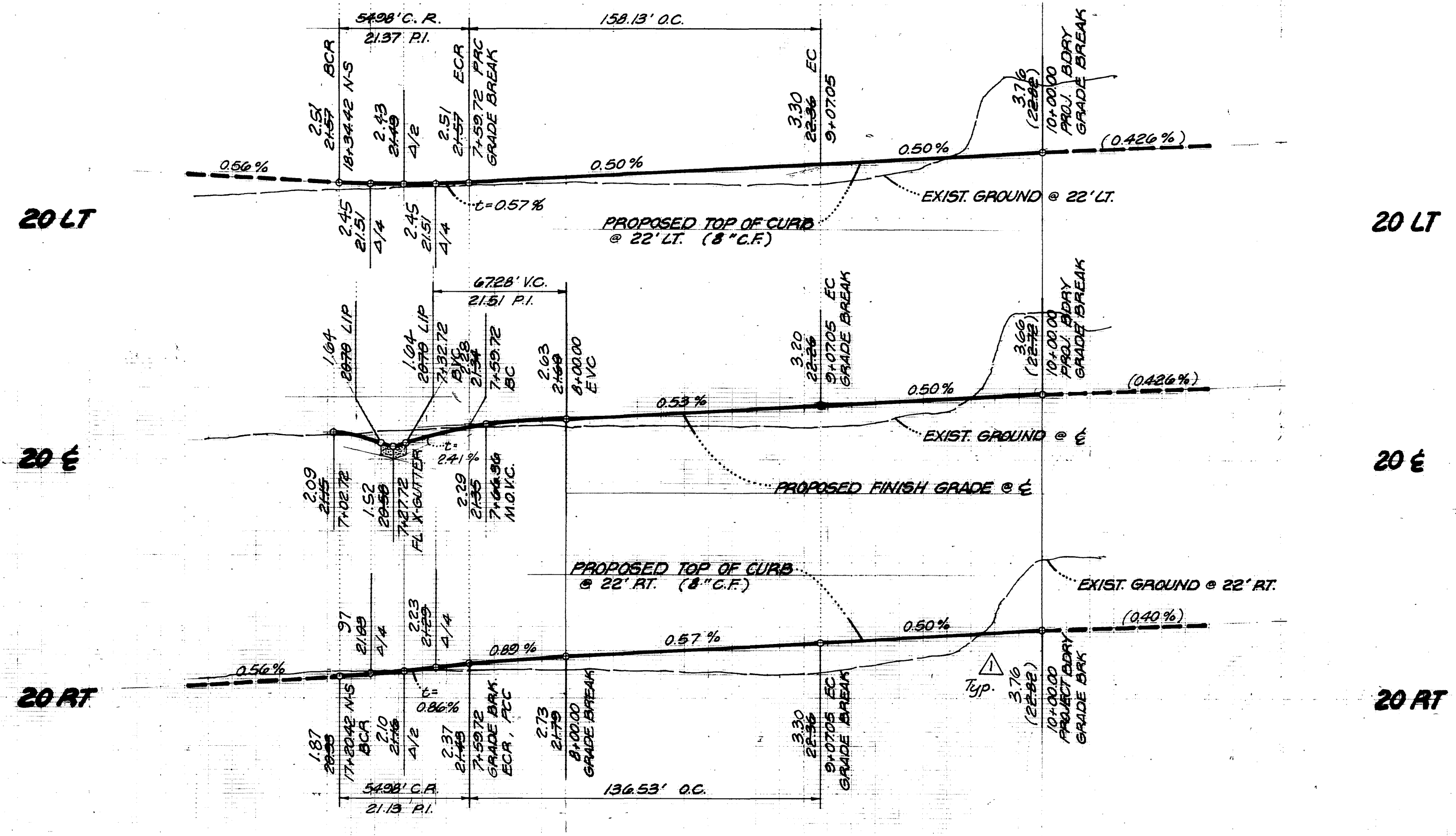


BENCHMARK NO. K7-B

RIVERSIDE COUNTY SURVEYOR'S BRASS MONUMENT, CAPPED, AT THE INTERSECTION OF THE CENTERLINE OF NORTH MAIN STREET AND THE CENTERLINE OF PLACENTIA LANE. ELEVATION: 833.594



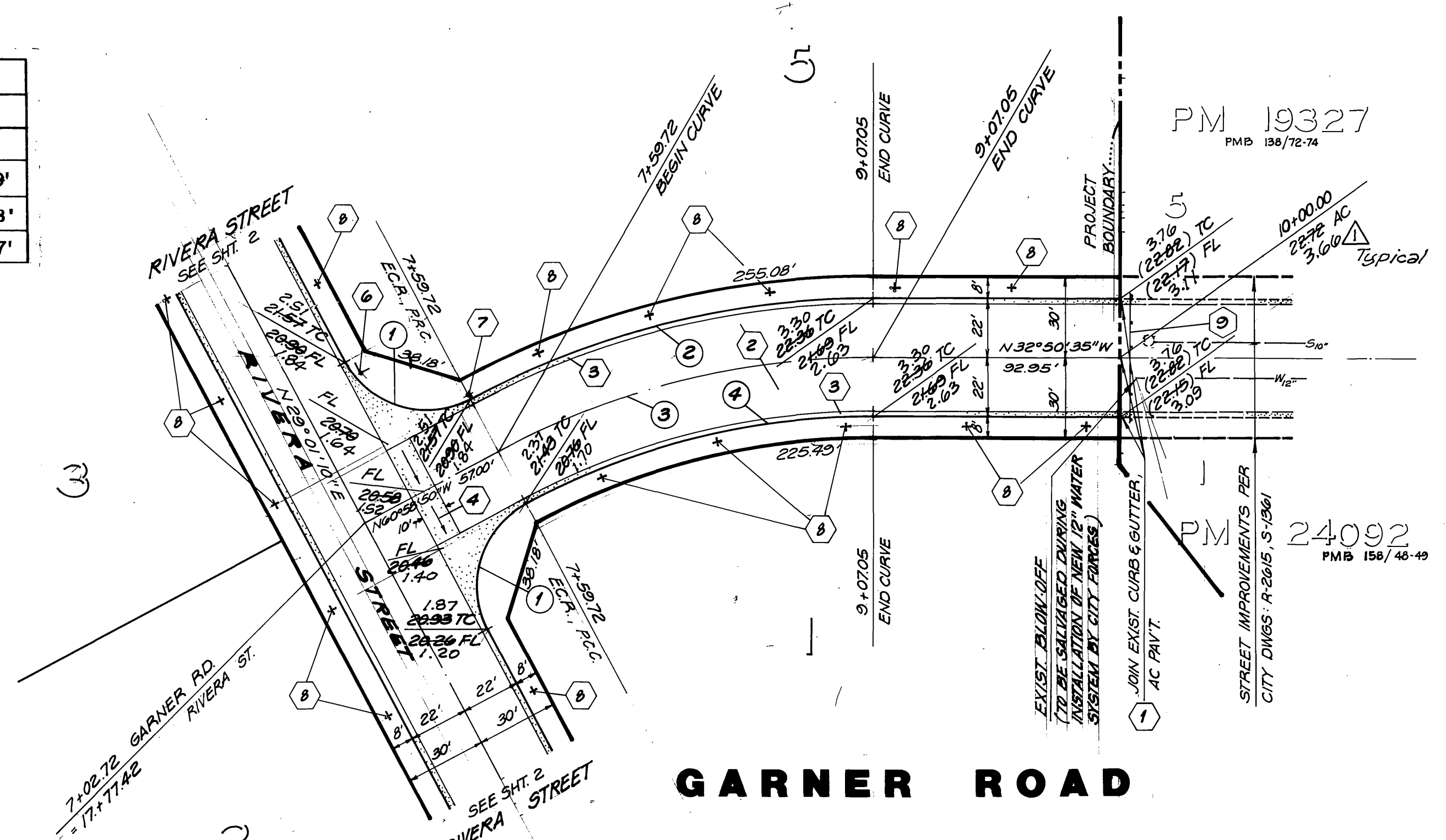
PROFILE

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

PLAN

SCALE: 1" = 40'

CURVE DATA				
Δ	R	L	T	
① 90°	35'	54.98'	35'	
② 28°08'15"	322'	158.13'	80.69'	
③ 28°08'15"	300'	147.33'	75.18'	
④ 28°08'15"	278'	136.53'	69.67'	



GENERAL NOTES FOR PLAN CHECK

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPT. STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
- WHEN CALLING FOR INSPECTIONS, CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 98 HRS. IN ADVANCE AT (761) 351-6176 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 SENSITIVE AREAS 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 THE END OF THE MAINTENANCE PERIOD, THE DEVELOPER/CONTRACTOR SHALL CALL THE STREET TREE INSPECTOR AT (761) 351-6176 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 DEPT. 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 1 (ONE) YEAR.
- STREET TREE PLANTINGS SHALL BE AS FOLLOWS:

STREET NAME	STREET TREE SPECIES	MIN. SIZE	SPACING (APPROX)	NO. PER 100'
A. GARNER RD.	JACARANDA MINUS/FOLIA	15 GAL.	45'	10
B. RIVERA ST.	CINNAMOMUM CAMPHORA/CAMPHOR	15 GAL.	45'	45'
- BOTH A STREET TREE RELOCATION/REMOVAL PERMIT AS ISSUED BY THE PARK AND RECREATION DEPT. AND A STREET OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPT. ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL EXISTING TREES WITHIN WHAT WILL ULTIMATELY BE PUBLIC RIGHT-OF-WAY PAVEMENT AREAS, RECORDS OF ALL HOLES MUST BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR CONSTRUCTION.
- ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENTIAL USES.

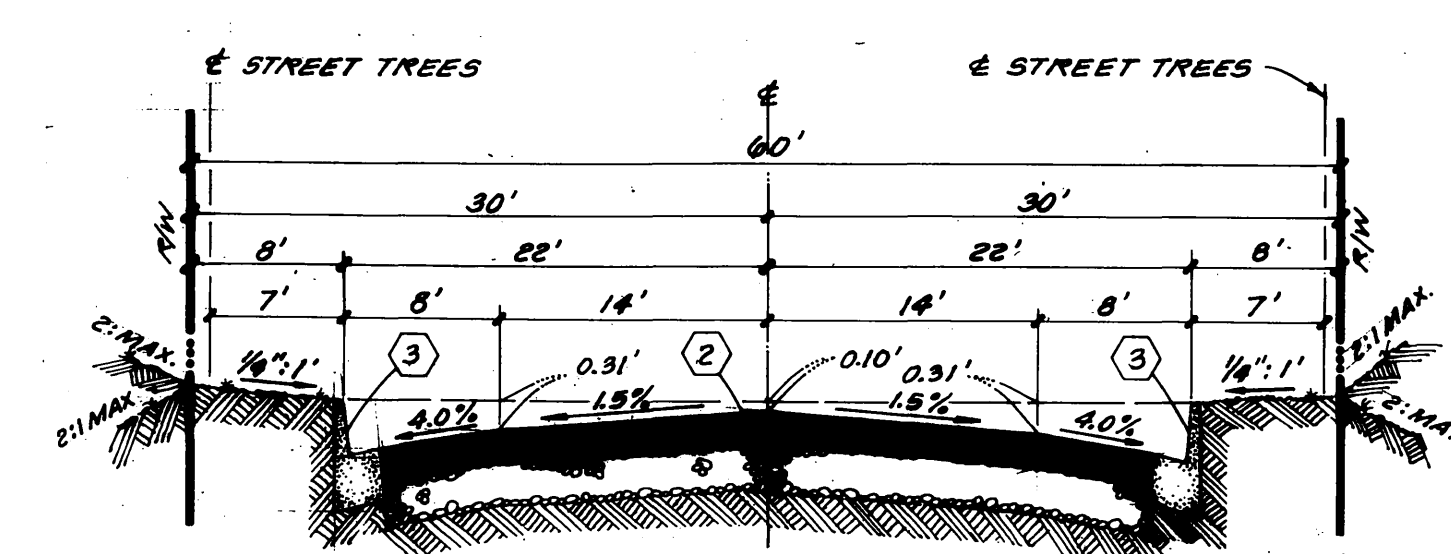
NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

TRAFFIC SIGN/ STREET SIGN SCHEDULE

TRAFFIC SIGN/ STREET SIGN	QUANTITY
① RIVERA STREET	4200
② GARNER ROAD	4200
③ STOP SIGN 30" OCTAGONAL (PER STD 662 and 666)	

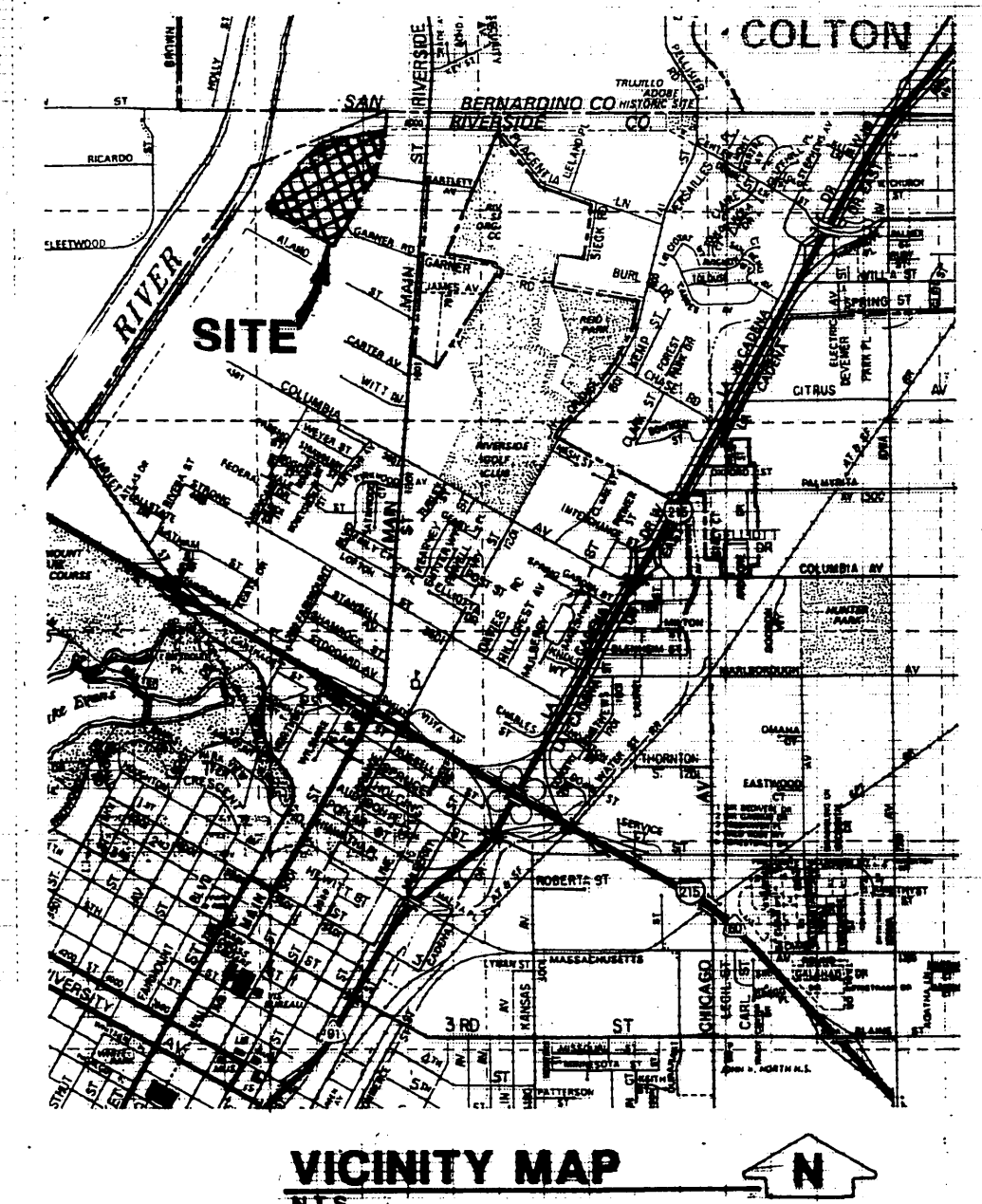
CONSTRUCTION NOTES: Standard drawings referred to are those of the City of Riverside Department of Public Works unless noted otherwise.

- Sawcut and remove A.C. pavement, curb & gutter as necessary.
- Place 3/4" A.C. over 4" C.A.B. (See Gen. Note #8).
- PER S.R. # 1533; R-VALUE = 50
- Construct Type I (8" C.F.) curb & gutter per Std. No. 200.
- Construct cross gutter per Std. No. 220 W-10'.
- Install street name signs per Std. No. 662.
- Install stop sign per Std. No. 666.
- Plant street trees per City of Riverside, Parks and Recreation Department Stds.
- Remove existing street barricade.
- Construct Parkway Inlet per Detail A. (Sheet 2)
- Construct street barricade per Std. No. 180.



TYPICAL SECTION (FULL WIDTH)

GARNER ROAD RIVERA STREET
SCALE: HORIZ 1" = 10'
VERT 1" = 1'
T.I. = 6.0



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.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS. Contact City of Riverside Public Utility, 45 days in advance. For St. Ltr. Plans 1909, 782-5519.
- 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 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 DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STANDARD 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
- 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.
- ALL TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION BY 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 (2) 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.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING NO. 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF CURB AND GUTTER AND AS APPROVED BY THE TRAFFIC ENGINEER.
- THE CONTRACTOR SHALL COORDINATE TRENCHING WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

PRIVATE ENGINEER'S NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY LINES OR STRUCTURES SHOWN ON THIS PLAN ARE OBTAINED BY SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO PROTECT THESE UTILITIES LINES OR ANY OTHER LINES OF RECORD, SHOWN OR NOT SHOWN ON THIS PLAN.

APPROVED BY: CITY OF RIVERSIDE ELECTRICAL DEPT William F. Mansour 11/21/95	APPROVED BY: CITY OF RIVERSIDE WATER DEPT Richard L. Durbak 11-21-95
Wm. Whitten 10/26/95	Richard L. Durbak 10-2-95
NAME DATE	NAME DATE

APPROVED BY: CROWN CABLE TV 12-10-95	APPROVED BY: PACIFIC BELL 10/22/95
Richard S. Shullbaker 10/22/95	John Smith 10/22/95
NAME DATE	NAME DATE

APPROVED BY: SO. CAL. GAS CO. 9-21-94	APPROVED BY: GUTHRIE CONSTRUCTION 847 NORTH MAIN STREET, Ste 2C RIVERSIDE, CA 92501 (714) 781 0640
H.D. Smith 9-21-94	H.D. Smith 10-15-95
NAME DATE	NAME DATE

PREPARED FOR: GUTHRIE CONSTRUCTION 847 NORTH MAIN STREET, Ste 2C RIVERSIDE, CA 92501 (714) 781 0640	DESIGNED BY: PHILIP E. BROWN Professional Engineer 8095 Edgemont Dr. San Bernardino, CA 92404 (409) 802-1565
11/22/93	11/22/93
NAME DATE	NAME DATE

DESIGNED BY: PHILIP E. BROWN	CHECKED BY: PHILIP E. BROWN
DRAWN BY: PHILIP E. BROWN	CHECKED BY: PHILIP E. BROWN
DATE: 11/22/93	DATE: 11/22/93

ADJUST ALL ELEVATIONS BY +0.34' TO CONFORM TO BENCH MARK	ADDED PAVING SECTION PER S.R. 1533
DATE: 11/22/93	DATE: 11/22/93

REVISIONS	APPR. DATE
1. ADJUST ALL ELEVATIONS BY +0.34' TO CONFORM TO BENCH MARK	11/22/93
2. ADDED PAVING SECTION PER S.R. 1533	11/22/93

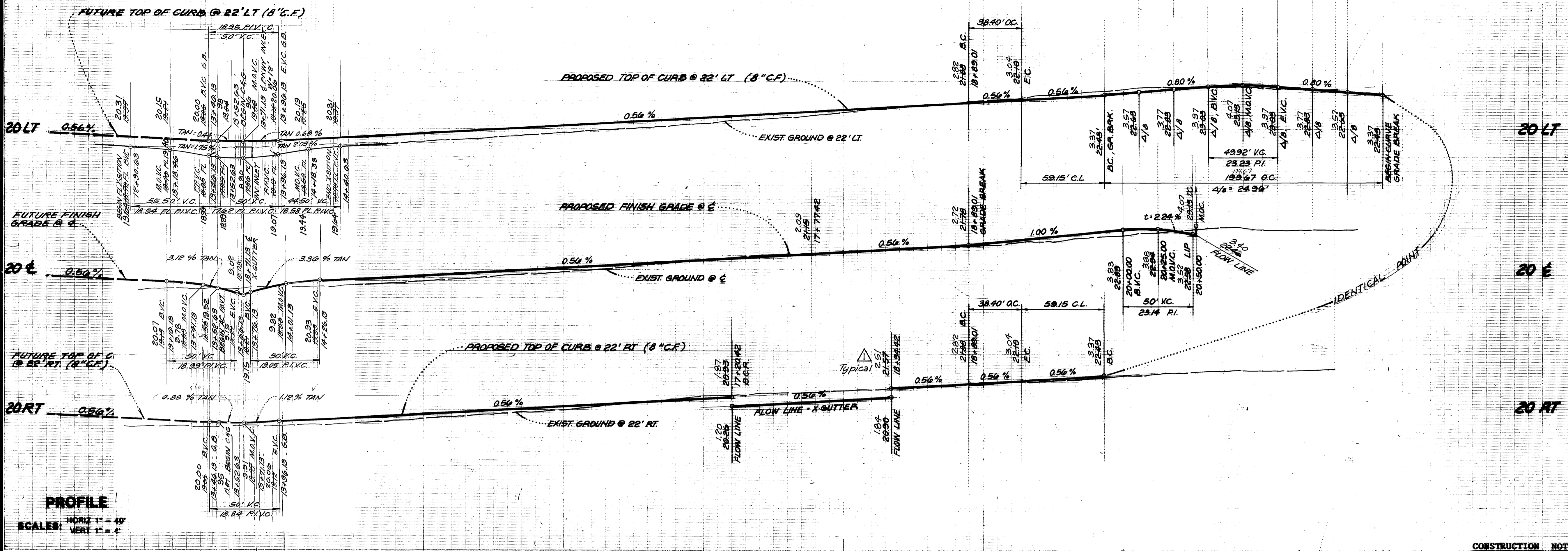
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT			
APPROVED BY: DATE BY	APPROVED BY: DATE BY		
PRINCIPAL ENGINEER 11/28/95	PUBLIC WORKS DIRECTOR 11/28/95		
PARK DEPARTMENT 11-28-95			
CHIEF P.W. ENGINEER 12-2-95	DATE: 12/18/95		
ST. SERVICES 12-2-95			

STREET IMPROVEMENT PLANS	ACCOUNT NO.
PARCEL MAP NO. 24758	R-3203
GARNER ROAD	SHEET 1 OF 2

INDEXED 4-14-95 LHM

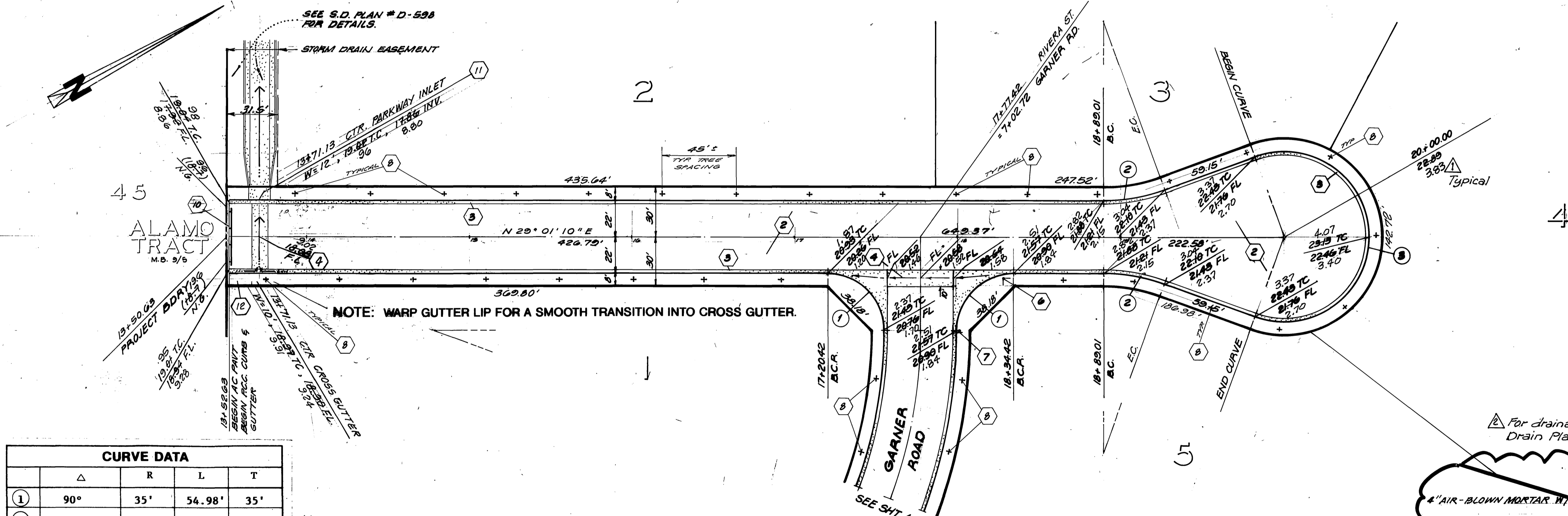
PC 9491-15

BENCHMARK K7-B
 RIVERSIDE COUNTY SURVEYOR'S BRASS MONUMENT, CAPPED, AT THE INTERSECTION OF THE CENTERLINE OF NORTH MAIN STREET AND THE CENTERLINE OF PLACENTIA LANE.
 ELEVATION: 833.594



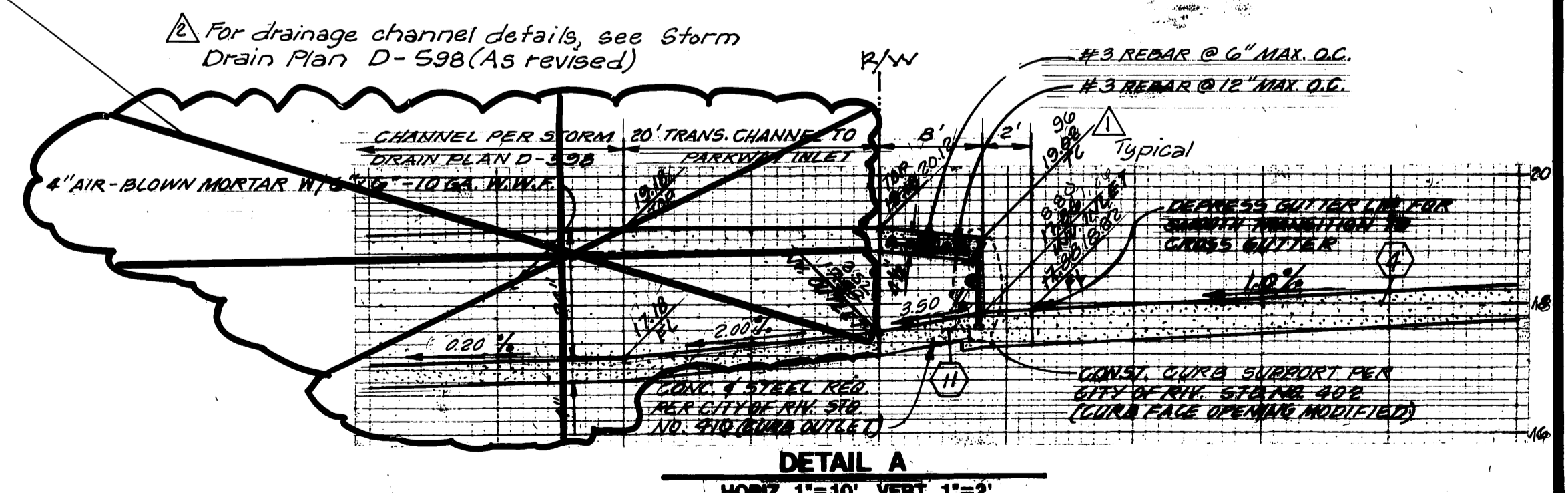
PLAN 13 14 15 16 17 18 19 20 21
 SCALE: 1" = 40'

- CONSTRUCTION NOTES:** Standard drawings referred to are those of the City of Riverside Department of Public Works unless noted otherwise.
- ① Sawcut and remove A.C. pavement, curb & gutter as necessary.
 - ② Place 3 1/2" A.C. over 4" C.A.B. (See Gen. Note #8) PER S.R. # 1533; E-VALUE = 56
 - ③ Construct Type I (8" C.F.) curb & gutter per Std. No. 200.
 - ④ Construct cross gutter per Std. No. 220 W=10'.
 - ⑥ Install street name signs per Std. No. 662.
 - ⑦ Install stop sign per Std. No. 666.
 - ⑧ Plant street trees per City of Riverside, Parks and Recreation Department Stds.
 - ⑨ Remove existing street barricade.
 - ⑩ Install 2"x4" redwood header.
 - ⑪ Construct Parkway Inlet per Detail A. (this sheet)
 - ⑫ Construct street barricade per Std. No. 180.



CURVE DATA				
	Δ	R	L	T
①	90°	35'	54.98'	35'
②	20°	110'	38.40'	19.40'
③	220°	52'	199.67'	

RIVERA STREET



PREPARED FOR
GUTHRIE CONSTRUCTION
 847 NORTH MAIN STREET, Ste 2C
 RIVERSIDE, CA 92501
 (714) 781 0640

J.O.
 designed:
 drawn:
 checked:



PHILIP E. BROWN
 Professional Engineer
 50955 Edgemont Dr
 San Bernardino, CA 92404
 (909) 862-1505
 11/22/93
 date

Adjust all elevations by +0.94' to conform to benchmark
 Revise drain channel to conform w/ D-598
 ADDED PAVING SECTIONS FOR S.D. 1533-16
 REVISIONS
 APPR. DATE
 DESIGNED BY: PEB DRAWN BY: IQ CHECKED BY: PEB

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature]
 DATE: 11/22/93
 TRAFFIC DIVISION
 CHIEF, P.W. ENGINEER
 ST. SERVICES

STREET IMPROVEMENT PLANS
 PARCEL MAP NO. 24758
RIVERA STREET
 ACCOUNT NO. R-3203
 SHEET 2 OF 2