

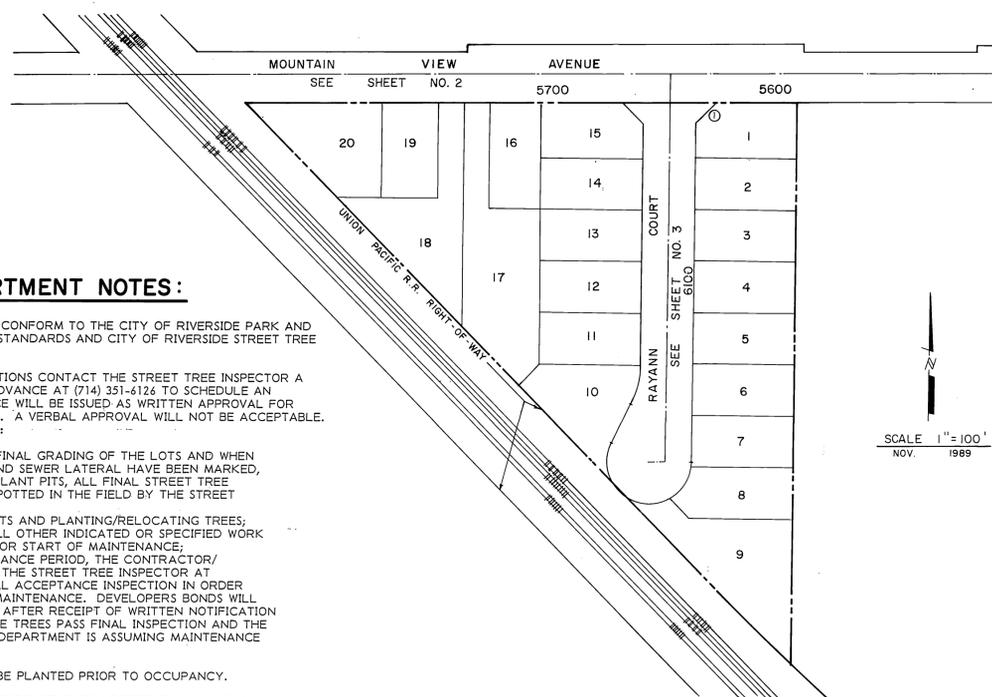
PLANS FOR THE IMPROVEMENT OF TRACT NO. 24892

STREETS

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.
- 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.
- 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.
- 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 USA.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE T.V. WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (714) 351-6150.

INDEX MAP



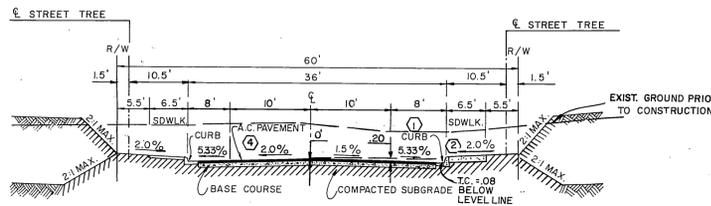
PARKS DEPARTMENT NOTES:

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND 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 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;
 - 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.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/ COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REG.
MOUNTAIN VIEW	PODOCARPUS/FERNPINE	15 GAL.	50'	8
MOUNTAIN VIEW	GRACILIOR / WASHINGTONIA/CALIFORNIA FILIPERA / FAN PALM	RELOCATE TO THE SPECIFICATIONS OF THE PARK & RECREATION DEPARTMENT PER JIM DAVIS, STREET TREE INSPECTOR		(1)
MOUNTAIN VIEW	WASHINGTONIA/MEXICAN ROBUSTA / FAN PALM			
RAYANN CT.	CUPANIOPSIS / ANACARDIODES / CARROT WOOD	15 GAL.	60'	15

6. BOTH 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.

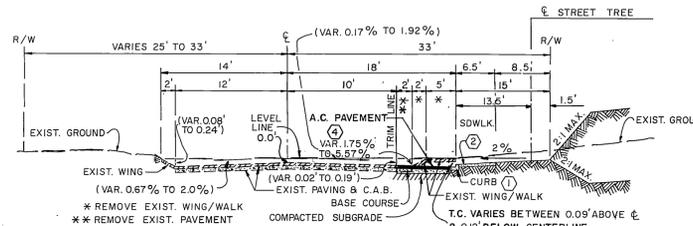
*NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.



**TYPICAL SECTION
RAYANN COURT
T.I. = 5.0**

STREET SIGN SCHEDULE

SIGN NO.	SIGN TYPE	STREET NAME	BLOCK NO.
1	STOP AND ST. NAME	RAYANN COURT MOUNTAIN VIEW AVE.	6100 5600



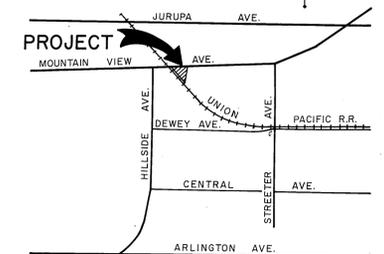
**TYPICAL SECTION
MT. VIEW AVE.
T.I. = 5.0**

ESTIMATE OF QUANTITIES

ITEM	UNIT	AMOUNT
6" CURB & GUTTER	L.F.	1,498
DRIVEWAY APPROACHES 20' x 27'	E.A.	20
SIDEWALK	S.F.	9,718
P.C.C. MOVE-IN	L.S.	1
A.C. PAVEMENT	S.F.	21,404
CRUSHED AGGREGATE BASE	S.F.	21,404
PAVING MOVE-IN	L.S.	1
A.C. REMOVAL	S.F.	4,616
WHEELCHAIR RAMP	E.A.	2
STREET NAME SIGN	E.A.	1
CATCH BASIN	E.A.	1
JUNCTION STRUCTURE	E.A.	1
18" R.C.P. STORM DRAIN	L.F.	4.5
STREET SURVEY MONUMENT	E.A.	2

CONSTRUCTION NOTES

- CONSTRUCT 6" CURB AND GUTTER PER STD. DWG. NO. 200 (TYPE I)
- CONSTRUCT P.C.C. SIDEWALK PER STD. DWG. NO. 325
- CONSTRUCT WHEELCHAIR RAMP PER STD. DWG. NO. 304
- CONSTRUCT "A.C. PAVEMENT OVER "CRUSHED AGGREGATE BASE OR "A.C. OVER COMPACTED NATIVE PER S.R. R-
- CONSTRUCT DRIVEWAY PER STD. DWG. NO. 302
- CONSTRUCT CATCH BASIN PER STD. DWG. NO. 408
- CONSTRUCT 18" R.C.P. STORM DRAIN
- CONSTRUCT JUNCTION STRUCTURE B PER STD. DWG. 421
- CONSTRUCT STREET SURVEY MONUMENT
- PLANT STREET TREE TO THE SPECIFICATIONS OF THE PARK & RECREATION DEPT.
- RELOCATE PALM TREE TO THE SPECIFICATIONS OF THE PARK & RECREATION DEPT.



**VICINITY MAP
N.T.S.**

BENCH MARK

U.S.G.S. B.M. H-1144 A BRASS DISC STAMPED H-1144 1961 IN TOP OF HEADWALL 60' N.W. OF UNION PACIFIC CROSSING AT JURUPA. ELEV. = 777.827

Underground Service Alert

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

CENCOM CABLE TELEVISION CO.
APPROVED BY: *[Signature]* DATE: 4-2-90

PACIFIC TELEPHONE CO. APPROVED BY: *[Signature]* DATE: 3-21-90
SOUTHERN CALIFORNIA GAS CO. APPROVED BY: *[Signature]* DATE: 3-21-90
CITY WATER DEPARTMENT APPROVED BY: *[Signature]* DATE: 6-25-90
CITY ELECTRICAL DEPARTMENT APPROVED BY: *[Signature]* DATE: 6-25-90

APPROVED BY: *[Signature]* DATE: 3-31-93

ENGINEER OF WORK
GEORGE L. BENTON, R.C.E. 14594
EXP DATE 3/31/93

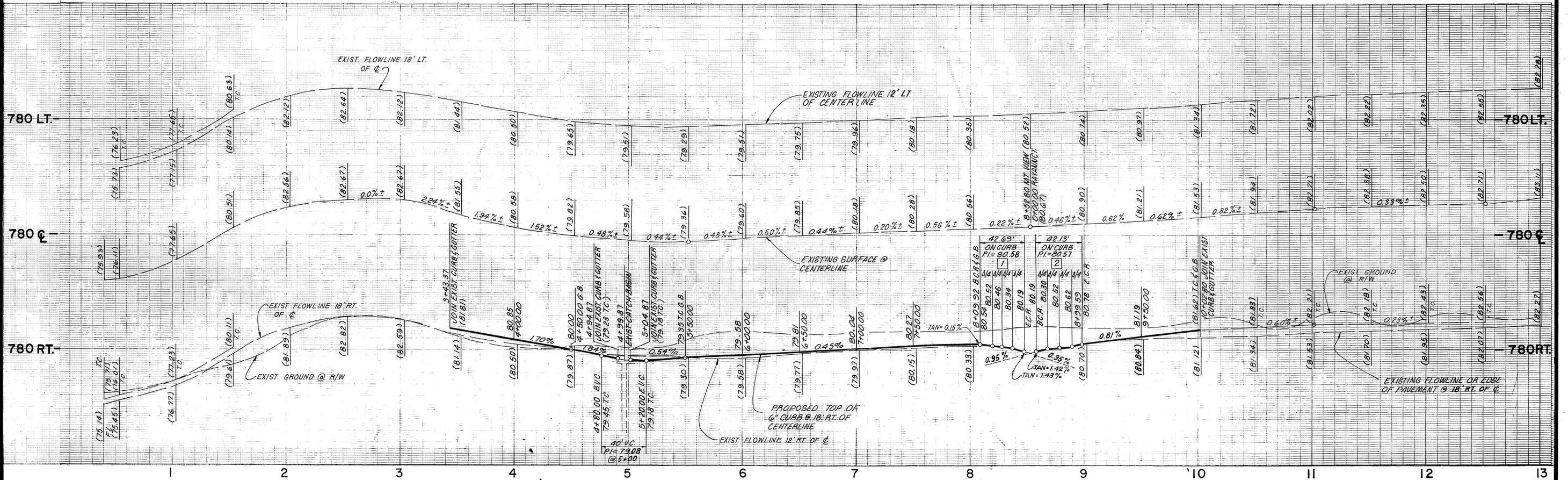
ACE ENGINEERING COMPANY
PLANNERS • ENGINEERS • SURVEYORS
29377 RANCHO CALIFORNIA RD., SUITE 104
TEMECULA, CALIFORNIA 92390
TELEPHONE (714) 699-9058

MARK REVISIONS APPR. DATE
DESIGNED BY D.L.S. DRAWN BY F.L.B. CHECKED BY M.W.N.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* DATE: 8/7/90
PRINCIPAL ENGINEER: *[Signature]*
PARK DEPARTMENT: *[Signature]*
TRAFFIC DIVISION: *[Signature]*
CHIEF P.W. ENGINEER: *[Signature]* DATE: 8/9/90

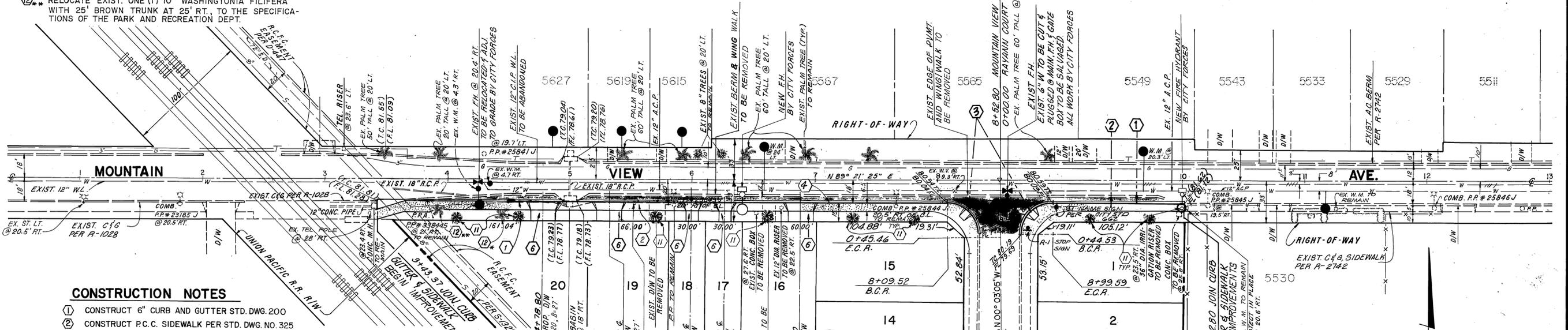
STREET IMPROVEMENT PLANS
TRACT 24892
MOUNTAIN VIEW AVE.
&
RAYANN COURT
HORIZ. SCALE: AS SHOWN

ACCOUNT NO. 115-1
R-3169
SHEET 1 OF 3



CONST. NOTES CONT'N.

- ① PLANT STREET TREE TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPT.
- ②* RELOCATE EXIST. ONE (1) 16" WASHINGTONIA ROBUSTA WITH BROWN TRUNK AT 29' RT. TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPT.
- ③** RELOCATE EXIST. ONE (1) 10" WASHINGTONIA FILIFERA WITH 25' BROWN TRUNK AT 25' RT. TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPT.



CONSTRUCTION NOTES

- ① CONSTRUCT 6" CURB AND GUTTER STD. DWG. 200
- ② CONSTRUCT P.C.C. SIDEWALK PER STD. DWG. NO. 325
- ③ CONSTRUCT WHEELCHAIR RAMP PER STD. DWG. NO. 304
- ④ CONSTRUCT "A.C. PAVEMENT OVER "CRUSHED AGGREGATE BASE OR "A.C. OVER COMPACTED NATIVE PER S.R. R"
- ⑤ CONSTRUCT DRIVEWAY PER CITY STD. DWG. NO. 302 (TYPE V)
- ⑥ EXIST. 12" R.C. PIPE TO REMAIN @ 18' RT.



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

CENCOM CABLE TELEVISION CO.
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PACIFIC TELEPHONE CO. APPROVED BY: <i>[Signature]</i> DATE: 3/21/90	SOUTHERN CALIFORNIA GAS CO. APPROVED BY: <i>[Signature]</i> DATE: 3-21-90
CITY WATER DEPARTMENT APPROVED BY: <i>[Signature]</i> DATE: 6-25-90	CITY ELECTRICAL DEPARTMENT APPROVED BY: <i>[Signature]</i> DATE: 5/22/90

ENGINEER OF WORK
 GEORGE L. BENTON
 R.C.E. 14594
 EXP. DATE 3/31/93

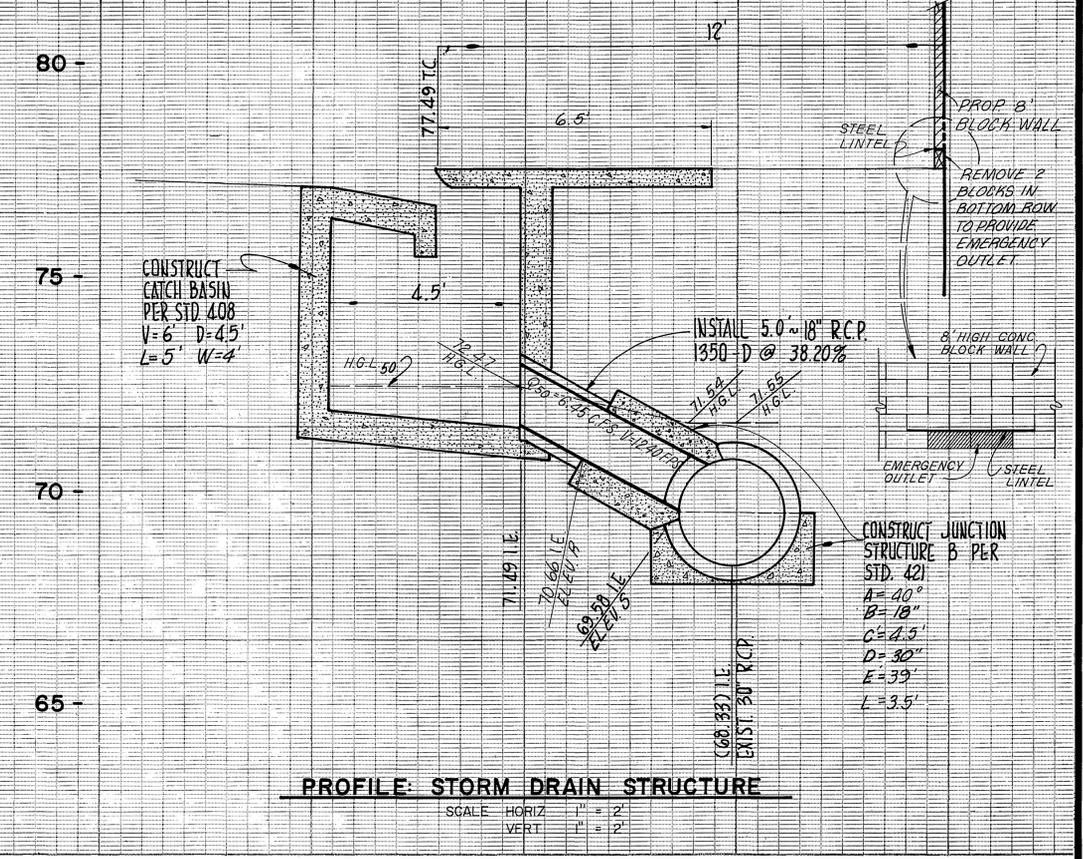
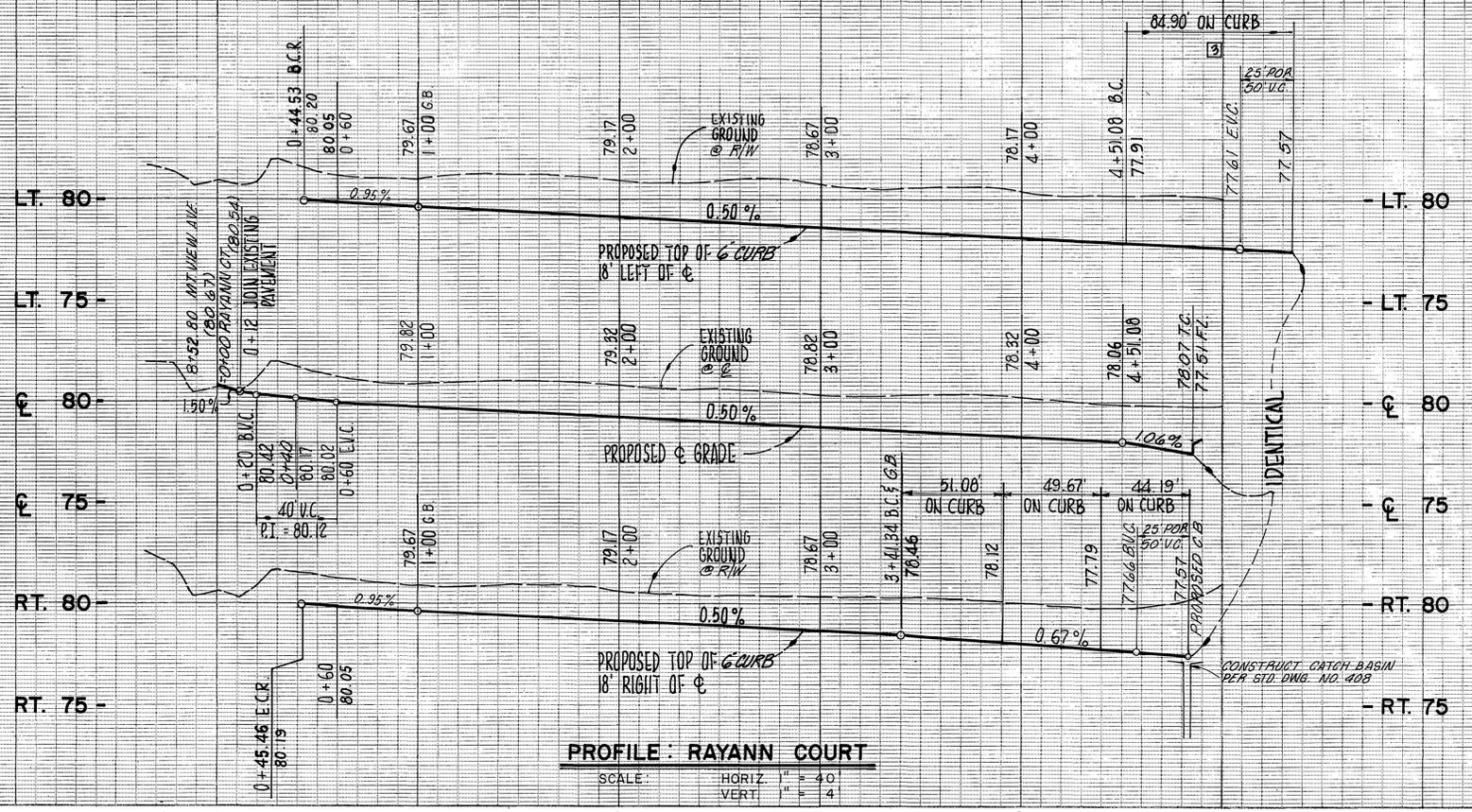
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 TELEPHONE (714) 699-9058

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 3/19/90
 PRINCIPAL ENGINEER: *[Signature]*
 TRAFFIC DIVISION: *[Signature]*
 CHIEF P.W. ENGINEER: *[Signature]* DATE: 3-19-90

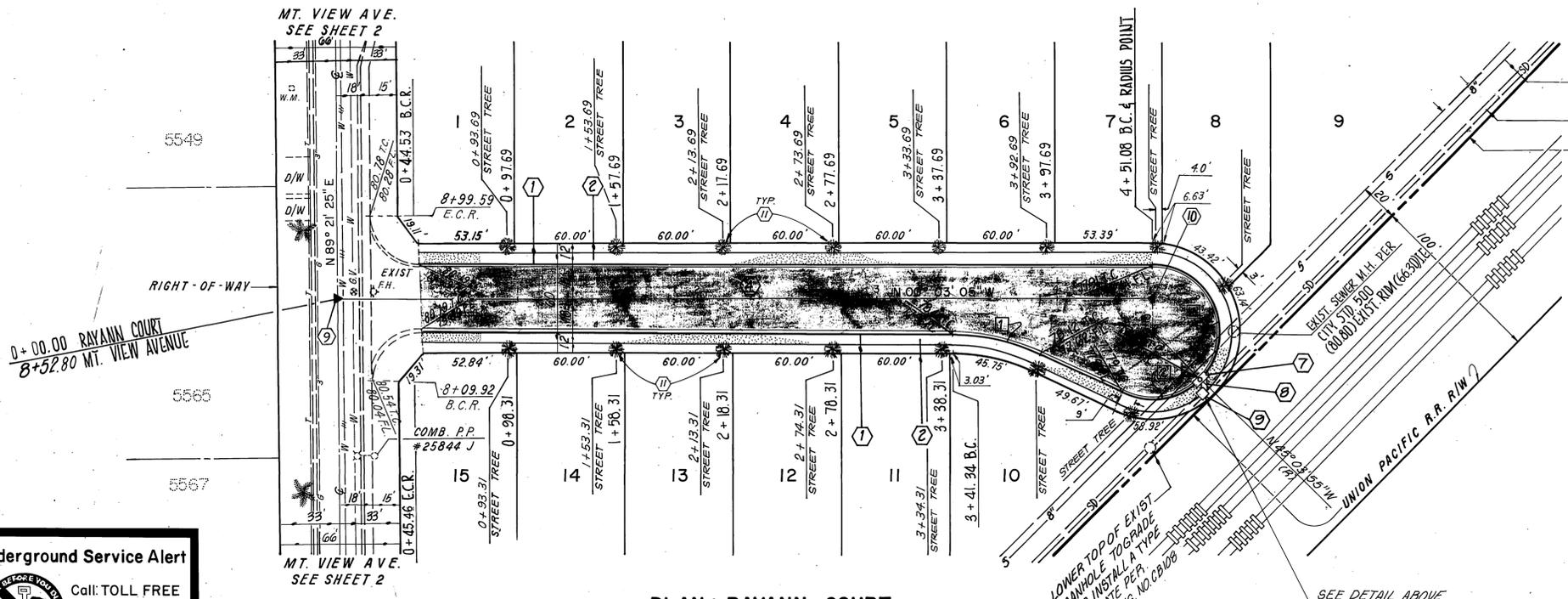
STREET IMPROVEMENT PLAN
TRACT 24892
MOUNTAIN VIEW AVE.
 HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 4'

ACCOUNT NO. 115-1
R-3169
 SHEET 2 OF 3
 6289



PROFILE: RAYANN COURT

PROFILE: STORM DRAIN STRUCTURE



PLAN: RAYANN COURT

- CONSTRUCTION NOTES**
- ① CONSTRUCT 6" CURB & GUTTER PER STD. DWG. NO.200 (TYPE1)
 - ② CONSTRUCT R.C.C. SIDEWALK PER STD. DWG. NO. 325
 - ③ CONSTRUCT WHEELCHAIR RAMP PER STD. DWG. NO. 304
 - ④ CONSTRUCT "A.C. PAVEMENT OVER "CRUSHED AGGREGATE BASE OR "A.C. OVER COMPACTED NATIVE PER S.R. R-
 - ⑦ CONSTRUCT CATCH BASIN PER STD. DWG. 408.
 - ⑧ CONSTRUCT 18" R.C.P. STORM DRAIN.
 - ⑨ CONSTRUCT JUNCTION STRUCTURE B PER STD. DWG. NO. 421.
 - ⑩ CONSTRUCT STREET SURVEY MONUMENT.
 - ⑪ PLANT STREET TREE TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.

CURB DATA

- ① Δ = 25° 27' 06"
R = 115'
L = 51.08'
T = 25.97'
- ② Δ = 70° 20' 06"
R = 36'
L = 44.19'
T = 25.36'
- ③ Δ = 135° 07' 00"
R = 36'
L = 84.90'

BENCH MARK
U.S.G.S. B.M. H-1144 A BRASS DISC STAMPED H-1144 IN TOP OF HEADWALL 60' N.W. OF UNION PACIFIC CROSSING AT JAURUPA ELEV. = 777.827

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MARK	REVISIONS	APPR. DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature]
DATE: 8/9/90
PRINCIPAL ENGINEER: [Signature]
DATE: 8/9/90
PARK DEPARTMENT: [Signature]
DATE: 8-3-90
TRAFFIC DIVISION: [Signature]
DATE: 8-9-90
CHIEF P.W. ENGINEER: [Signature]
DATE: 8/9/90

STREET IMPROVEMENT PLAN
TRACT 24892
RAYANN COURT
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'

AS BUILT 2/25/93 RUM
ACCOUNT NO. 115-1
R-3169
SHEET 3 OF 3
6389

PC 3119-58P