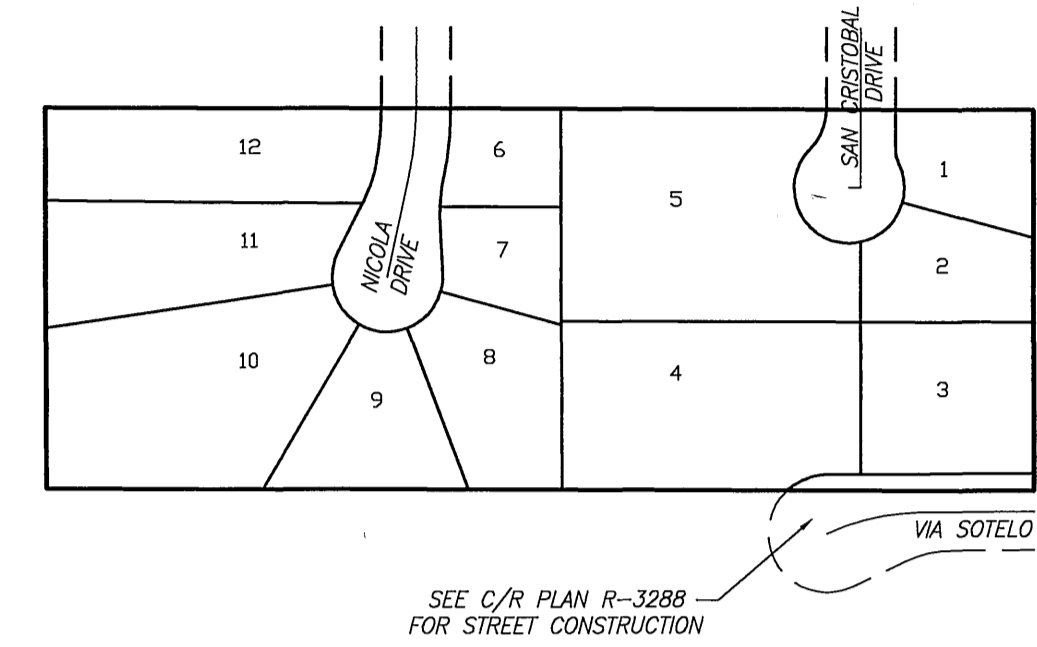


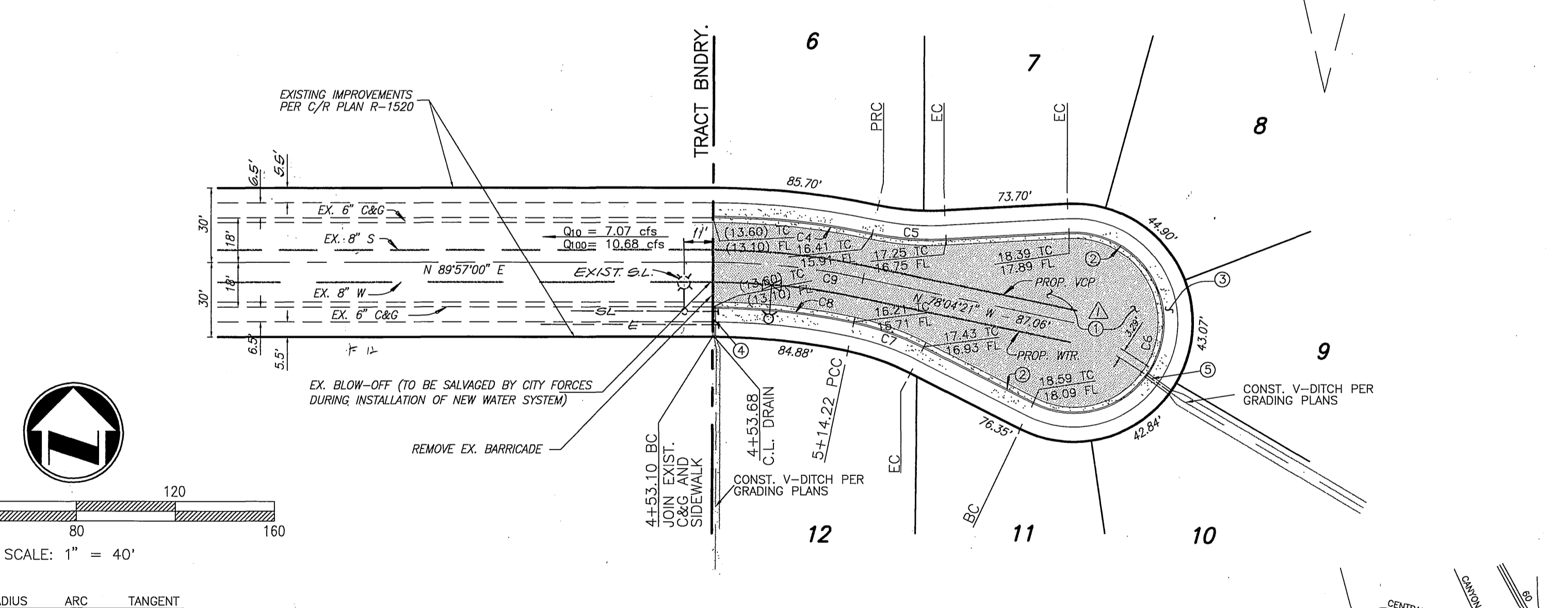
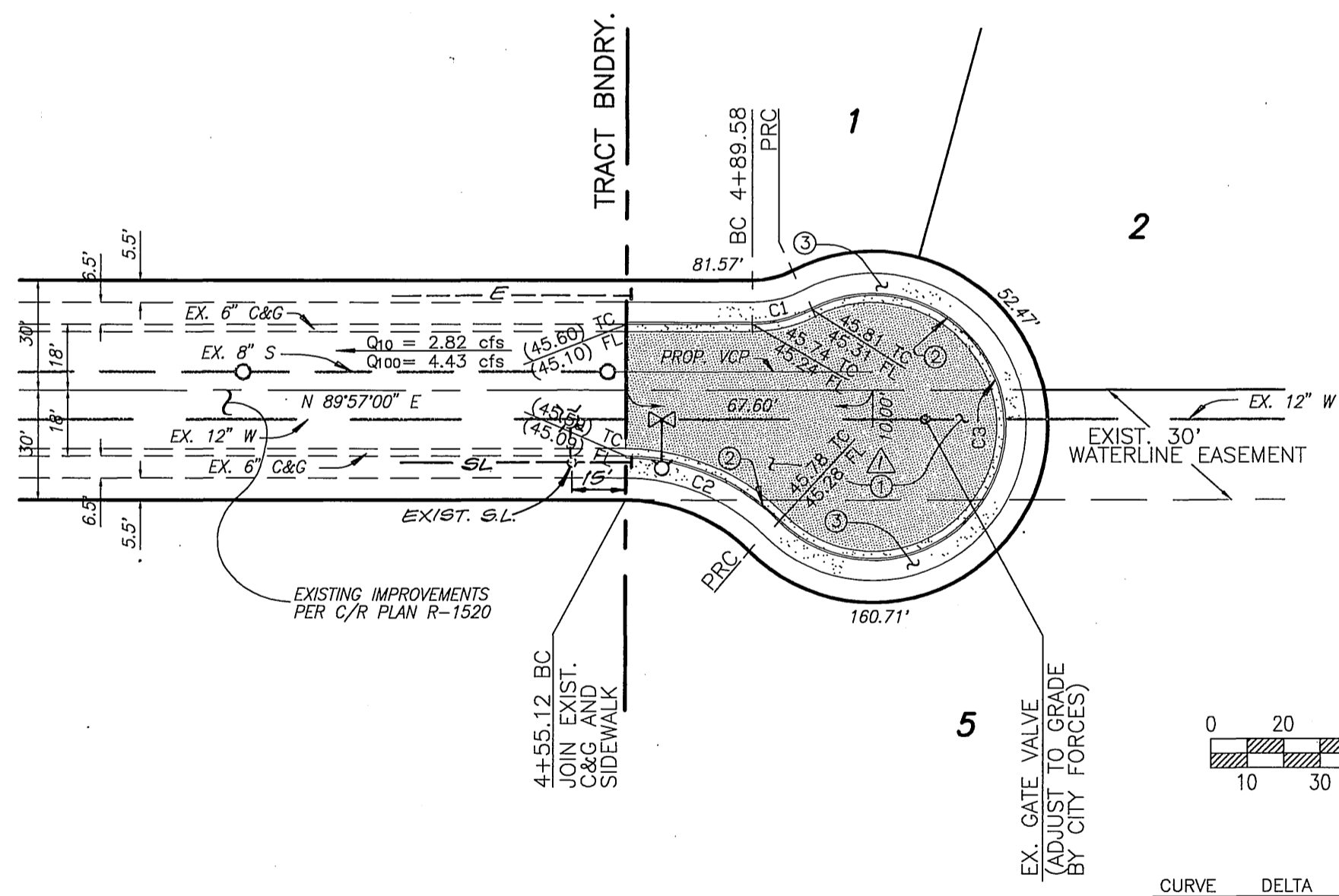
T.I. = 5.0
SAN CRISTOBAL DR. & NICOLA DR.
N.T.S.



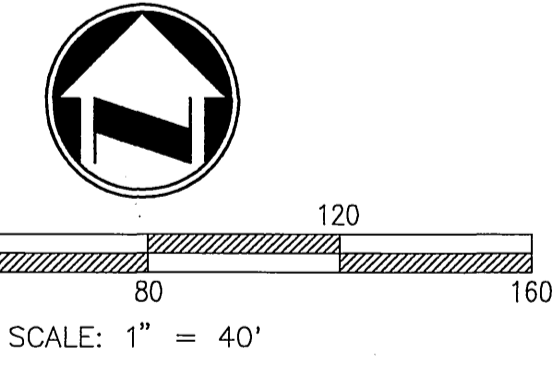
INDEX / LOCATION MAP
N.T.S.

- CONSTRUCTION NOTES AND QUANTITY ESTIMATE**
- ① PLACE 3" A.C. OVER COMP. NAT. PER S.R. 1519 R=63 12,866 SF
 - ② CONSTRUCT 6" CURB & GUTTER PER CITY STD. DWG NO. 200 (TYPE I) 680 LF
 - ③ CONSTRUCT 6" SIDEWALK PER CITY STD. DWG NO. 325 7,457 SF
 - ④ CONSTRUCT UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STD. DWG. No. 411. 1 EA
 - ⑤ CONSTRUCT UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STD. DWG. No. 411. (MODIFIED) WIDTH=24". 1 EA

- GENERAL NOTES**
1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR A STREET CLOSING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S ENGINEER.
 2. 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.
 3. 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.
 4. 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.
 5. Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
 6. 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.
 7. SEE STREET LIGHTING PLAN "U/LS-439A-2 FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS"
 8. All flagged elevations shall be staked in the field by the private engineer.
 9. Construct driveway approaches per Standard Drawing 302. Exact size and location to be staked by the private engineer prior to construction of curb and gutter.
 10. 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.
 11. The developer and/or contractor shall contact the Street Division (351-6127) to pick up any existing 36" barricades that are being removed. The City's inspector will make the final determination on whether a barricade can be relocated.
 12. 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.
 13. All traffic signs shall be installed prior to opening the streets to traffic.
 14. The contractor shall call in a location request to Underground Service Alert (USA), phone number 1-800-227-2600, 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.
 15. In pavement overlay areas, distressed existing pavement shall be removed and replaced as directed by the Inspector prior to overlaying with A.C. paving.
 16. The contractor shall coordinate trenching for cable television with other trenching within the subdivision.
 17. 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. (CALL 709-351-6351)
 18. Refer to C/R plans R-3288 & D-616 for additional construction requirements on Via Sotelo Drive - minimum 28' street width required if Tract 25486-2 is still unbuild.
 19. EXCAVATION FOR POWER SUBSTRUCTURES, CONDUITS AND ELECTRICAL FOUNDATIONS MUST BE DONE AFTER INSTALLATION OF CURBS AND GUTTERS, BUT BEFORE INSTALLATION OF CURB RETURNS WITH SPANWALKS, CROSS GUTTERS, SIDEWALKS AND DRIVE APRONS. COORDINATION BETWEEN STREET IMPROVEMENT WORK AND ELECTRICAL STRUCTURES WORK SHALL BE THE RESPONSIBILITY OF THE PROJECT SUPERINTENDENT.



CURVE	DELTA	RADIUS	ARC	TANGENT
C1	27°15'58"	36.00'	17.13'	8.73'
C2	44°54'02"	60.00'	47.02'	24.79'
C3	25°21'00"	36.00'	158.44'	49.40'
C4	11°40'23"	318.00'	64.79'	32.51'
C5	15°00'00"	115.00'	30.11'	15.14'
C6	21°00'00"	36.00'	131.95'	134.36'
C7	15°00'00"	115.00'	30.11'	15.14'
C8	11°40'23"	282.00'	57.45'	28.83'
C9	11°40'23"	300.00'	61.12'	30.67'



NOTE:
IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET 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.

MS 7-8-97
CITY OF RIVERSIDE WATER DEPT.
APPROVED BY: *Richard A. Duda* 8-2-1-96
DATE: 7/18/97

SOUTHERN CALIFORNIA GAS CO.
APPROVED BY: *Don S. Cox* 1-4-1996
DATE: 1-4-1996

CITY OF RIVERSIDE OVERHEAD AND UNDERGROUND
APPROVED BY: *William F. Mainard* 1-30-96
DATE: 1-30-96

CHARTER COMMUNICATIONS
APPROVED BY: *John V. Hall* 12/19/95
DATE: 12/19/95

Underground Service Alert
Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE BUSINESS TAX ACCT. #058833 EXP. 1/1/98
adkan ENGINEERS
ENGINEERING • PLANNING • SURVEYING
6820 AIRPORT DR., RIVERSIDE, CA. 92504
TEL: (951) 508-0241 FAX: (951) 508-0244
DATE: 12/19/95
UNDER THE SUPERVISION OF: *C. L. ...*
R.C.E. 33390 EXP. 6/30/94

BENCHMARK: (GB-A)
PK. NAIL & CITY ENG. TAG IN BASE OF LIGHT STANDARD IN MEDIUM STRIP OF COUNTRY CLUB DRIVE, 60% WEST OF THE CENTERLINE OF CANYON CREST DRIVE.
ELEVATION: 1068.06
C.R.F.B. 847/20 6/22/77 WF

DESIGNED BY: C- DRAWN BY: BERN CHECKED BY: C-
ADDED PAVEMENT SECTION INFO PER 9/13/98
REVISIONS: [Table with 3 columns: REVISIONS, APPR., DATE]
PRINCIPAL ENGINEER: *[Signature]* 9/16/98
TRAFFIC DIVISION: *[Signature]* 9/16/98
DEPUTY P.W. DIRECTOR: *[Signature]* 9/16/98

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* 9/5/97
DATE: 9/5/97
PUBLIC WORKS DIRECTOR

STREET IMPROVEMENT PLAN
TRACT NO. 27488
SAN CRISTOBAL DRIVE
NICOLA DRIVE
ACCOUNT NO. R - 3420
SHEET 1 OF 1
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'
J.N. 4768

INDEXED 9-29-97 *gh* DRAWING: E:\DRAWING\SSC\4768ST1.DWG