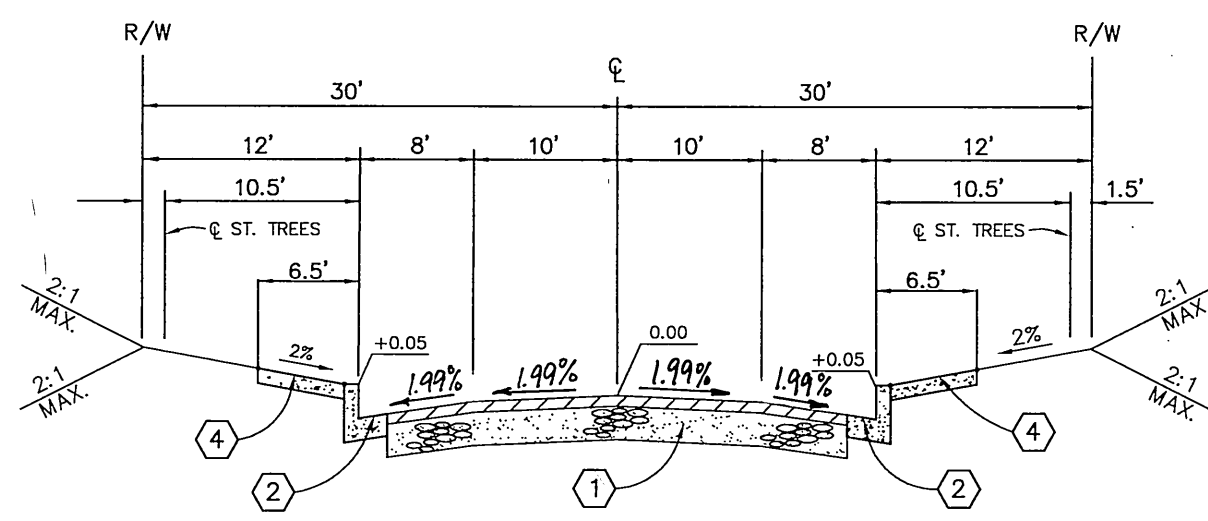
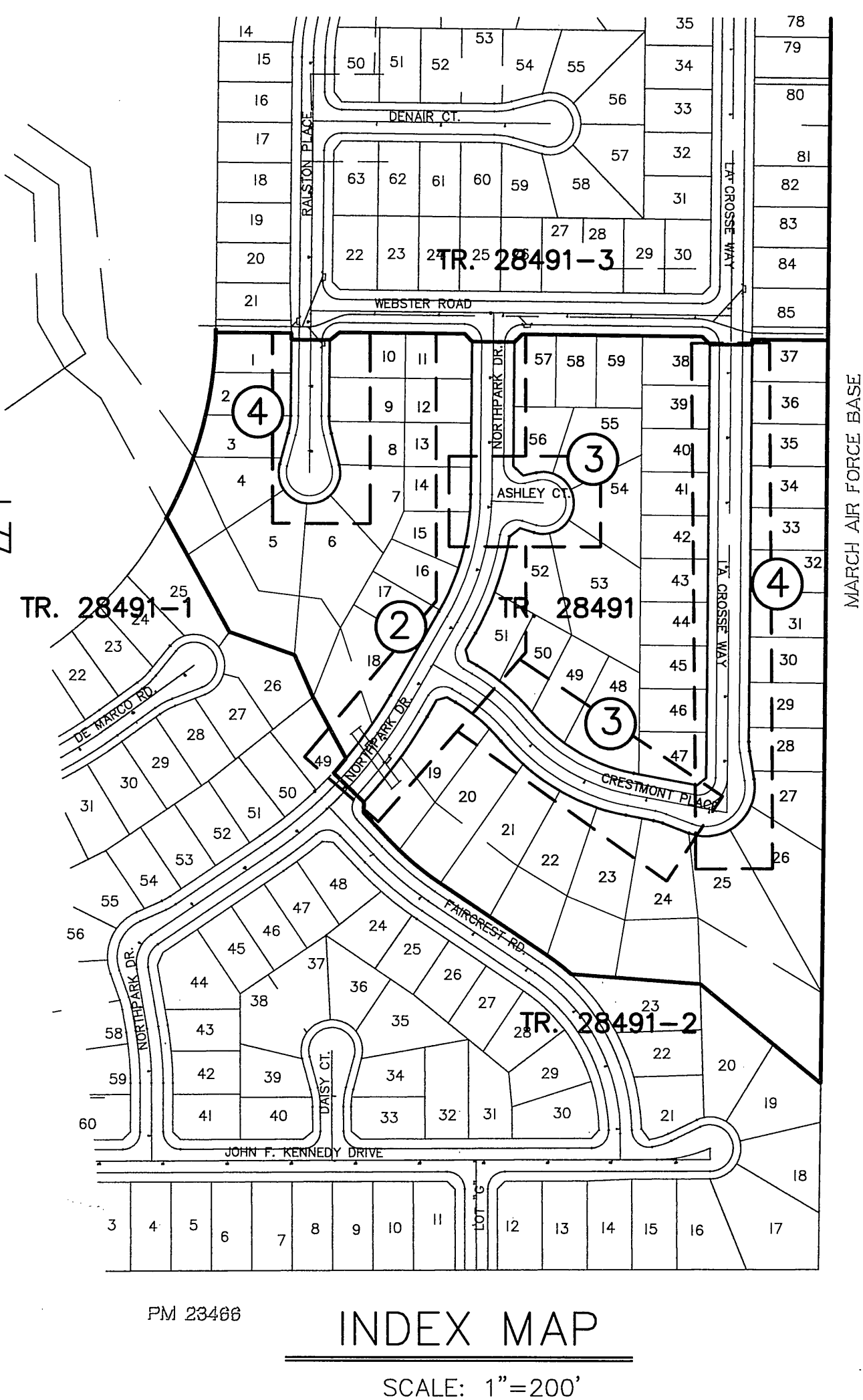
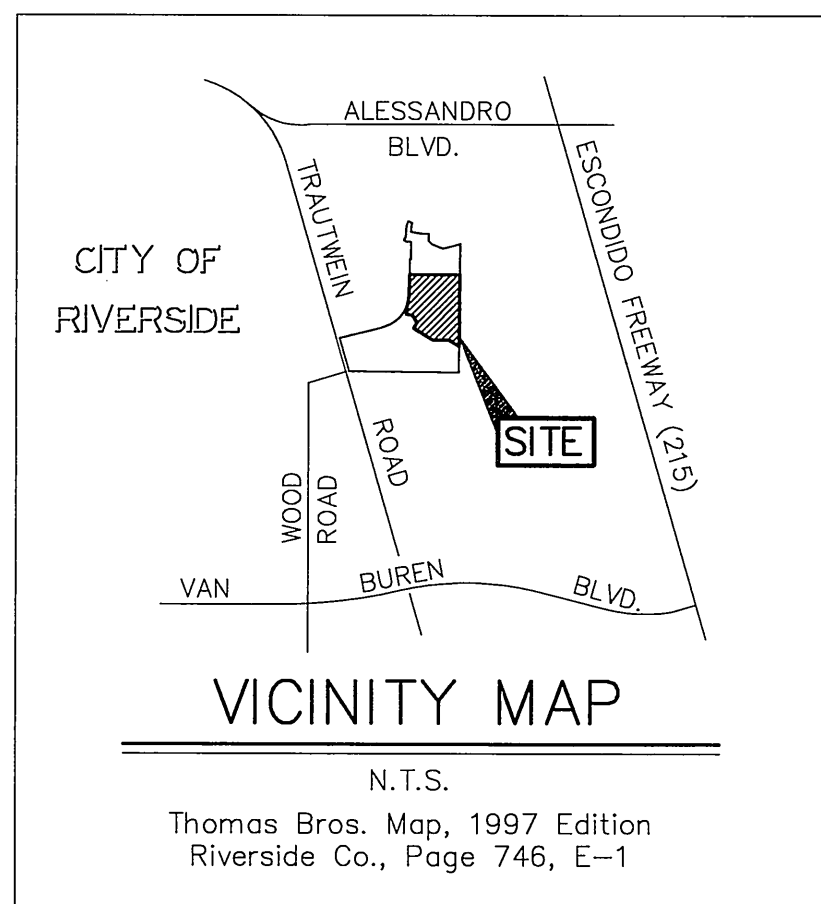
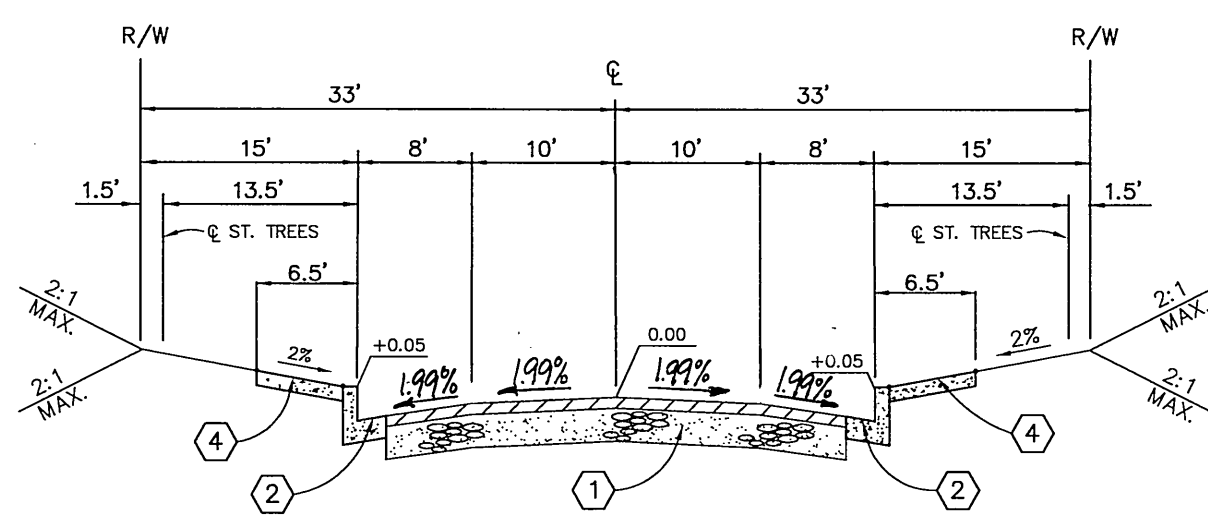


# TRACT 28491-4 STREET IMPROVEMENT PLANS



ASHLEY COURT 3" AC, 4 1/2" AB, R=38  
RALSTON PLACE 3" AC, 6 1/2" AB, R=25  
PER SR-152A



LA CROSSE WAY 3" AC, 7 1/2" AB, R=19  
NORTH PARK DRIVE 3" AC, 4 1/2" AB, R=38  
CRESTMONT PLACE 3" AC, 7 1/2" AB, R=19  
PER SR-152A

### TRAFFIC & STREET NAME SIGN SCHEDULE

(B)	CRESTMONT PLACE LA CROSSE WAY	19600 8100
(C)	CRESTMONT PLACE NORTH PARK DRIVE	19600 8000
(E)	ASHLEY COURT NORTH PARK DRIVE	19600 8000
(F)	WEBSTER ROAD NORTH PARK DRIVE	19600 8000
(W)	R-1 STOP SIGN	

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

### GENERAL NOTES FOR STREET TREE PLANTING

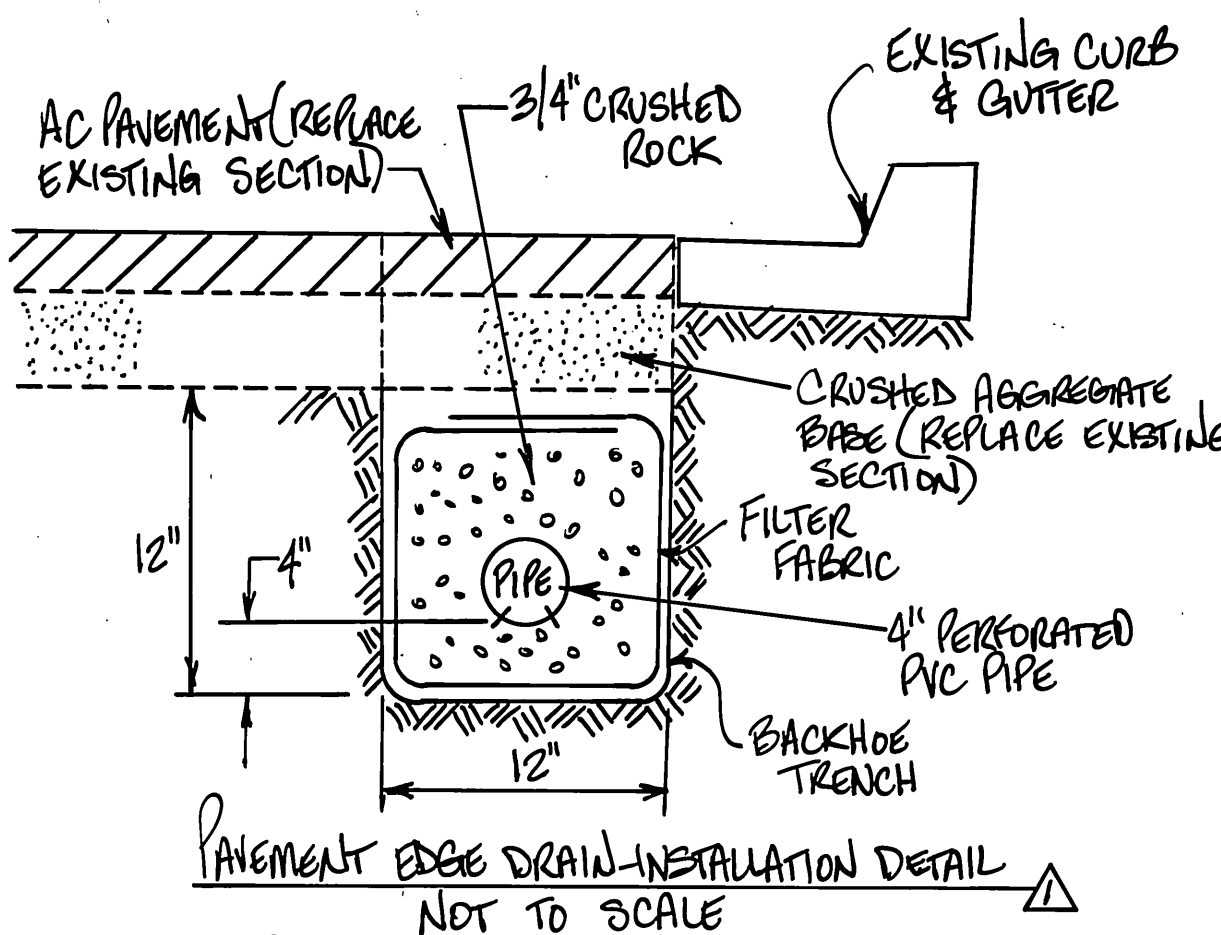
- All related work shall conform to the City of Riverside Park and Recreation Department Standards and City of Riverside Street Tree policies.
- When calling for inspections contact the Street Tree Inspector a minimum of 48 hours in advance at (714) 351-6126 to schedule an inspection. A Field Notice 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
Ashley Court	Celtis Sinensis Hackberry	15 gal	45' oc	4
Crestmont Place	Quercus Virginiana Southern Live Oak	15 gal	45' oc	21
La Crosse Way	Robinia P. 'Purple Robe' Locust	15 gal	45' oc	29
Northpark Drive	Celtis Sinensis Hackberry	15 gal	45' oc	28
Ralston Place	Tabebuia lpe Pink Trumpet Tree	15 gal	45' oc	12

\* 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 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.



### CONSTRUCTION NOTES

- CONSTRUCT A.C. OVER AGG. BASE PER TYP. SECTIONS
- CONSTRUCT 6" CURB & GUTTER (TYPE 1) PER CITY STD. 200
- CONSTRUCT PCC CROSS-GUTTER PER CITY STD. 220
- CONSTRUCT CURB SIDEWALK PER CITY STD. 325
- CONSTRUCT WHEELCHAIR RAMPS 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
- CONSTRUCT TYPE II WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304.

CITY OF RIVERSIDE  
PUBLIC UTILITIES DEPARTMENT-ELECTRIC  
OVERHEAD & UNDERGROUND

APPROVED BY William F. Manuel 11-20-98  
DATE

PACIFIC BELL TELEPHONE

APPROVED BY [Signature] 9/3/98  
DATE

CHARTER COMMUNICATIONS

APPROVED BY [Signature] 9-2-98  
DATE

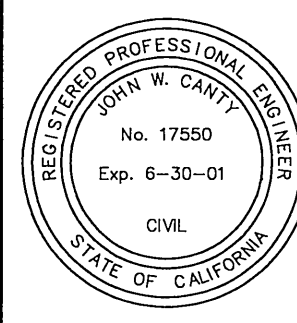
REVIEWED BY W.M.W.D. SHEETS 1-4  
FOR NON-INTERFERENCE COMPLIANCE ONLY

APPROVED BY [Signature] 11/20/98  
DATE  
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 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:  
[Signature]  
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 N'LY  
OF WOOD ROAD. FB 735.74. ELEV: 1588.453

MARK	REVISIONS	APPR.	DATE
1	ADDED SUBDRAIN ON SHEET 2.402		

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY [Signature] DATE 3/1/99  
PRINCIPAL ENGR. [Signature] DIRECTOR OF PUBLIC WORKS  
PARK DEPARTMENT [Signature]  
TRAFFIC DIVISION [Signature]  
P.W. ENGINEER, MGR. [Signature]  
STREET SERVICES [Signature]

TRACT No. 28491-4  
STREET IMPROVEMENT PLAN  
TITLE SHEET

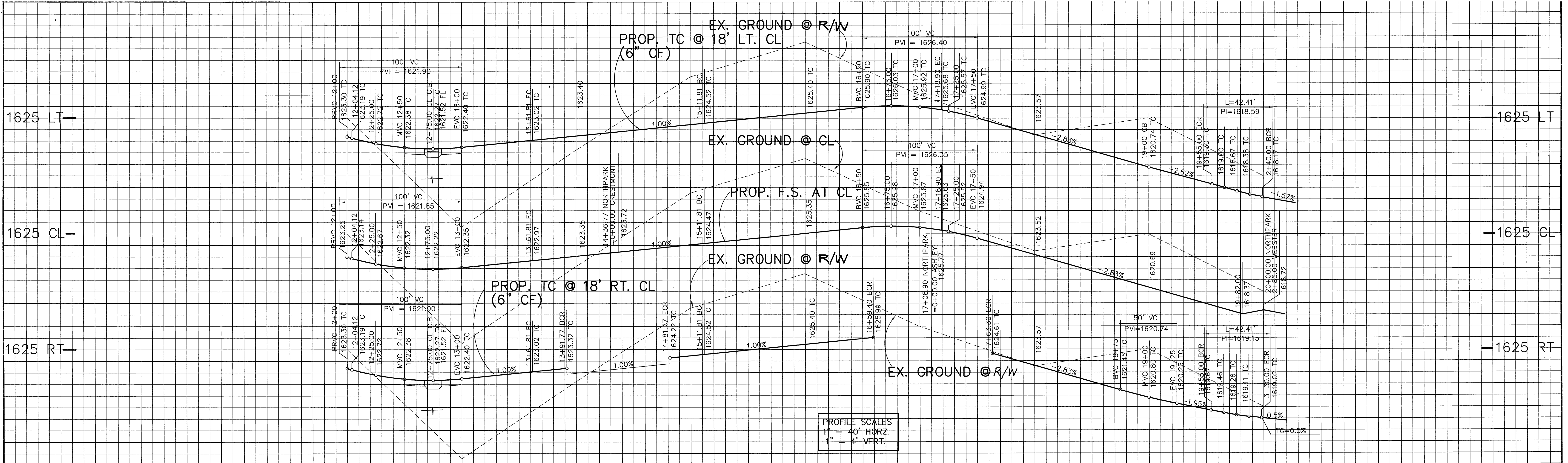
PROJECT NO.  
R-3519  
SHEET 1 OF 4  
FILE NO.: 1004-002

FOR: REGIONAL PROPERTIES

INDEXED 5-24-99

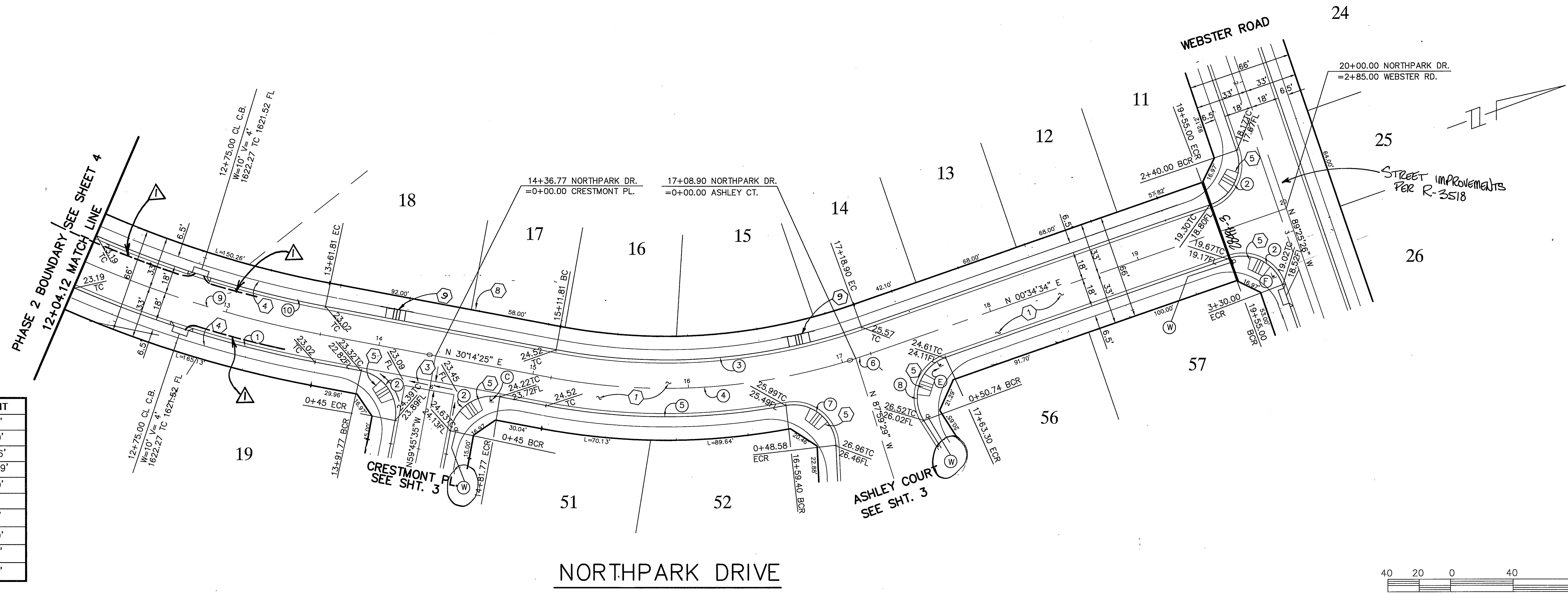
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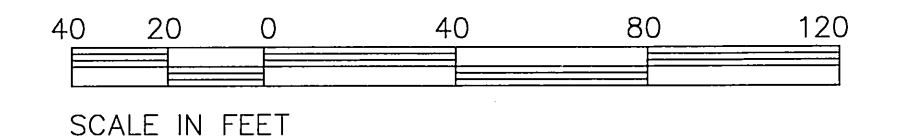
PROFILE SCALES  
 1" = 40' HORZ.  
 1" = 4' VERT.

12 13 14 15 16 17 18 19 20



DATA

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2	90°00'00"	27.00'	42.41'	27.00'
3	29°39'51"	382.00'	197.78'	101.16'
4	28°13'54"	400.00'	197.09'	100.59'
5	21°08'27"	418.00'	154.23'	78.00'
6	01°25'57"	400.00'	10.00'	5.00'
7	97°54'31"	27.00'	46.14'	31.01'
8	103°34'01"	27.00'	48.80'	34.29'
9	12°54'26"	700.00'	157.69'	79.18'
10	12°54'26"	682.00'	153.64'	77.14'



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. County*  
 REGISTERED CIVIL ENGINEER NO. 17550  
 EXPIRATION DATE: 6-30-01 DATE: 9/15/98

**CEG** CIVIL 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 TRAUTWIEN ROAD AND 0.3 MILE N'LY OF WOOD ROAD. FB 735'74 ELEV: 1588.453  
 DATE: SEPT. 1997

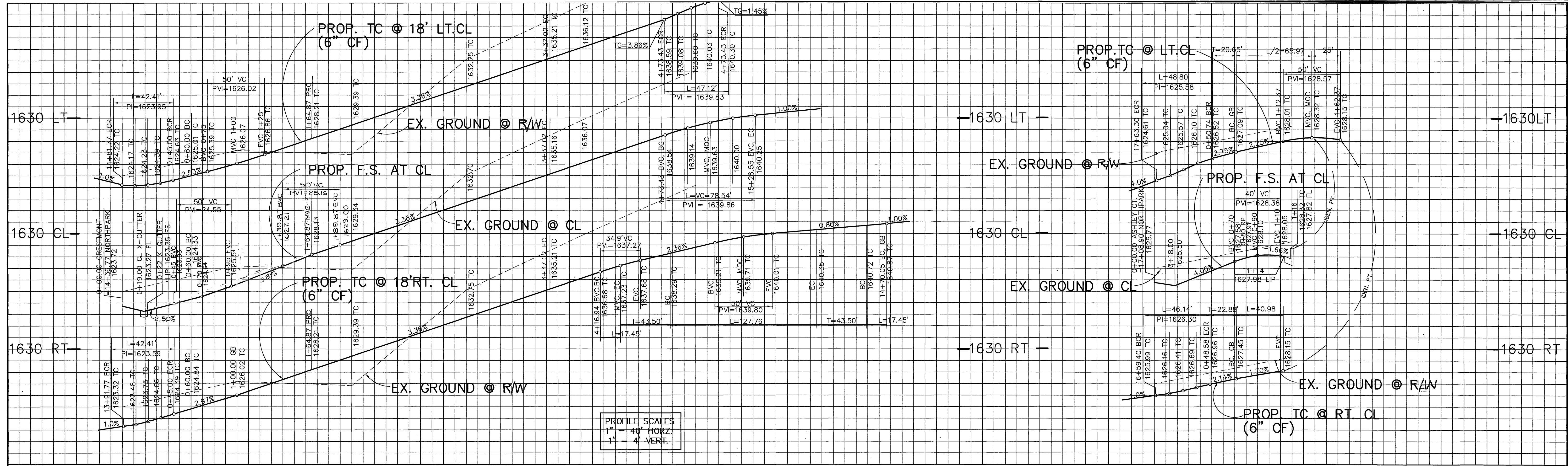
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 ADDITIONAL MARKS: *ADDED SUBDRAIN*

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

TRACT No. 28491-4  
 STREET IMPROVEMENT PLAN  
 NORTH PARK DRIVE  
 STA. 12+04.12 TO STA. 20+00.00  
 FOR: REGIONAL PROPERTIES

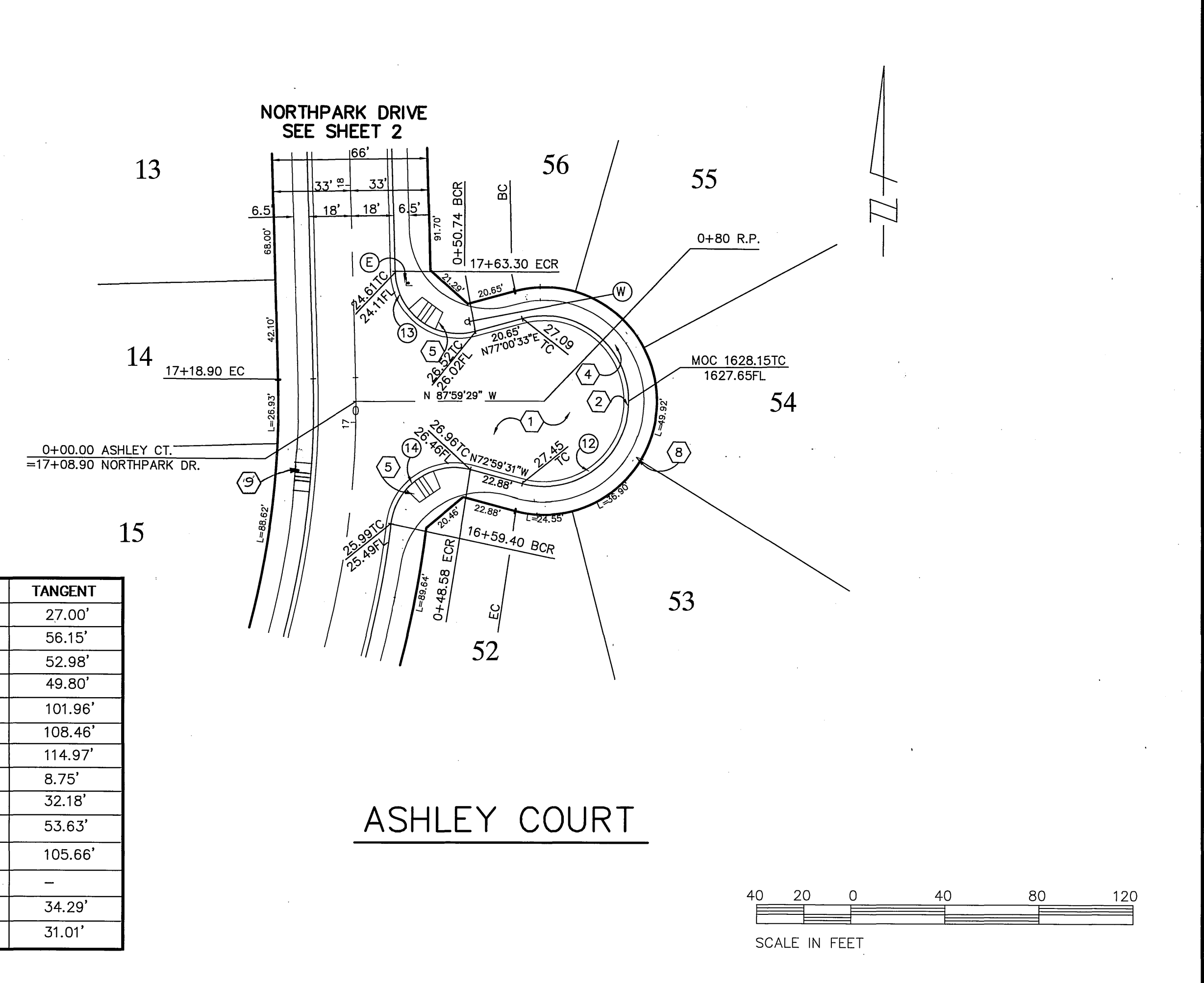
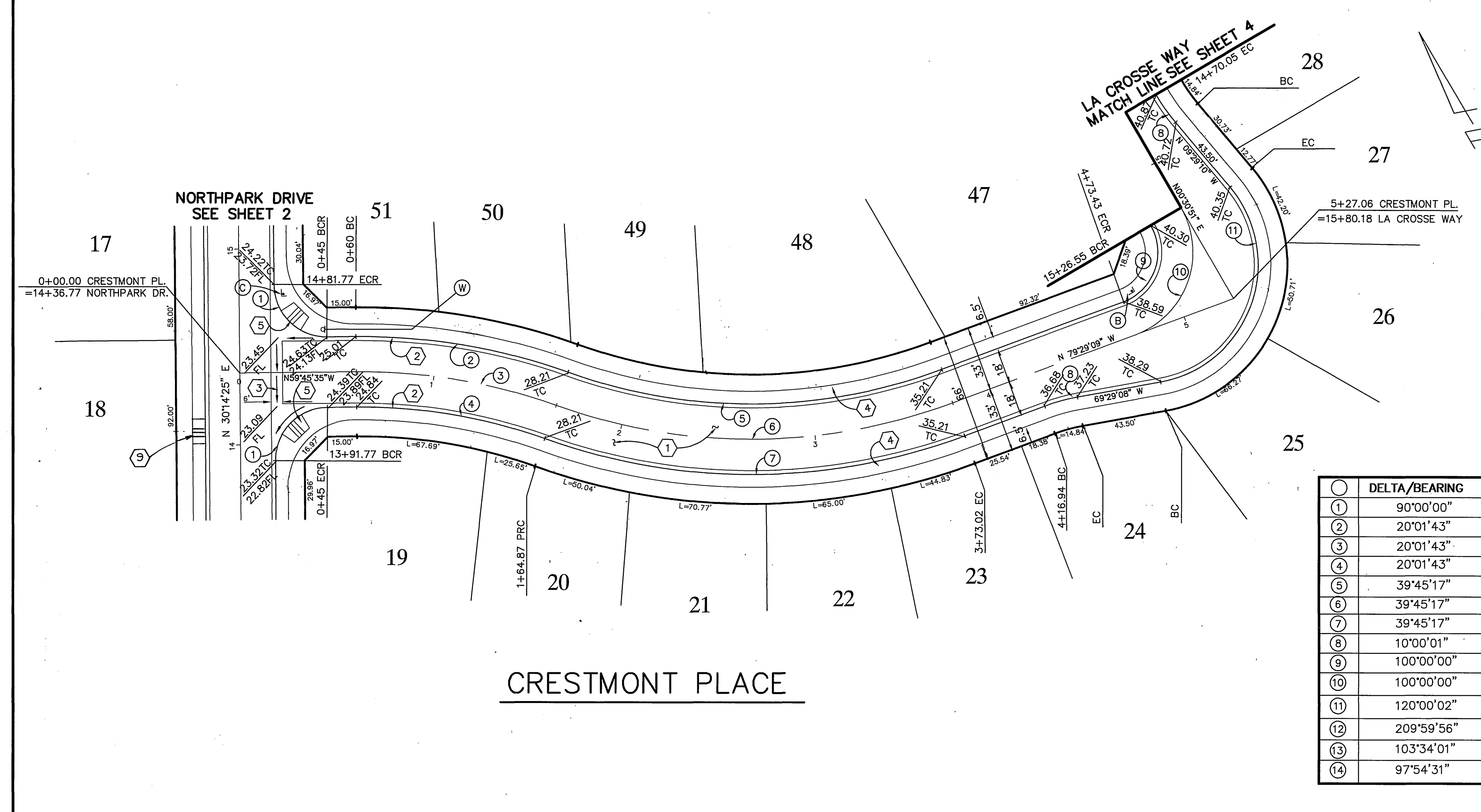
PROJECT NO. R-3519  
 SHEET 2 OF 4  
 FILE NO.: 1004-002

PC-399B-54



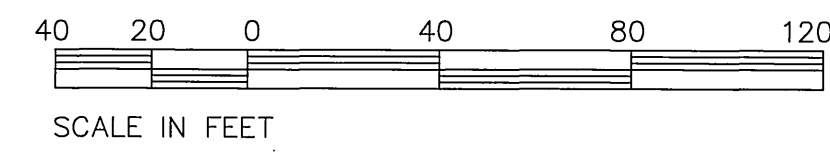
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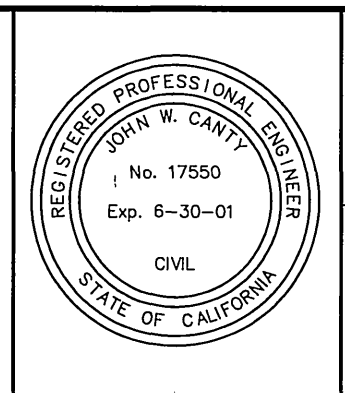
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③	20°01'43"	300.00'	104.87'	52.98'
④	20°01'43"	282.00'	98.58'	49.80'
⑤	39°45'17"	282.00'	195.67'	101.96'
⑥	39°45'17"	300.00'	208.16'	108.46'
⑦	39°45'17"	318.00'	220.64'	114.97'
⑧	10°00'01"	100.00'	17.45'	8.75'
⑨	100°00'00"	27.00'	47.12'	32.18'
⑩	100°00'00"	45.00'	78.54'	53.63'
⑪	120°00'02"	61.00'	127.76'	105.66'
⑫	209°59'56"	36.00'	131.95'	-
⑬	103°34'01"	27.00'	48.80'	34.29'
⑭	97°54'31"	27.00'	46.14'	31.01'



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 227-2600  
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PREPARED UNDER THE DIRECTION OF:  
*John W. Canty*  
 REGISTERED CIVIL ENGINEER NO. 17550  
 EXPIRATION DATE: 6-30-01 DATE: 9/3/88

**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'  
 DATE: AUG. 1997  
 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 N'LY OF WOOD ROAD, FB 735/74 ELEV: 1588.453

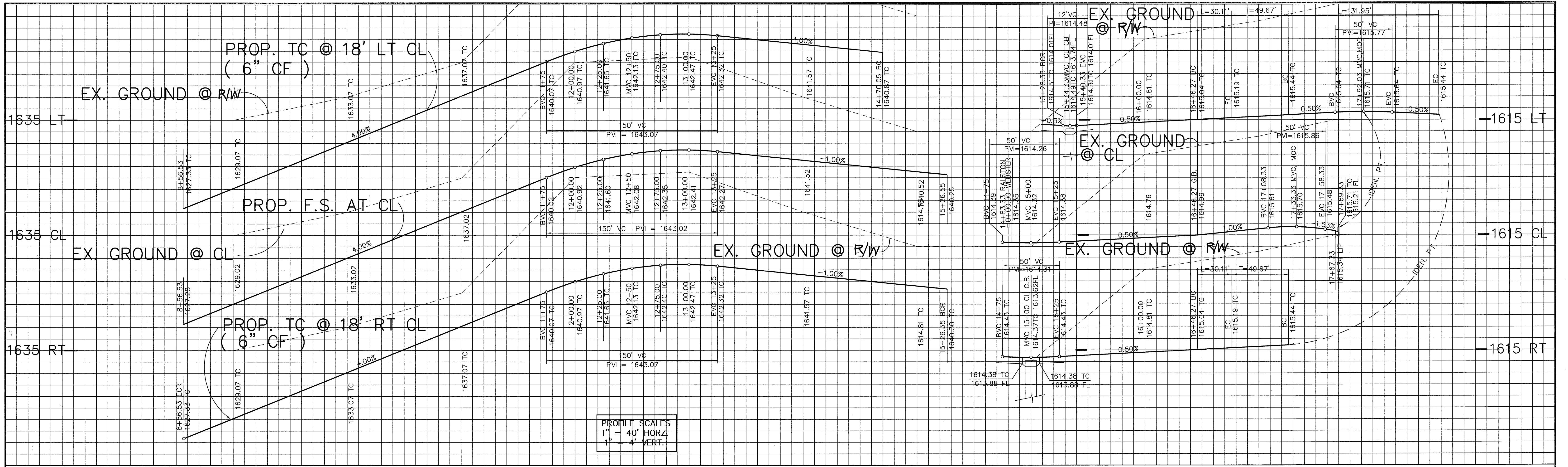
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 DESIGNED BY B.R.C. DRAWN BY C.C. CHECKED BY J.W.C. #

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

**TRACT No. 28491-4**  
**STREET IMPROVEMENT PLAN**  
**CRESTMONT PLACE**  
**ASHLEY COURT**  
 PROJECT NO. R-3519  
 SHEET 3 OF 4  
 FOR: REGIONAL PROPERTIES  
 FILE NO.: 1004-002

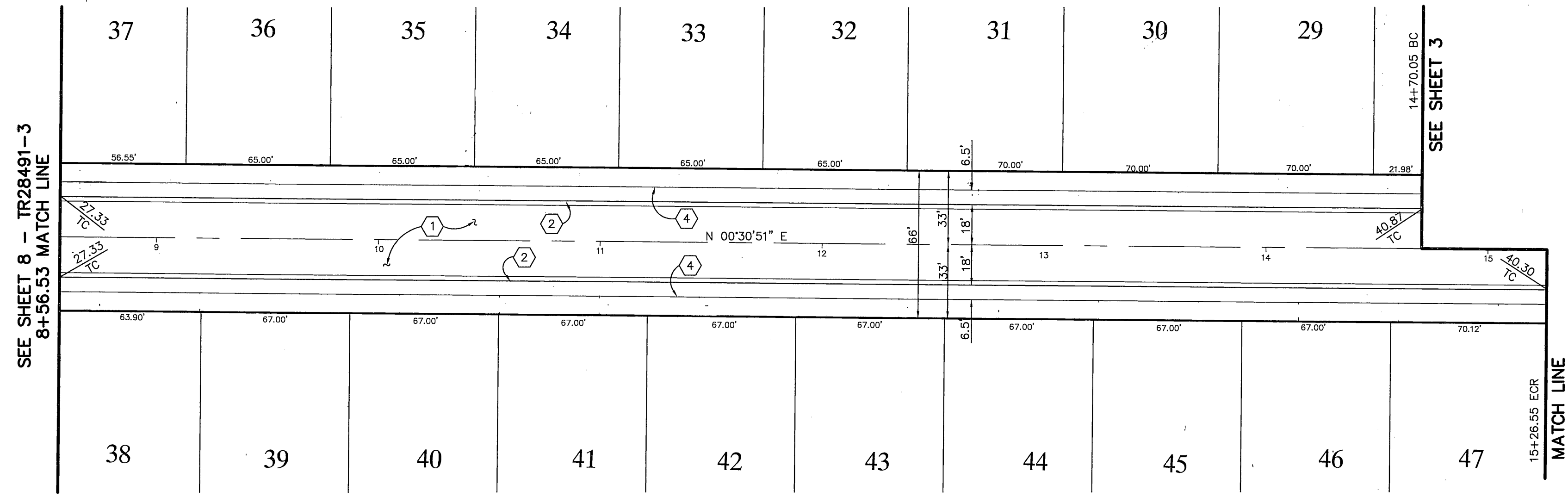
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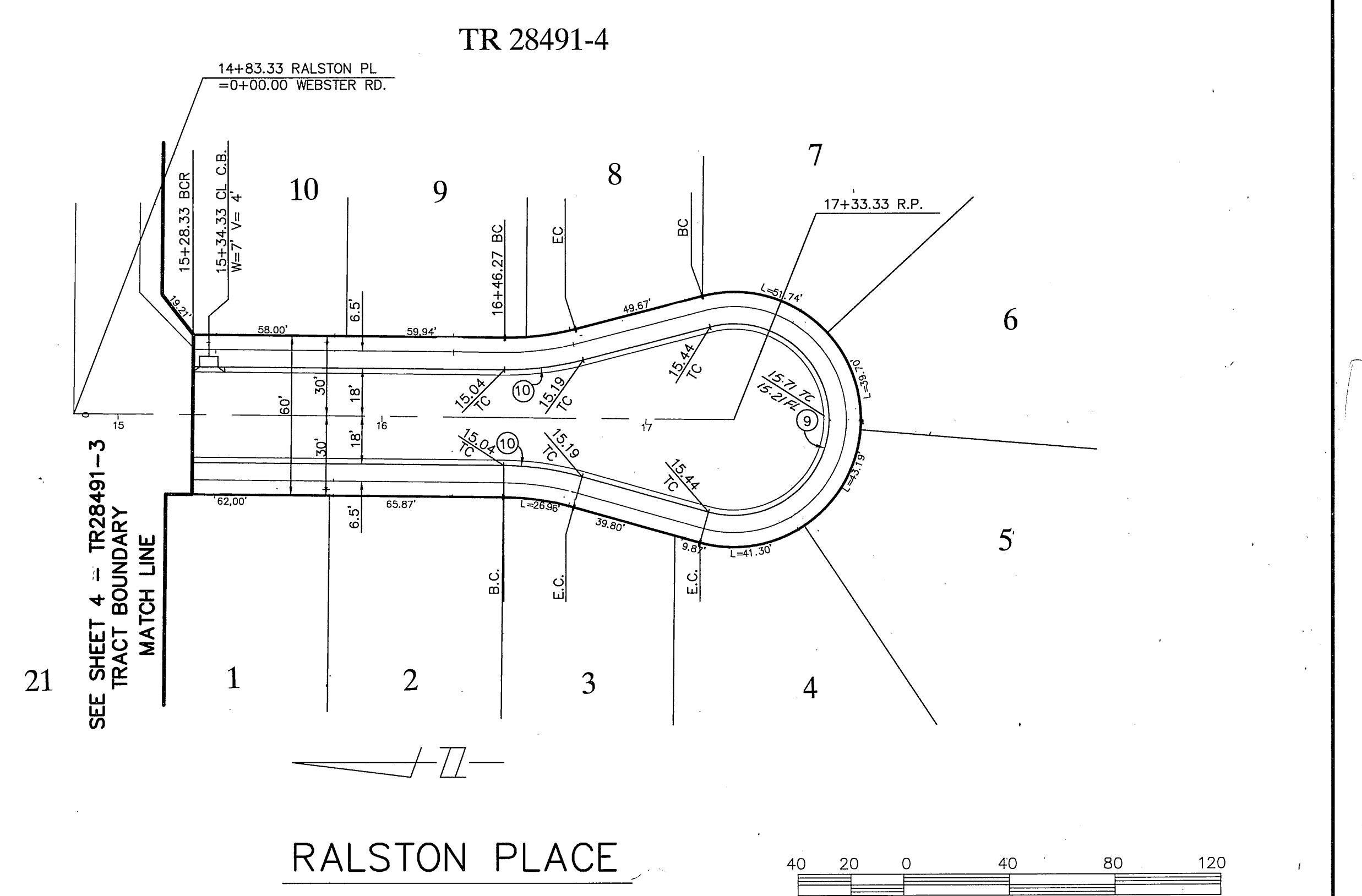


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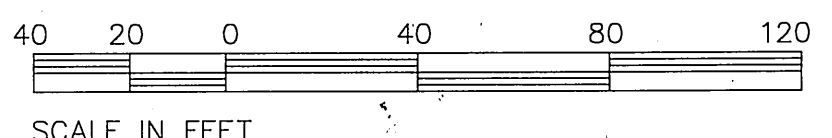
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LA CROSSE WAY



RALSTON PLACE



INDEXED 5-24-99 44

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PREPARED UNDER THE DIRECTION OF:  
*John W. Cantor*  
 REGISTERED CIVIL ENGINEER No. 17550  
 EXPIRATION DATE: 6-30-01 DATE: 2/3/99

**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  
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 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 DIRECTOR OF PUBLIC WORKS  
 TRAFFIC DIVISION  
 P.W. ENG. MGR. DATE: 3/24/99

TRACT No. 28491-4  
 STREET IMPROVEMENT PLAN  
 LA CROSSE WAY  
 8+56.53 TO 15+26.55  
 RALSTON PLACE  
 15+28.33 TO 17+33.33  
 PROJECT NO. R-3519  
 SHEET 4 OF 4  
 FOR: REGIONAL PROPERTIES  
 FILE NO.: 1004-002

PC-3998-54