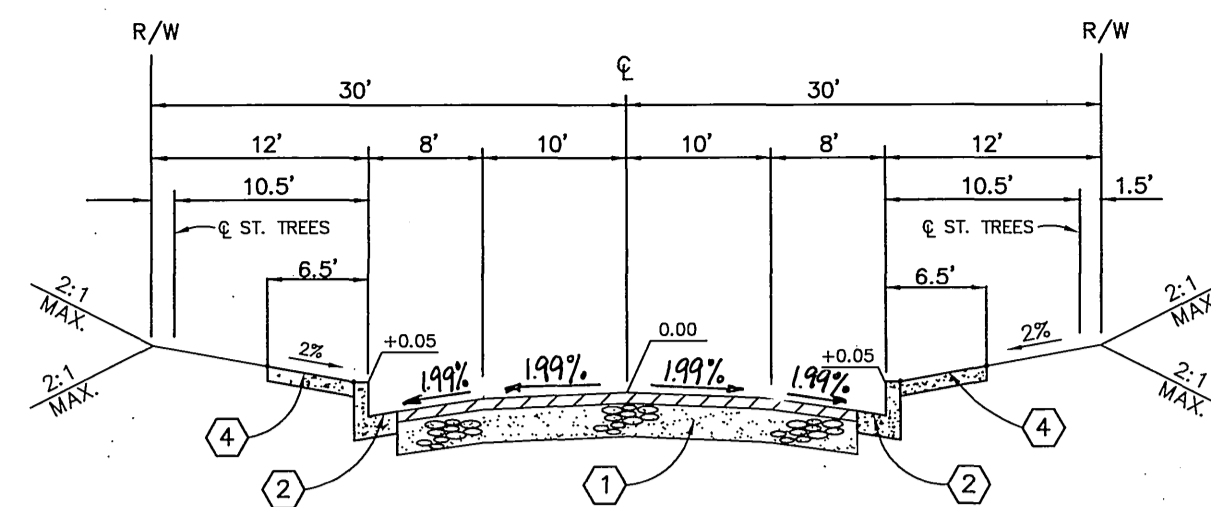
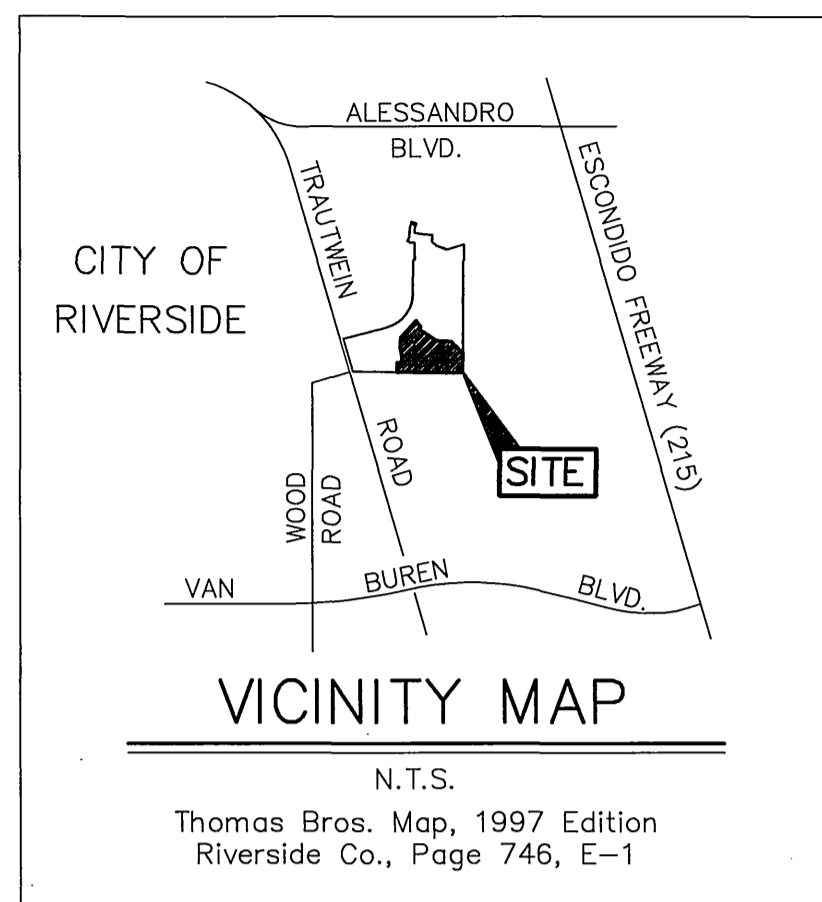
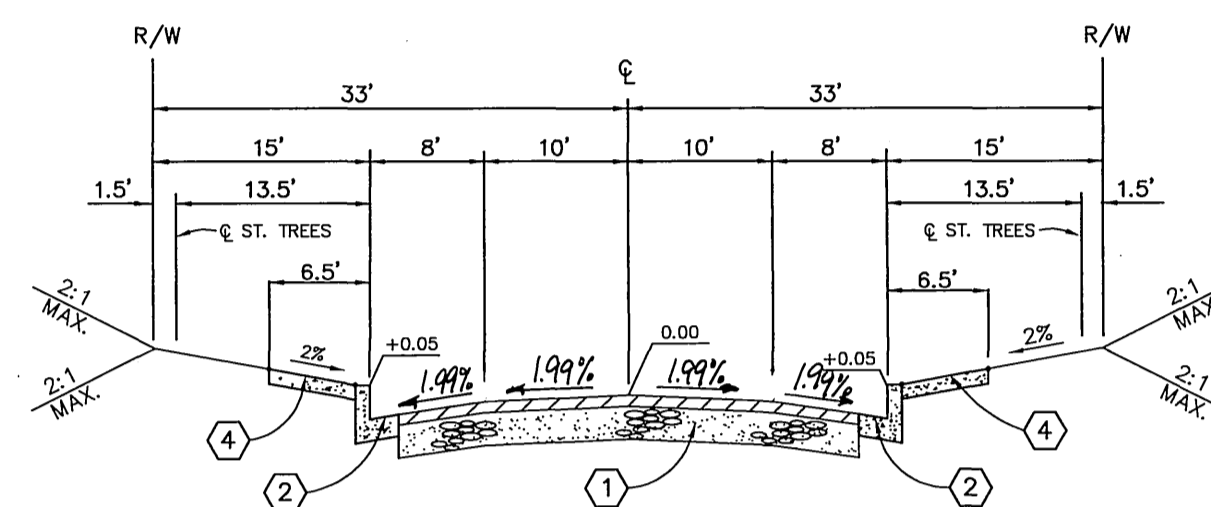


# TRACT 28491-2 STREET IMPROVEMENT PLANS



DAISY COURT 3" AC, 5 1/2" AB, R=31  
Per SR-1529



NORTH PARK DR., 3" AC, 4 1/2" AB, R=38  
JOHN F. KENNEDY DRIVE (STA. 18+46.80 TO 29+70.80) 3" AC, 5 1/2" AB, R=31  
CUB DR 3" AC, 5 1/2" AB, R=31  
FAIRCREST RD 3" AC, 4" AB, R=51  
Per SR-1529

## GENERAL NOTES FOR STREET TREE PLANTING

- 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. 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;
- 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	Minimum Size	Approximate Spacing	# Required
Cub Drive	Eucalyptus Torquata Coral Gum	15 gal	45' oc	6
Daisy Court	Calodendrum Capense Cape Chestnut	15 gal	45' oc	9
Faircrest Road	Quercus Chrysolepis Canyon Live Oak	15 gal	45' oc	28
John F. Kennedy Dr.	Tabebuia Ipe Pink Trumpet Tree	15 gal	45' oc	41
Northpark Drive	Celtis Sinensis Hackberry	15 gal	45' oc	28

\* 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.

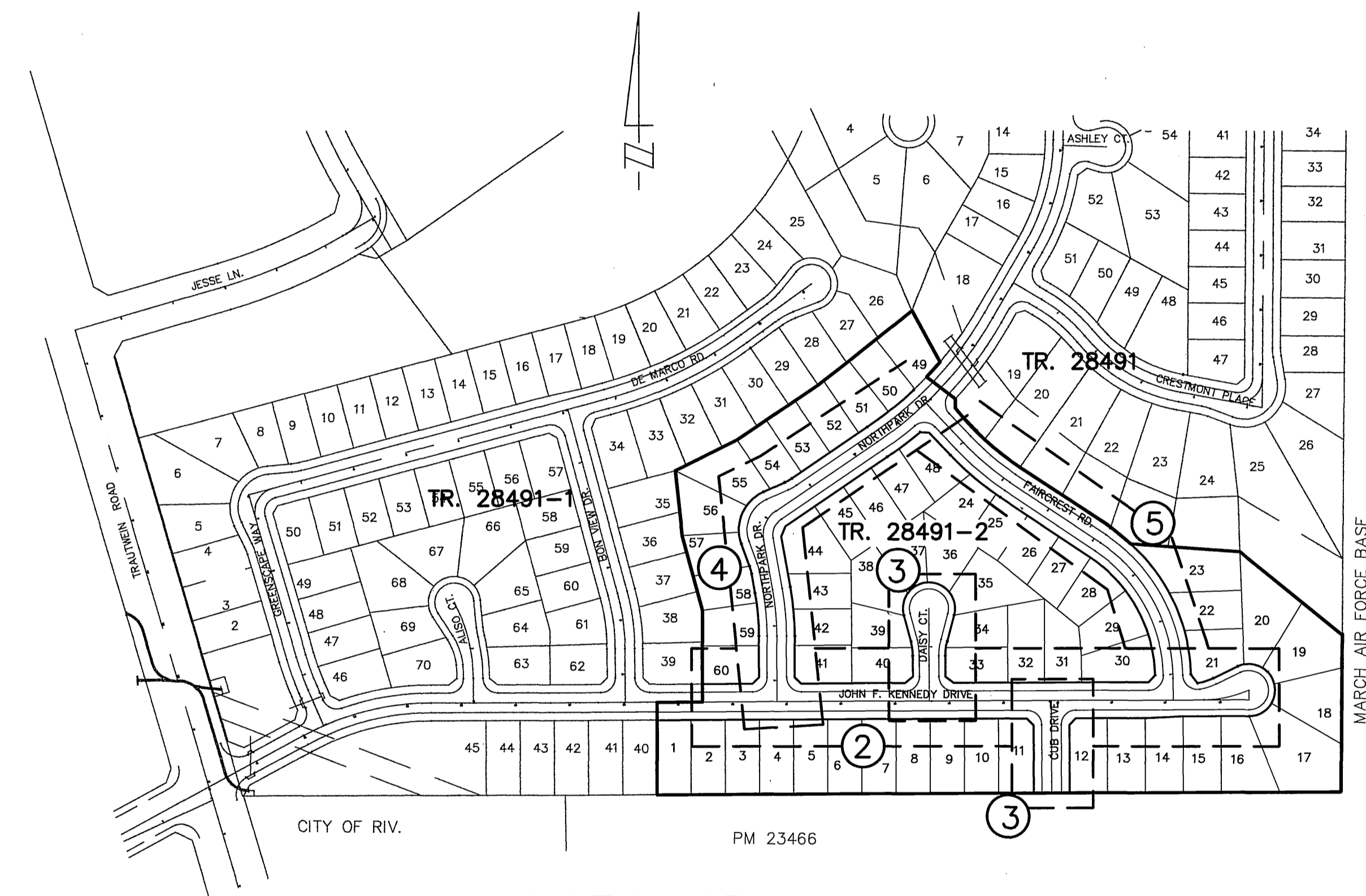
## GENERAL NOTES

- 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 Dept. of Public Works, Standard Drawings, its supplemental notes, and the Standard Specifications for Public Works Construction, Current Edition.
- 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 Std. Dwg. 302. Exact size and location to be staked by the Private Engineer prior to construction of the curb and gutter and as approved by the Traffic Engineer.
- 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.
- 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 flagged elevations shall be staked in the field by the private engineer.
- 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.
- 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.
- See "Street Lighting Plans" for quantity and location of required street lights.
- 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.
- 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.
- 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.
- The contractor shall call in a location request to Underground Service Alert (USA), Phone No. 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 U.S.A.
- Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
- The developer shall give MMWD five (5) working days written notice prior to the start of construction and to allow MMWD ten (10) working days for completion of work. Phone: (909) 780-4170.
- 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 television with other trenching within the subdivision.
- Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
- 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 Opening Permit or an Encroachment Permit issued by City's Public Works Department.

## TRAFFIC & STREET NAME SIGN SCHEDULE

A	FAIRCREST ROAD	19600
	NORTH PARK DRIVE	19500
B	NORTH PARK DRIVE	8100
	JOHN F. KENNEDY DRIVE	19400
C	DAISY COURT	8100
	JOHN F. KENNEDY DRIVE	19500
D	FAIRCREST ROAD	19600
	JOHN F. KENNEDY DRIVE	19600
E	CUB DRIVE	8000
	JOHN F. KENNEDY DRIVE	19600
W	R-1 STOP SIGN	
X	W57 (R) ARROW SIGN	

INSTALL PER CITY OF RIV. STDS. 662 & 666.



CITY OF RIVERSIDE  
PUBLIC UTILITIES DEPARTMENT-ELECTRIC  
OVERHEAD & UNDERGROUND

APPROVED BY *William F. Mainord* DATE 11-20-98

PACIFIC BELL TELEPHONE

APPROVED BY *Luella Clark* DATE 9/3/98

CHARISER COMMUNICATIONS

APPROVED BY *Steve Kuep* DATE 9-2-98

REVIEWED BY W.M.W.D. SHEETS 1-5  
FOR NON-INTERFERENCE COMPLIANCE ONLY

APPROVED BY *J. J. Jim* DATE 11/20/98

CIVIL ENGINEER #46212

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

PRIVATE ENGINEERING NOTE  
CONSTRUCTION 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 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.



PREPARED UNDER THE DIRECTION OF:  
*John W. Canty*  
REGISTERED CIVIL ENGINEER No. 17550  
EXPIRATION DATE: 6-30-01 DATE: 9/3/98

**CEG** CANTY ENGINEERING GROUP, INC.  
CIVIL ENGINEERING - PLANNING - SURVEYING  
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517  
TEL (909) 683-5234 FAX (909) 683-5301  
CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99

SCALE: AS SHOWN BENCH MARK: EB-A2  
DATE: DEC. 1997 P.K. NAIL AND TAG ON TOP OF 35' X 50' X 20' GRANITE BOULDER, 100' WLY OF TRAUTWEN ROAD AND 0.3 MILE NLY OF WOOD ROAD, FB 735174, ELEV. 1588.453

MARK REVISIONS APPR. DATE  
DESIGNED BY B.R.C. DRAWN BY C.C. CHECKED BY J.W.C.

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY *John W. Canty* DATE 11/20/98  
PRINCIPAL ENGR. PARK DEPARTMENT DIRECTOR OF PUBLIC WORKS  
TRAFFIC DIVISION  
P.W. ENGINEER, MGR. DATE 3/24/99  
STREET SERVICES

## CONSTRUCTION NOTES

- CONSTRUCT A.C. OVER AGG. BASE PER TYP. SECTIONS
- CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. 200
- CONSTRUCT PCC CROSS-GUTTER PER CITY STD. 220
- CONSTRUCT CURB SIDEWALK PER CITY STD. 325
- CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304
- REMOVE EXIST. CURB AND GUTTER
- CONSTRUCT CURB OUTLET PER CITY STD. 410.
- PLANT TREES PER CITY OF RIVERSIDE STDS. SEE NOTES TO LEFT
- CONST. TYPE II WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO 304.

\* AS-BUILT PER PLANS 12-31-03 4H INDEXED 5-24-99 4H

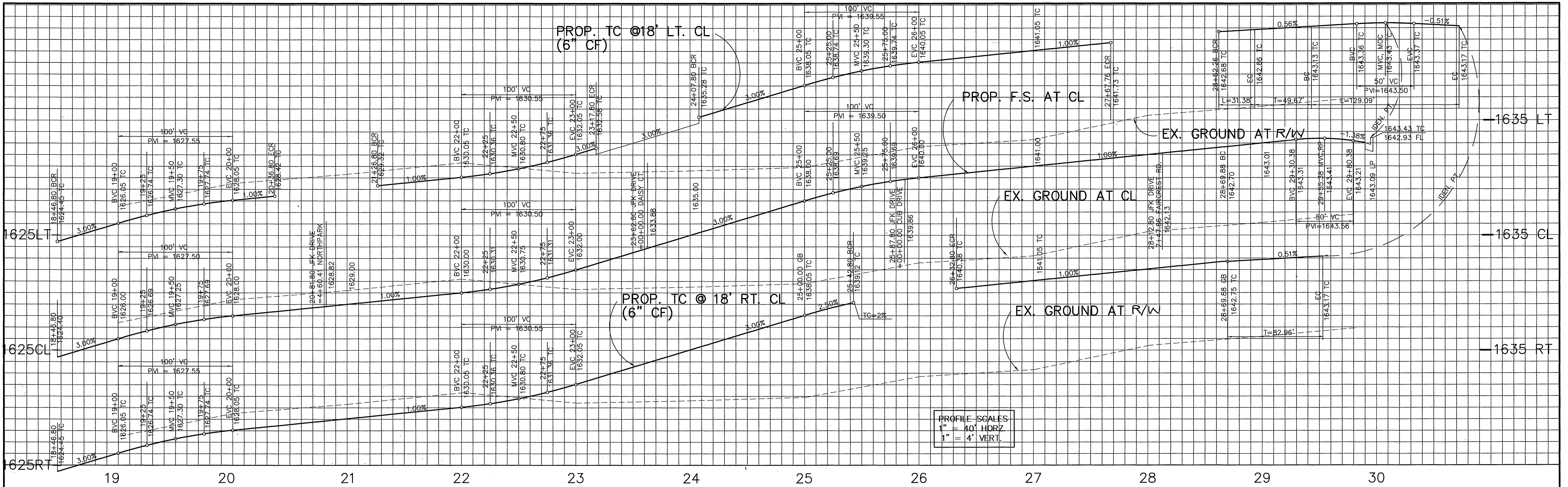
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STREET IMPROVEMENT PLAN  
TITLE SHEET

PROJECT NO.  
R-3517  
SHEET 1 OF 5  
FILE NO.: 1004-002

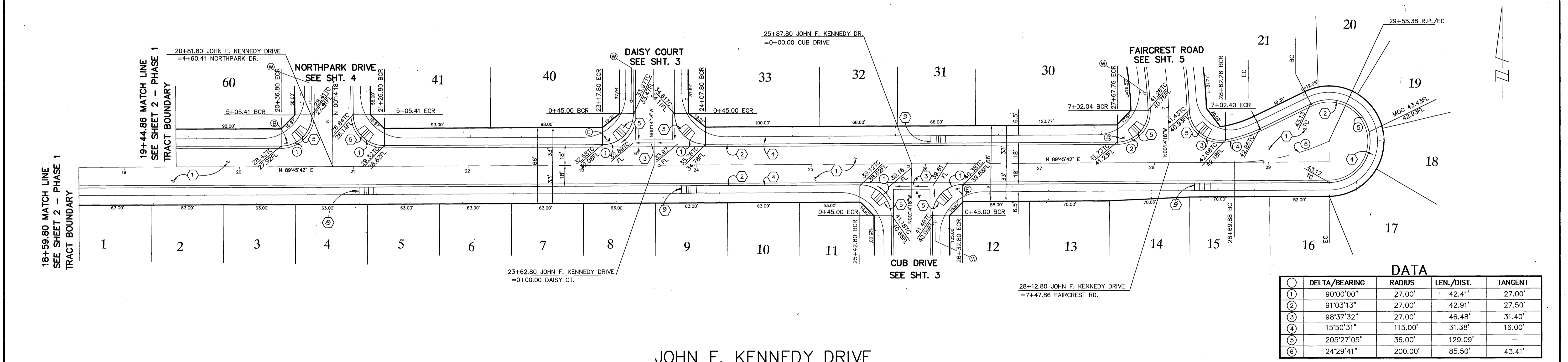
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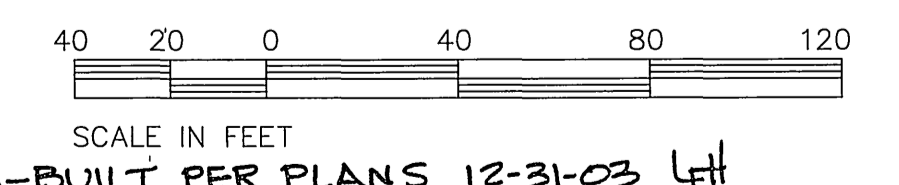


PROFILE SCALES  
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 1" = 4' VERT.



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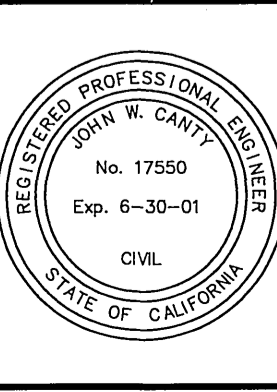
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4	15°50'31"	115.00'	31.38'	16.00'
5	205°27'05"	36.00'	129.09'	-
6	24°29'41"	200.00'	85.50'	43.41'



SCALE IN FEET  
 \* AS-BUILT PER PLANS 12-31-03 Lft

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

**PRIVATE ENGINEERING NOTE**  
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PREPARED UNDER THE DIRECTION OF:  
*John W. Canty*  
 REGISTERED CIVIL ENGINEER NO. 17550  
 EXPIRATION DATE: 6-30-01 DATE: 7/3/25

**CEG** CANTY ENGINEERING GROUP, INC.  
 CIVIL ENGINEERING - PLANNING - SURVEYING  
 2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517  
 TEL (909) 683 - 5234 FAX (909) 683 - 5301  
 CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99  
 SCALE: 1"=40'  
 BENCH MARK: EB-A2  
 P.K. NAIL AND TAG ON TOP OF 35' X 50' X 20' GRANITE BOULDER, 100' WLY OF TRAUTWEN ROAD AND 0.5 MILE N'LY OF WOOD ROAD. FB 73574 ELEV. 1588.453

MARK REVISIONS APPR. DATE  
 DESIGNED BY: B.R.C. DRAWN BY: C.C. CHECKED BY: J.W.C.

CITY OF RIVERSIDE, CALIFORNIA  
 DEPARTMENT OF PUBLIC WORKS  
 APPROVED BY: [Signature] DATE: 3/24/99  
 PRINCIPAL ENGR. [Signature] DATE: 3/24/99  
 PARK DEPARTMENT [Signature] DATE: 3/24/99  
 TRAFFIC DIVISION [Signature] DATE: 3/24/99  
 P.W. ENGR. MGR. [Signature] DATE: 3/24/99  
 STREET SERVICES [Signature] DATE: 3/24/99

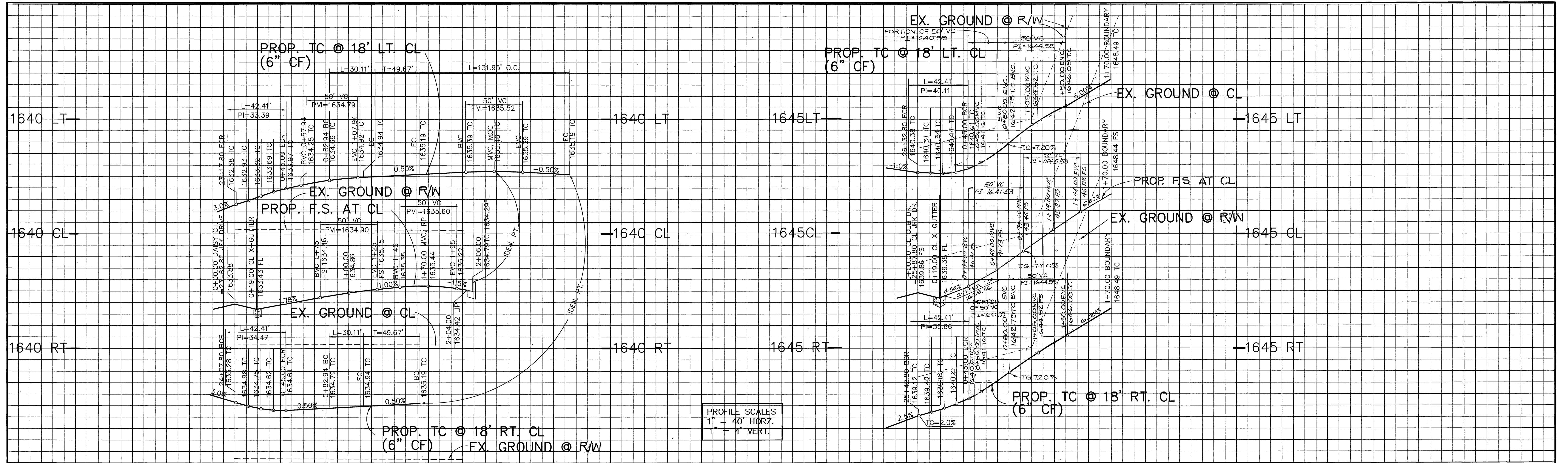
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**STREET IMPROVEMENT PLAN**  
**JOHN F. KENNEDY DRIVE**  
 STA. 18+46.80 TO STA. 29+70.80  
 FOR: REGIONAL PROPERTIES

PROJECT NO. **R-3517**  
 SHEET **2** OF **5**  
 FILE NO.: 1004-002

INDEXED 5-24-99 Lft

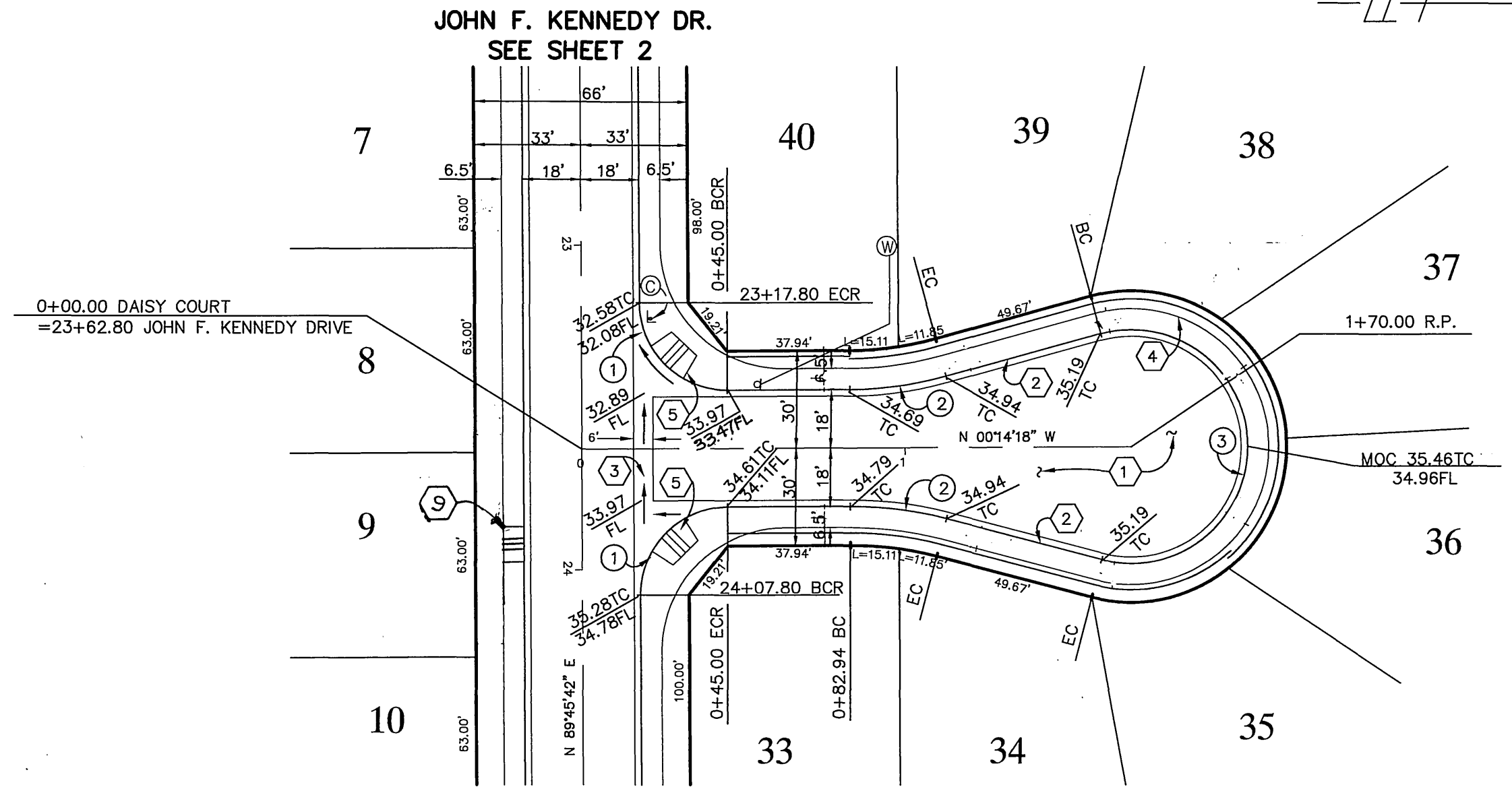
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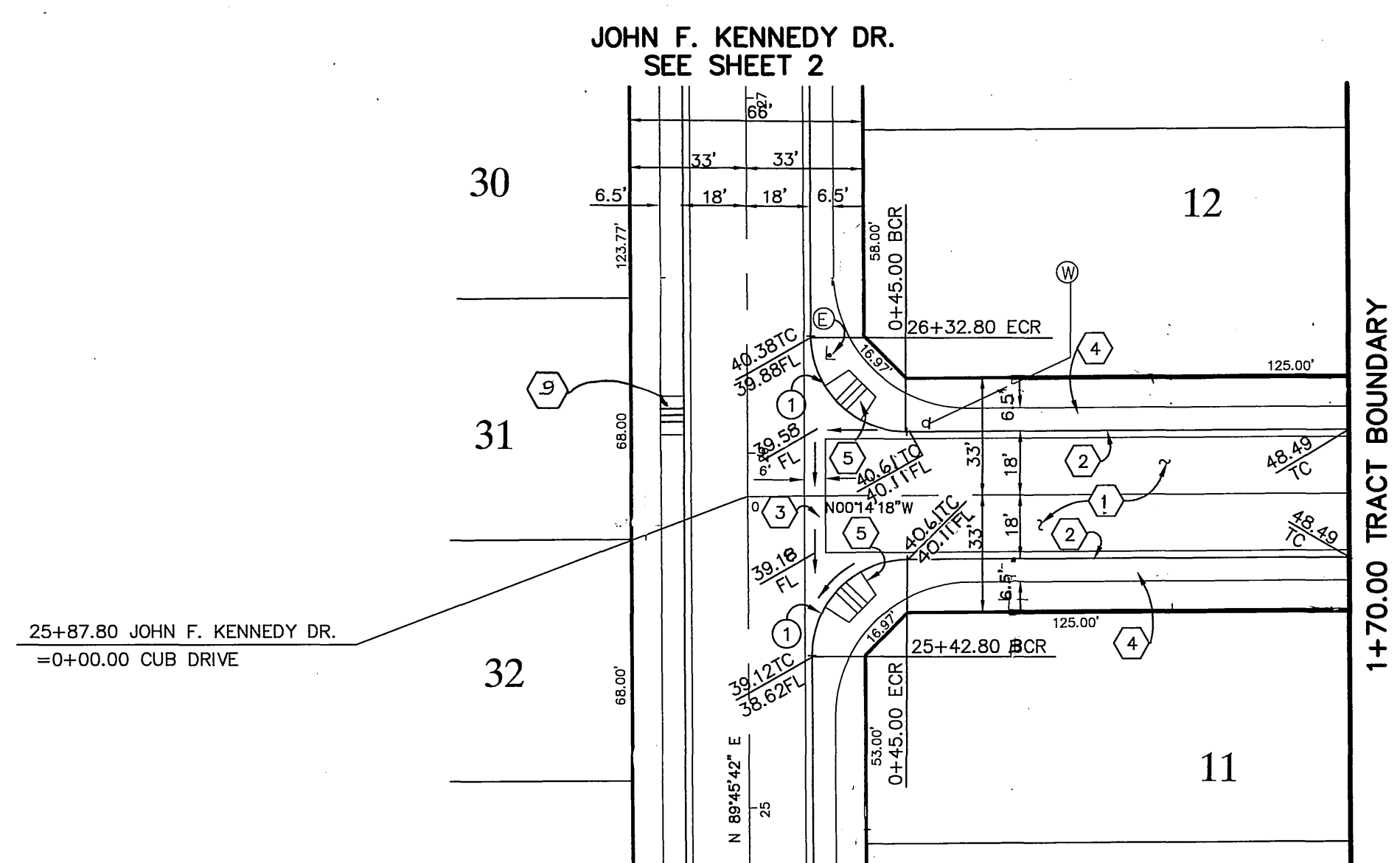


PROFILE SCALES  
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 1" = 4' VERT.

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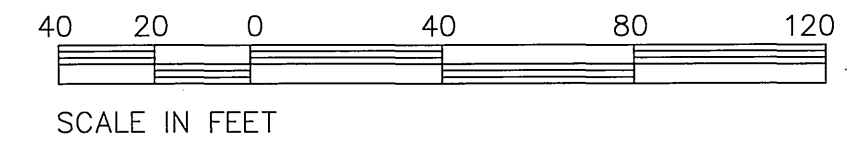
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CUB DRIVE

DATA

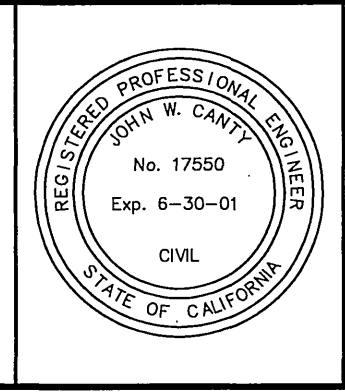
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3	209°59'57"	36.00'	131.95'	-



SCALE IN FEET  
 \*AS-BUILT PER PLANS 12-31-03 LHM

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

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 REGISTERED CIVIL ENGINEER NO. 17550  
 EXPIRATION DATE: 6-30-01 DATE: 7/2/98

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 CIVIL ENGINEERING - PLANNING - SURVEYING  
 2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517  
 TEL (909) 683 - 5234 FAX (909) 683 - 5301  
 CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99  
 SCALE: 1"=40'  
 BENCH MARK: EB-A2  
 P.K. NAIL AND TAG ON TOP OF 35' X 50' X 20' GRANITE BOULDER, 100' W'LY OF TRAUTWEN ROAD AND 0.5 MILE N'LY OF WOOD ROAD, FB 735174 ELEV: 1588.453  
 DATE: SEPT. 1997

MARK REVISIONS APPR. DATE  
 DESIGNED BY B.R.C. DRAWN BY C.C. CHECKED BY J.W.C.

CITY OF RIVERSIDE, CALIFORNIA  
 DEPARTMENT OF PUBLIC WORKS  
 APPROVED BY: [Signature] DATE: 3/2/99  
 PRINCIPAL ENGR. PARK DEPARTMENT  
 TRAFFIC DIVISION  
 P.W. ENGR. MGR. ST. SERVICES

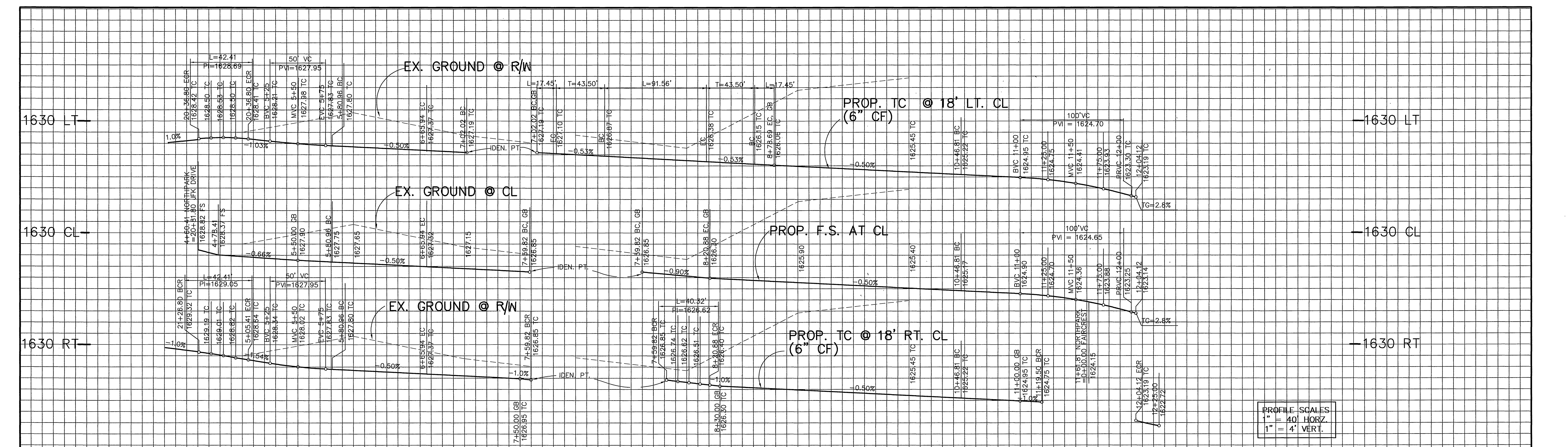
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 STREET IMPROVEMENT PLAN  
 DAISY COURT  
 CUB DRIVE  
 FOR: REGIONAL PROPERTIES

PROJECT NO. R-3517  
 SHEET 3 OF 5  
 FILE NO.: 1004-002

INDEXED 5-24-99 LHM

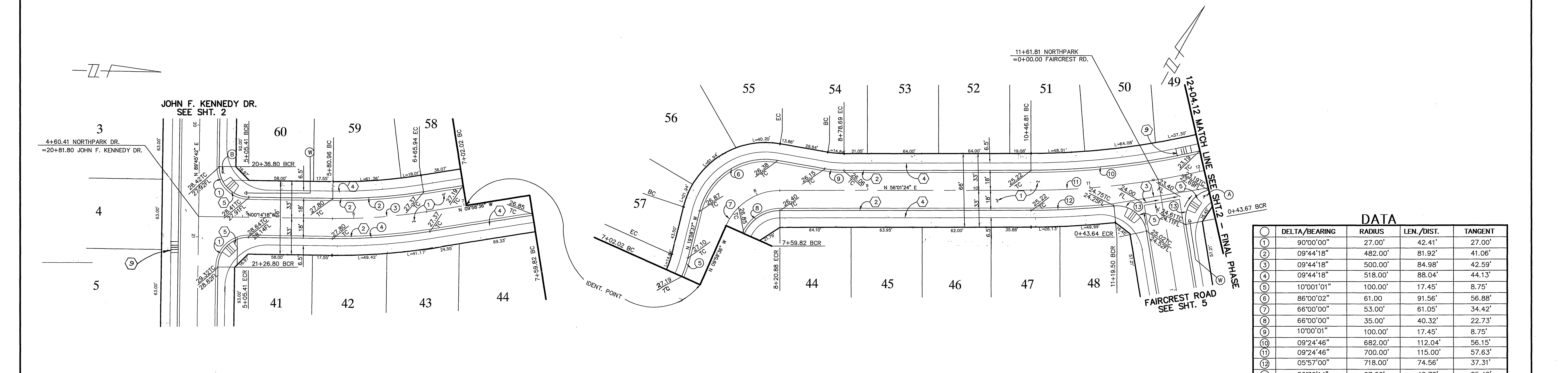
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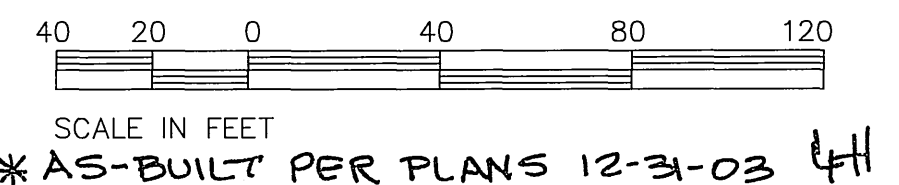


PROFILE SCALES  
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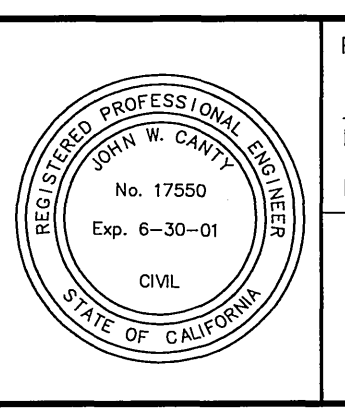


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4	09°44'18"	518.00'	88.04'	44.13'
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7	66°00'00"	53.00'	61.05'	34.42'
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12	05°57'00"	718.00'	74.56'	37.31'
13	86°32'14"	27.00'	40.78'	25.42'



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 227-2600  
 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE  
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 John W. Canty  
 REGISTERED CIVIL ENGINEER NO. 17550  
 EXPIRATION DATE: 6-30-01 DATE: 9/2/97

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 CIVIL ENGINEERING - PLANNING - SURVEYING  
 2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517  
 TEL (909) 683 - 5234 FAX (909) 683 - 5301  
 CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99  
 SCALE: 1"=40'  
 BENCH MARK: EB-A2  
 P.K. NAIL AND TAG ON TOP OF 35' X 50' X 20' GRANITE BOULDER, 100' WLY OF TRAUTWEN ROAD AND 0.3 MILE NLY OF WOOD ROAD, FB 735/74 ELEV: 1588.453  
 DATE: SEPT. 1997

MARK	REVISIONS	APPR.	DATE
DESIGNED BY: B.R.C.	DRAWN BY: C.C.	CHECKED BY: J.W.C.	

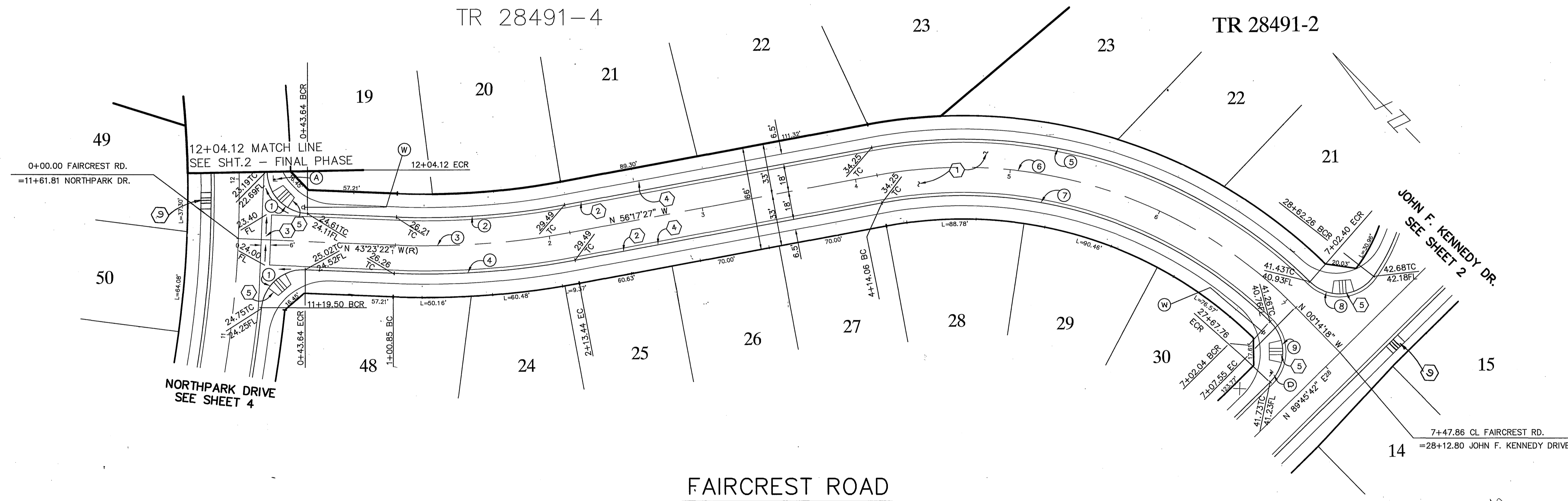
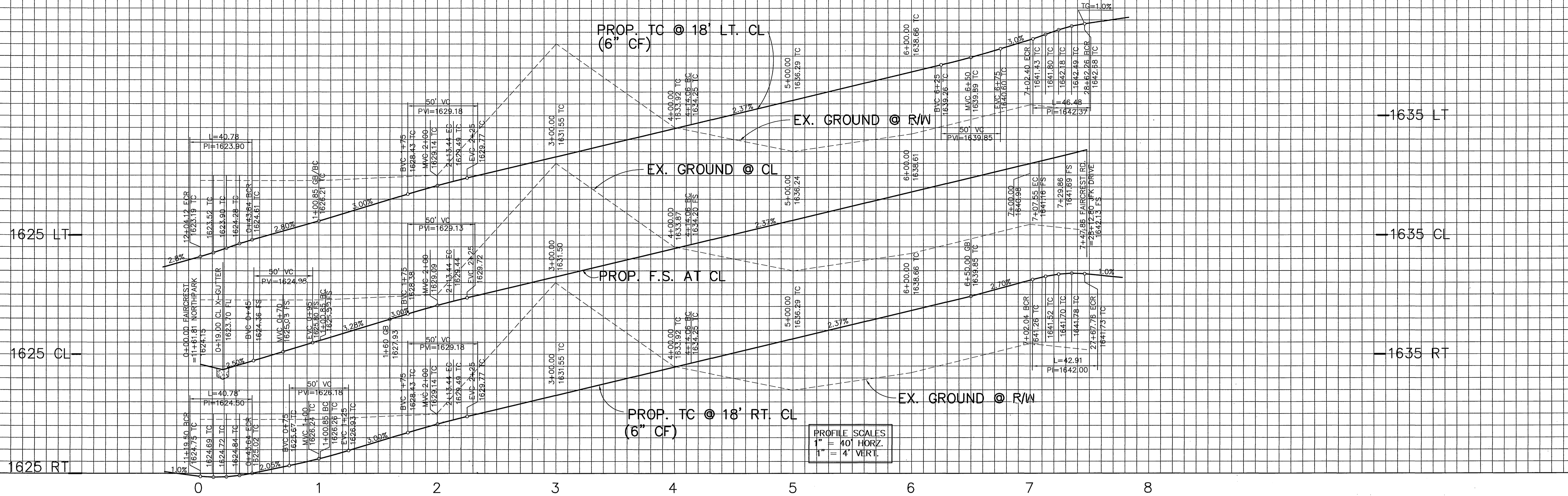
CITY OF RIVERSIDE, CALIFORNIA  
 DEPARTMENT OF PUBLIC WORKS  
 APPROVED BY: [Signature]  
 PRINCIPAL ENGR. DATE: 9/2/97  
 PARK DEPARTMENT [Signature]  
 TRAFFIC DIVISION DIRECTOR OF PUBLIC WORKS  
 PW ENGR. MGR. DATE: 9/2/97  
 ST. SERVICES

TRACT No. 28491-2  
 STREET IMPROVEMENT PLAN  
 NORTH PARK DRIVE  
 STA. 4+60.41 TO STA. 12+04.12  
 FOR: REGIONAL PROPERTIES

PROJECT NO. R-3517  
 SHEET 4 OF 5  
 FILE NO.: 1004-002  
 INDEXED 5-24-99 LH

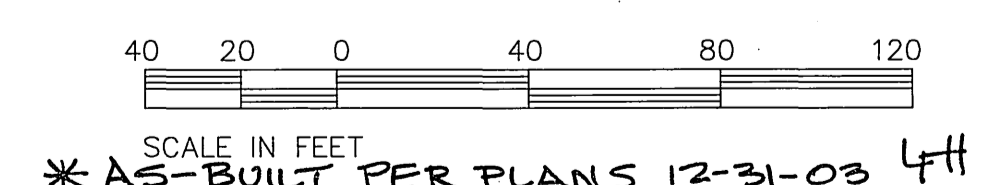
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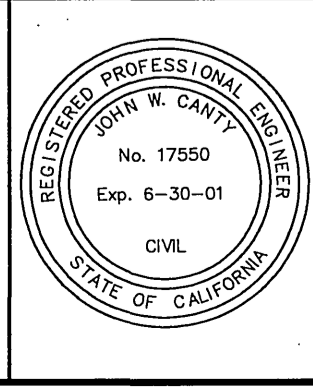
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5	55°04'07"	318.00'	305.64'	165.78'
6	56°03'09"	300.00'	293.49'	159.69'
7	54°59'56"	282.00'	270.70'	146.80'
8	98°37'32"	27.00'	46.48'	31.40'
9	91°03'13"	27.00'	42.91'	27.50'



Underground Service Alert  
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227-2600  
TWO WORKING DAYS BEFORE YOU DIG

**PRIVATE ENGINEERING NOTE**  
CONSTRUCTION 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.



PREPARED UNDER THE DIRECTION OF:  
*John W. Canty*  
REGISTERED CIVIL ENGINEER NO. 17550  
EXPIRATION DATE: 6-30-01 DATE: 2/3/98

**CEG** CANTY ENGINEERING GROUP, INC.  
CIVIL ENGINEERING - PLANNING - SURVEYING  
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517  
TEL (909) 683 - 5234 FAX (909) 683 - 5301  
CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99  
SCALE: 1"=40'  
BENCH MARK: EB-AZ  
P.K. NAIL AND TAG ON TOP OF 35' X 50' X 20' GRANITE BOULDER, 100' WLY OF TRAUTWEN ROAD AND 0.3 MILE N'LY OF WOOD ROAD, FB 735\74 ELEV: 1588.453  
DATE: SEPT. 1997

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: B.R.C. DRAWN BY: C.C. CHECKED BY: J.W.C.

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS  
APPROVED BY: *[Signature]* DATE: 3/24/99  
PRINCIPAL ENGR.  
PARK DEPARTMENT  
TRAFFIC DIVISION  
PW. ENGR. WGR.  
ST. SERVICES

**TRACT No. 28491-2**  
**STREET IMPROVEMENT PLAN**  
**FAIRCREST ROAD**  
FOR: REGIONAL PROPERTIES

PROJECT NO.  
**R-3517**  
SHEET **5** OF **5**  
FILE NO.: 1004-002

INDEXED 5-24-99 LHM

PC-3998-52