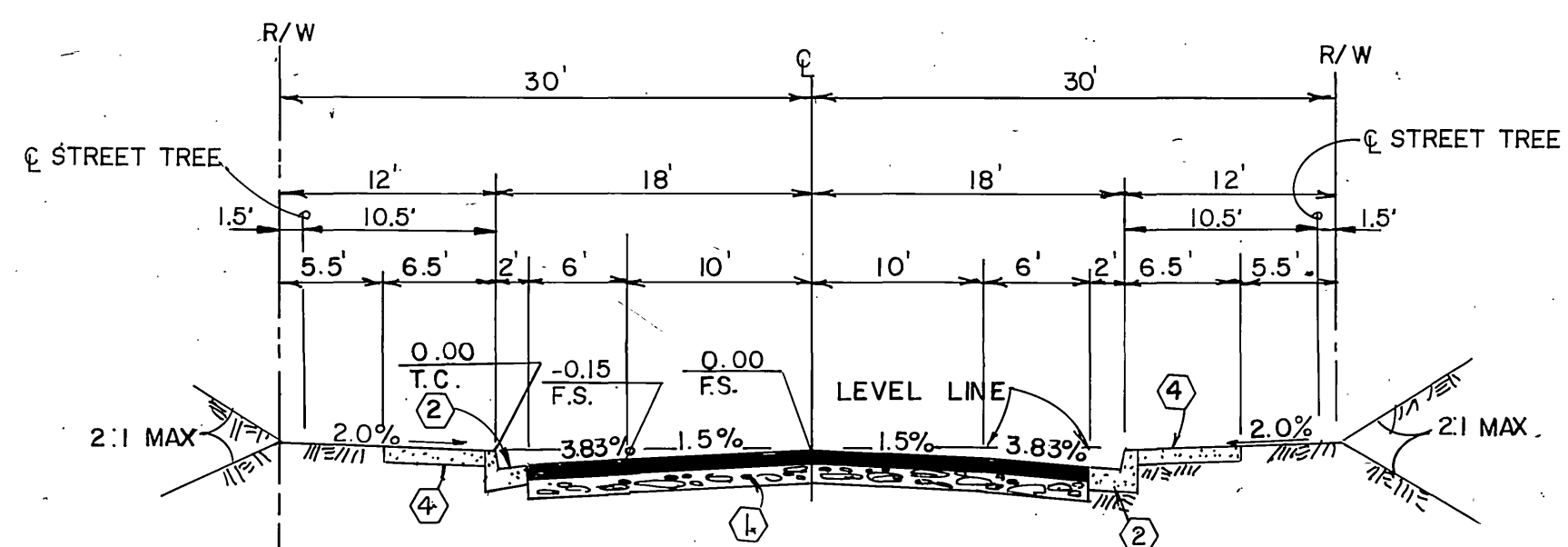
VICINITY MAP
N.T.S.



TYPICAL SECTION
CREST AVENUE
STA. 17+80.97 TO 21+29.58

NOTE: ELEVATIONS AS SHOWN ON THE GRADING PLAN FOR SIDEWALK CONSTRUCTION.

*STREET TREE LOCATIONS FOR CREST AVE. ARE SHOWN ON THE GRADING PLANS.



TYPICAL SECTION
ACE STREET
STA. 0+46.73 TO 2+82.74
T.I.=5.0

CENCOM CABLE TV INC.
REVIEWED BY: *[Signature]*
DATE: 5-7-90

CITY OF RIVERSIDE
WATER SYSTEM
APPROVED BY: *[Signature]* 1-28-91
DATE:

PREPARED UNDER THE DIRECTION OF
[Signature]
REGISTERED CIVIL ENGINEER NO. 35165
EXPIRATION DATE: 9-30-91 DATE: 3-16-90
APPROVED BY:

Underground Service Alert
Call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
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.

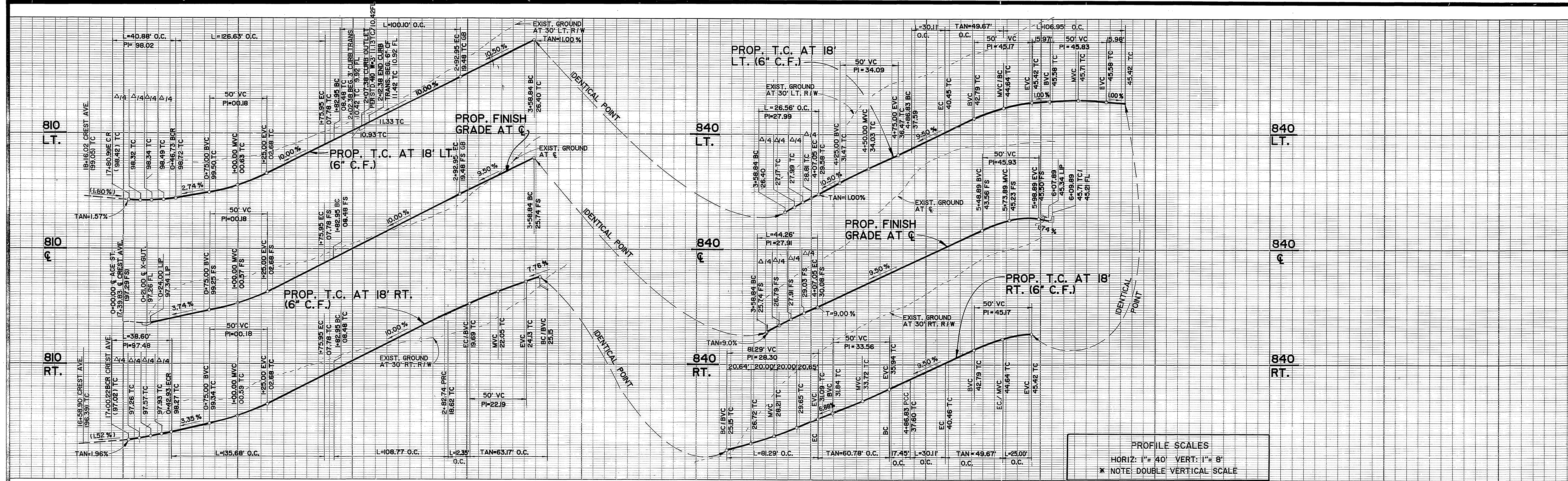
J.F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 886-0844 FAX 714-886-9954
11200 S. Mt. Vernon Ave., Suite "D" Colton, CA 92324 (714) 825-1082
73-080 El Paseo, Suite 108 Palm Desert, CA 92260 (619) 346-5581 FAX 619-340-0529
BENCH MARK: 63-H, P.K. NAIL IN N.E. CURB RETURN AT WELLS AVE. AND CHALLENGE AVE. EL. 738.692
SCALE: AS SHOWN
DATE: FEB., 1990

CITY BUSINESS TAX CERTIF. No. 4994 EXP. DATE 12-31-91
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *[Signature]* DATE: 3/15/91
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
CHIEF P.W. ENGR.

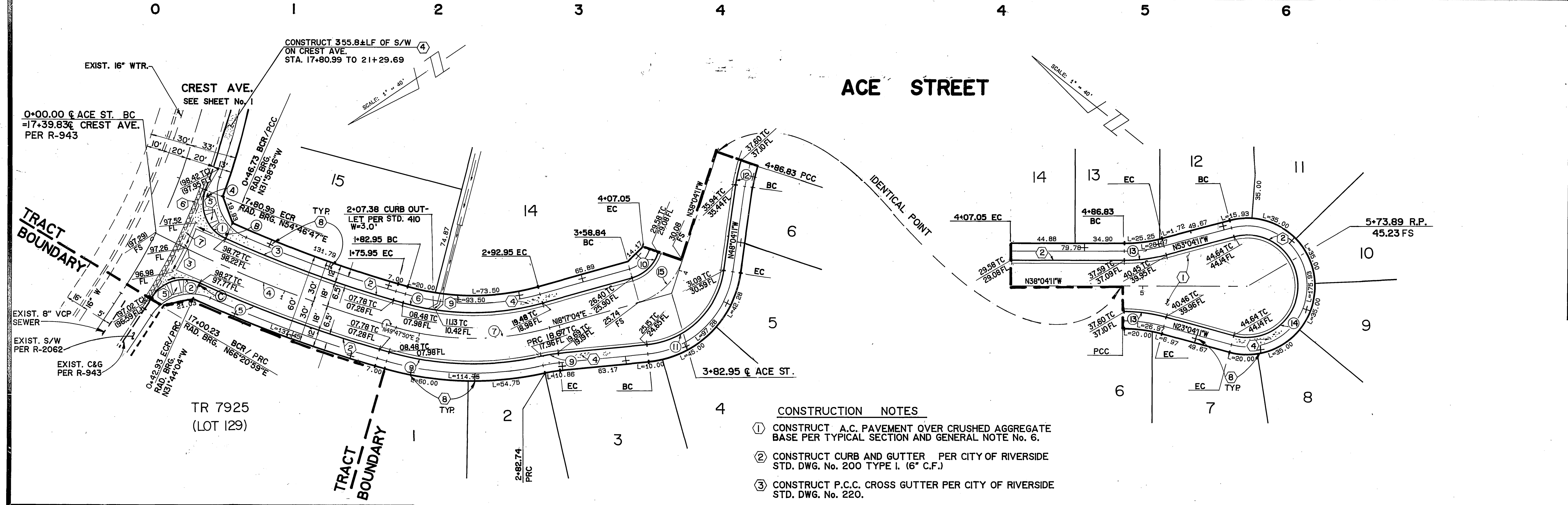
MARK REVISIONS APPR. DATE
DESIGNED BY L.M. DRAWN BY C.M.F. CHECKED BY J.D.S.

STREET PLAN & PROFILE
TRACT 26561
"TITLE SHEET"

PROJECT NO. R-3167
SHEET 1 OF 2
FOR: SAL AHMED
FILE NO.: 8911710
INDEXED 4-16-91
P.C. 3109-S



PROFILE SCALES
 HORIZ: 1" = 40' VERT: 1" = 8'
 * NOTE: DOUBLE VERTICAL SCALE



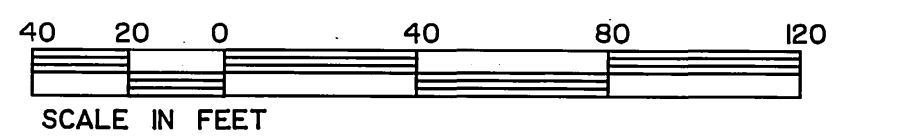
CURVE DATA				
No	Δ	R	L	T
1	86° 45' 22"	27.00'	40.88'	25.51'
2	81° 54' 58"	27.00'	38.60'	23.44'
3	08° 13' 34"	882.00'	126.63'	63.43'
4	11° 12' 05"	900.00'	175.95'	88.26'
5	08° 28' 06"	918.00'	135.68'	67.96'
6	31° 30' 46"	182.00'	100.10'	51.35'
7	31° 30' 46"	200.00'	110.00'	56.43'
8	28° 35' 11"	218.00'	108.77'	55.54'
9	07° 04' 25"	100.00'	12.35'	6.18'
10	56° 21' 15"	27.00'	26.56'	14.46'
11	76° 21' 15"	61.00'	81.29'	47.96'
12	10° 00' 00"	100.00'	17.45'	8.75'
13	15° 00' 00"	115.00'	30.11'	15.14'
14	210° 00' 00"	36.00'	131.95'	—
15	56° 21' 15"	45.00'	44.26'	24.11'

CONSTRUCTION NOTES

- CONSTRUCT A.C. PAVEMENT OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION AND GENERAL NOTE NO. 6.
- CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 200 TYPE I. (6" C.F.)
- CONSTRUCT P.C.C. CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 220.
- CONSTRUCT P.C.C. CURB SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325.
- CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304.
- CONSTRUCT A.C. PAVEMENT OVERLAY.
- EXISTING CURB & GUTTER TO BE REMOVED.
- PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARKS AND RECREATION DEPARTMENT.
- CONSTRUCT CURB OUTLET PER CITY OF RIVERSIDE STD. DWG. No. 410.

LEGEND

- T.C. — TOP OF CURB
- F.L. — FLOW LINE
- C.F. — CURB FACE
- R/W — RIGHT OF WAY
- XXXXXX — A.C. OVERLAY
- -- -- -- -- EXISTING CURB & GUTTER TO BE REMOVED
- ▭ — PROP. A.C. PAVEMENT



CENCOM CABLE TV INC.
 REVIEWED BY: *[Signature]*
 DATE: 5-2-90

CITY OF RIVERSIDE WATER SYSTEM
 APPROVED BY: *[Signature]* 1-28-91
 DATE:

Underground Service Alert
 Call: TOLL FREE 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

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REGISTERED CIVIL ENGINEER NO. 35165
 EXPIRATION DATE: 9-30-91 DATE: 3-16-90
 APPROVED BY: *[Signature]*

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SCALE: 1" = 40'
 DATE: FEB, 1990

CITY BUSINESS TAX CERTIF NO. 4394 EXP DATE 12-31-91

DESIGNED BY L.M. DRAWN BY C.M.F. CHECKED BY J.D.S.

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: 3/15/91
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF P.W. ENGR.

STREET PLAN & PROFILE
 TRACT 26561
 ACE STREET

PROJECT NO. R-3167
 SHEET 2 OF 2
 FILE NO. 8911740

For: SAL AHMED