

GENERAL NOTES

- 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 THE CITY'S PUBLIC WORKS DEPARTMENT.
- 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, ITS SUPPLEMENTAL NOTES 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 U/L 5-684250 AND U/L 5-684252 FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS 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 STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- 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.
- 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.
- STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- SEE TRAFFIC SIGNAL PLAN X-148B AND X-149B FOR TRAFFIC SIGNAL FACILITIES AND SEE PLAN XL-461 FOR SIGNING AND STRIPING.
- 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.
- STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP(S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS ARE MADE TO MAINTAIN SIGNAL OPERATION.
- 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 # 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.
- DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK.
- IN PAVEMENT OVERLAY AREAS, ANY 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.

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 (909) 351-6126 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. INSPECTIONS ARE REQUIRED:
 - AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERALS 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 CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (909) 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.
- BOTH A "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.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME / COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REG. U.
MARKET STREET	PODOCARPUS GRACILOR / FERN PINE	15 GAL.	45'	17 EA.
SEE LANDSCAPE PLANS PREPARED BY ARCHITERRA DESIGN GROUP, INC.				
FIRST STREET	LAGERSTROEMIA INDICA / CRAPE MYRTLE	15 GAL.	45'	5 EA.
SEE LANDSCAPE PLANS PREPARED BY ARCHITERRA DESIGN GROUP, INC.				
MAIN STREET	CHIONANTHUS RETUSUS / CHINESE FRINGE	15 GAL.	45'	10 EA.
SEE LANDSCAPE PLANS PREPARED BY ARCHITERRA DESIGN GROUP, INC.				
- ALL STREET TREES ARE TO 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 INSPECTOR SHALL HAVE THE AUTHORITY TO REMOVE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON THE APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

NOTICE TO CONTRACTOR

ACCORDING TO INFORMATION PROVIDED BY UNDERGROUND SERVICE ALERT (U.S.A.) DATED NOVEMBER 26, 2001, THE FOLLOWING ORGANIZATIONS ARE U.S.A. MEMBERS WITHIN THE PROJECT AREA:

- ATT CITY OF RIVERSIDE ELECTRICAL
- CITY OF RIVERSIDE WATER
- CHARTER COMMUNICATIONS
- EDISON - TELECOMMUNICATIONS
- ICB TELECOM GROUP
- PACIFIC BELL
- SOUTHERN CALIFORNIA GAS COMPANY

THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES (UTILITY PIPES, STRUCTURES, ETC.) SHOWN ON THESE PLANS (MAIN LINES ONLY - NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBER AGENCIES AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES SHOWN ON THESE PLANS AND/OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-227-2600 AT LEAST 2 WORKING DAYS PRIOR TO EXCAVATION.

THE QUANTITY ESTIMATE SHOWN HEREON IS FOR THE USE OF GOVERNING AGENCIES IN DETERMINING BOND AMOUNTS AND/OR FEES AND IS NOT TO BE USED FOR BID PURPOSES.

THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL SIDEWALKS, RAMPS, RAILS, CLEARANCES AND APPURTENANCES MEET OR EXCEED THE MOST STRINGENT REQUIREMENTS OF CITY, STATE OR FEDERAL GOVERNMENT FOR ACCESSIBILITY.

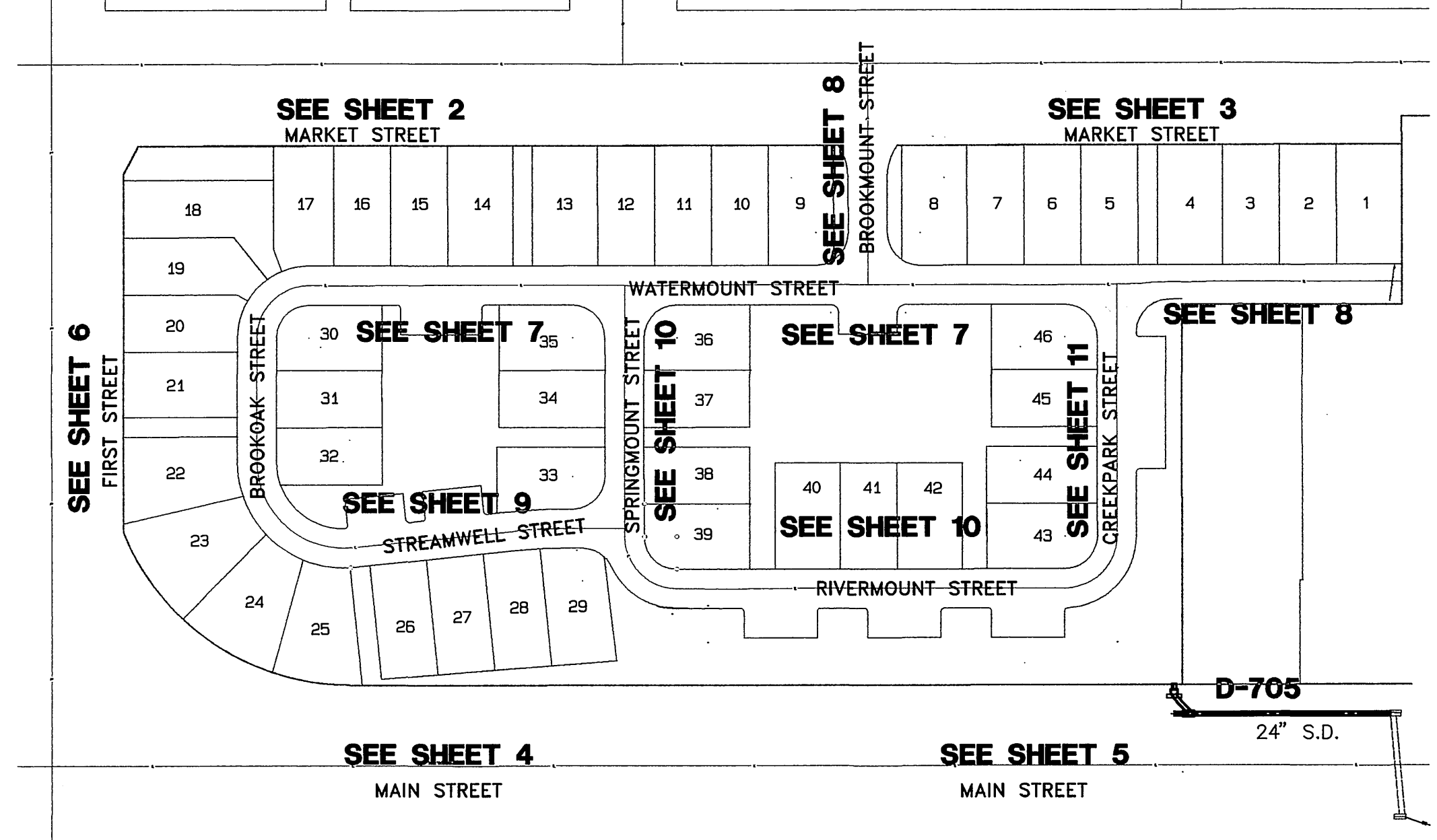
ADDITIONALLY ALL SIDEWALK FORMS SHALL BE INSPECTED AND APPROVED BY CITY, STATE OR GOVERNING AGENCY FOR CONFORMANCE WITH ACCESSIBILITY REQUIREMENTS PRIOR TO POURING OF CONCRETE TO FINAL GRADE.

STREET NAME AND TRAFFIC SIGN SCHEDULE

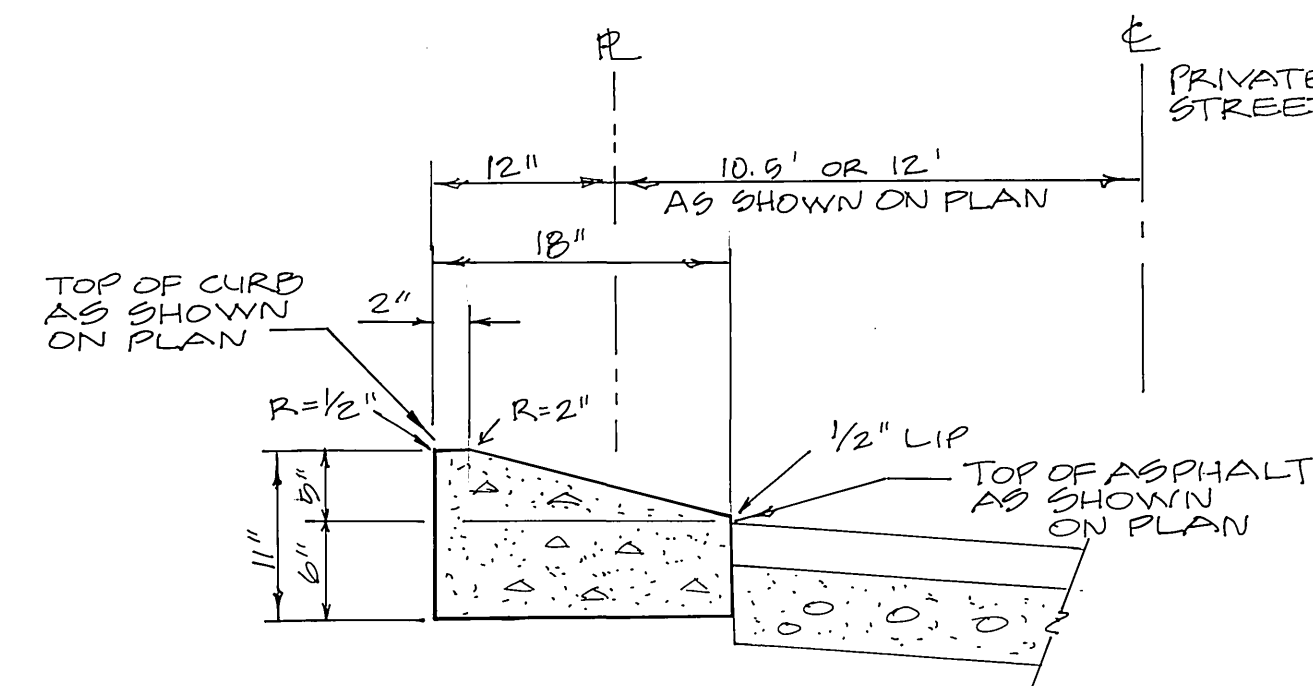
	STREET NAME	BLOCK NO.
(A)	MARKET STREET	2900
(B)	BROOKMOUNT STREET	3700
(C)	WATERMOUNT STREET	2900
(D)	WATERMOUNT STREET	2900
(E)	WATERMOUNT STREET	2900
(F)	WATERMOUNT STREET	2900
(G)	WATERMOUNT STREET	2900
(H)	WATERMOUNT STREET	2900
(I)	WATERMOUNT STREET	2900
(J)	WATERMOUNT STREET	2900
(K)	R-1 (STOP SIGN - 30')	
(L)	W-57 (LT)	
(M)	R-26 NO PARKING ANYTIME	

INSTALL SIGNS PER C/R STD. 662 (PVT), 662B AND STD. 666

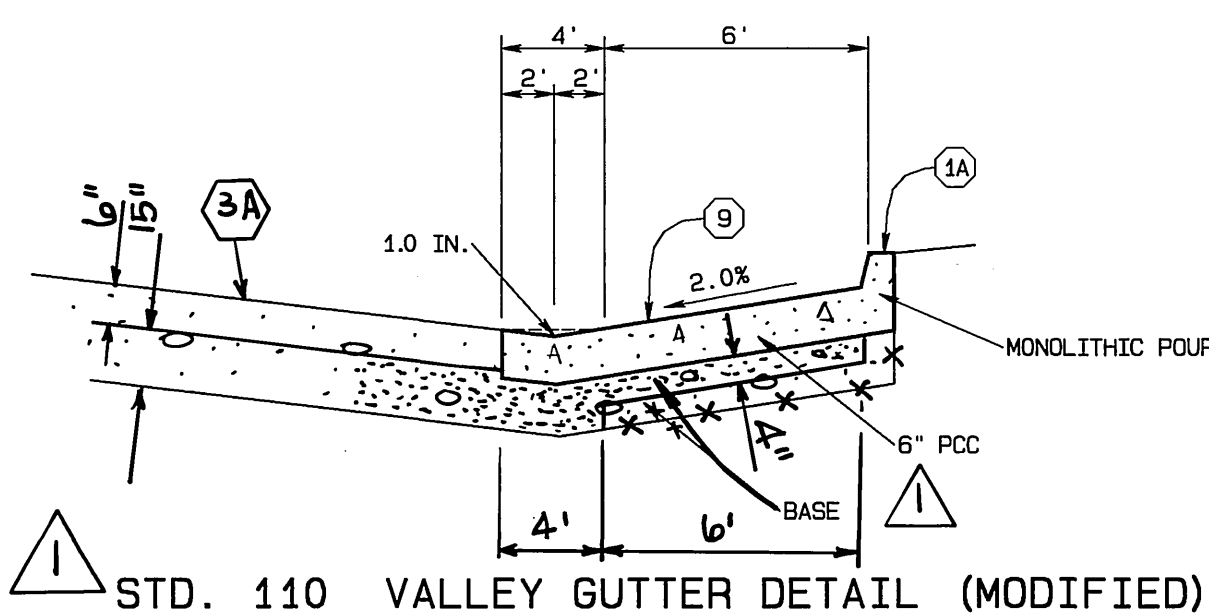
MARKET ST., FIRST ST., AND MAIN ST., STREET NAME SIGNS WILL BE INSTALLED ON THE TRAFFIC SIGNAL MAST ARM.



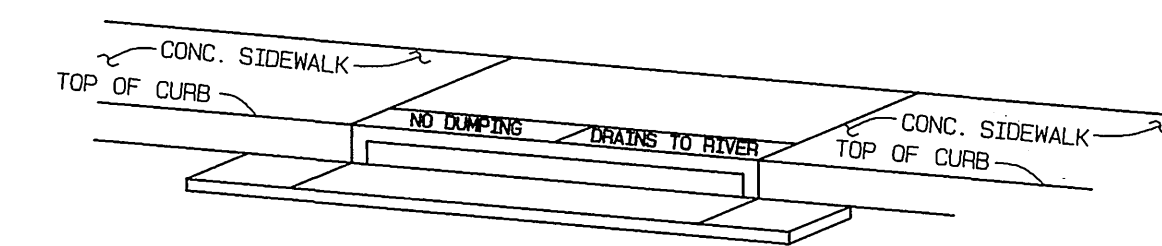
INDEX MAP
NOT TO SCALE



TYPE C1 CURB - MODIFIED
NO SCALE



STD. 110 VALLEY GUTTER DETAIL (MODIFIED)



CATCH BASIN STENCILING DETAIL
NOT TO SCALE

- (A) STENCILS TO HAVE 2" LETTERS AS FOLLOWS:
- (B) NO DUMPING DRAINS TO RIVER
- (C) PLACE BOTH STENCILS CENTERED WITHIN THE CATCH-BASIN OPENING AND WITHIN THE TOP OF THE CURB.
- (D) SPRAY BOTH STENCILS WITH WHITE PAINT.
- (E) REMOVE STENCILS WHEN PAINT IS DRY.

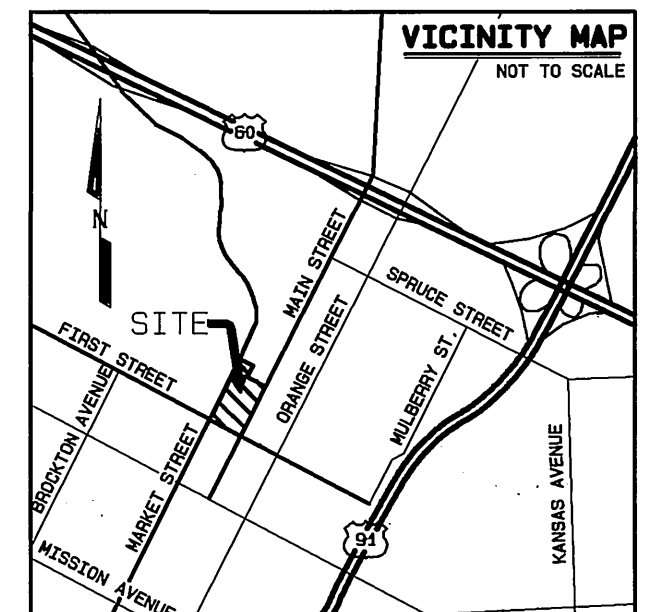
CONSTRUCTION NOTES

- CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
- CONSTRUCT STANDARD 200 CURB 6" CURB FACE TYPE II
- CONSTRUCT STANDARD 200 5" ROLLED CURB TYPE C1 (MODIFIED PER DETAIL THIS SHEET)
- CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (WIDTH AS SHOWN ON PLAN)
- CONSTRUCT STANDARD 220 CROSS GUTTER (WIDTH AS NOTED ON PLANS)
- CONSTRUCT 3" A.C. PAVING OVER 6" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30
- CONSTRUCT 6" A.C. PAVING OVER 15" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30
- CONSTRUCT STANDARD 325, PROPERTY LINE OR CURB SIDEWALK
- CONSTRUCT STANDARD 304, WHEELCHAIR RAMP TYPE AS SHOWN ON PLAN
- VARIABLE THICKNESS A.C. OVERLAY (0.10 FT. MINIMUM)
- TYPE F1 DELINEATOR @ 20' O.C.
- REMOVE EXIST. PAVEMENT AND/OR IMPROVEMENTS
- CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (MODIFIED AS SHOWN HEREON)
- RELOCATE EXISTING WASHINGTON ROBUSTA PALM OR WASHINGTON FILIFERA PALM PER PALM TREE RELOCATION REQUIREMENTS SHOWN ON SHEET 12

SEE SHEET 12 FOR TYPICAL STREET SECTIONS

CONSTRUCTION NOTES CONT.

- OMIT CURB FOR FUTURE RAMP, REFER TO LANDSCAPE PLANS PREPARED BY ARCHITERRA DESIGN GROUP FOR SIDEWALK AND RAMP LOCATIONS



VICINITY MAP
NOT TO SCALE

PACIFIC BELL
APPROVED BY: [Signature] DATE: 8/14/02

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY: [Signature] DATE: 8/14/02

CHARTER COMMUNICATIONS
APPROVED BY: [Signature] DATE: 8/21/02

BENCHMARK DATA
RIVERSIDE CITY BENCHMARK I7-53, EL. = 852.637'



ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
3788 MCCRAY STREET RIVERSIDE, CA 92506
(909) 686-1070

APPROVED BY: [Signature] DATE: 8/15/02
R.C.E. NO. C39530

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-02

MARK	REVISIONS	APPR. DATE
1	Rev. Valley Gtr det this det. 9/10/03	R/W 9-7-03

W.D. 01-0049 FOR: REGIONAL PROPERTIES, INC. F.B. 1999
DESIGNED BY: [Signature] CHECKED BY: [Signature] PLN CHK REF [Signature]

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: [Signature]
BY DATE: [Signature]
APPROVED BY: [Signature]

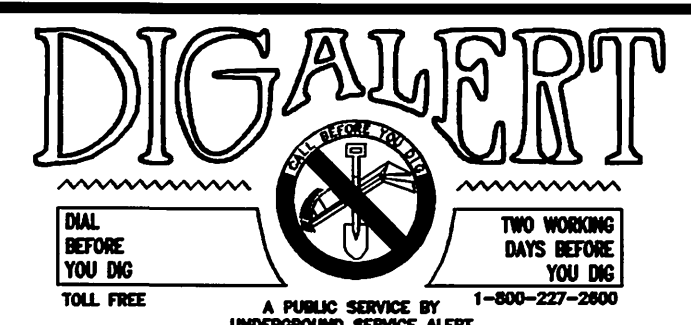
PRINCIPAL ENGINEER: [Signature]
PARK DEPARTMENT: [Signature]
TRAFFIC DIVISION: [Signature]
DEP. P.W. DIRECTOR: [Signature]
STREET SERVICES: [Signature]
PLANNING DEPT.: [Signature]

STREET IMPROVEMENT PLANS

TRACT NO. 29501
INDEX SHEET

SCALE: AS SHOWN

ACCOUNT NO. 01-0049
DRAWING NUMBER
R-3642
SHEET 1 OF 12
01-49



CITY OF RIVERSIDE WATER DEPARTMENT
SHEETS 1 THROUGH 6

APPROVED BY: [Signature] DATE: 8/20/02

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT
OVERHEAD & UNDERGROUND

APPROVED BY: [Signature] DATE: 8/20/02

850 CL

850 CL

850 FL

850 FL

850 CURB

850 CURB

EXIST. GRADE @ CL

PROP. FL @ 35' RT

PROP. GRADE @ CURB 43' RT

EXIST. GRADE @ R/W

SCALE
HORIZ. : 1" = 20'
VERT. : 1" = 4'

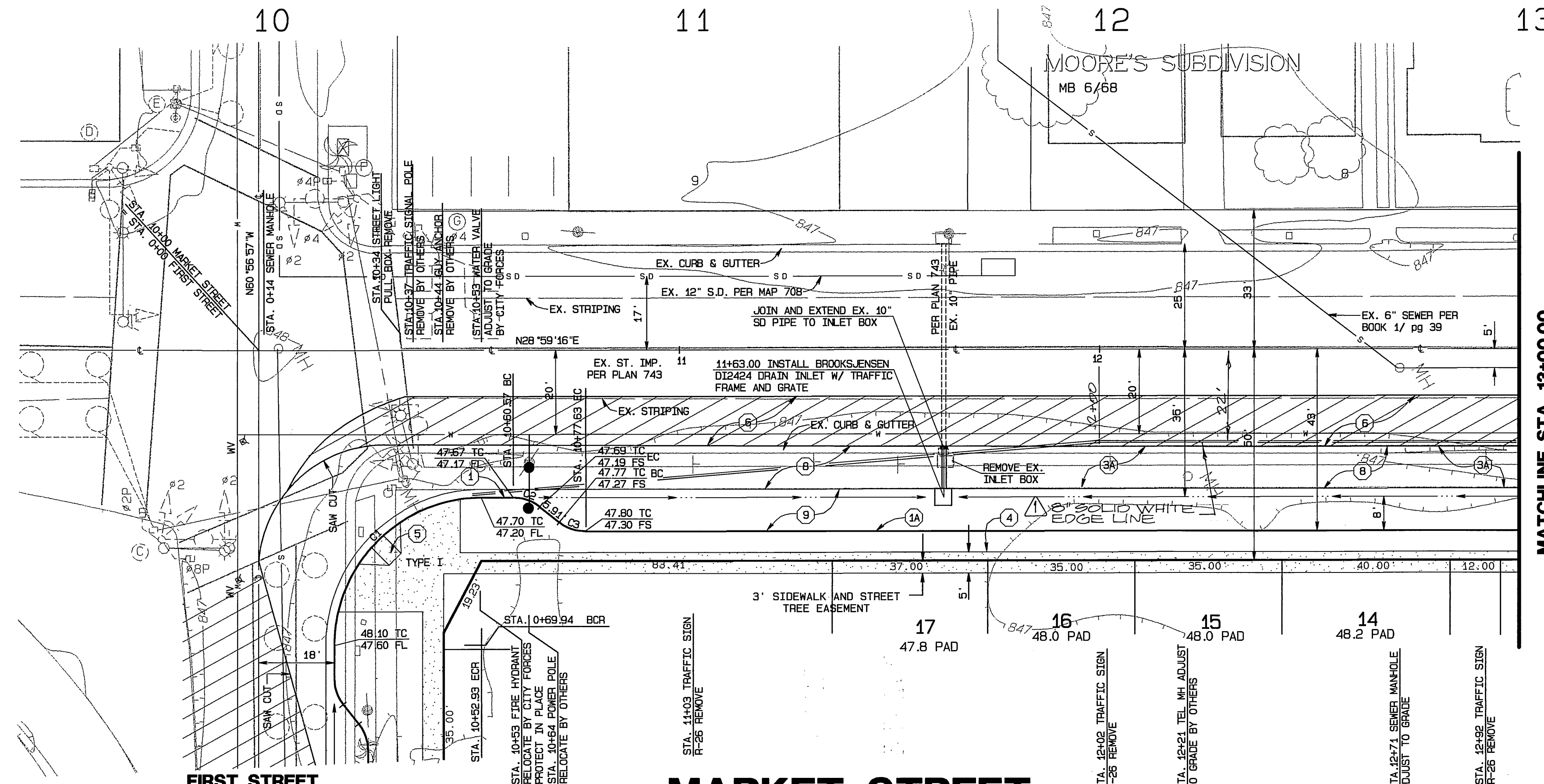
CONSTRUCTION NOTES

- 1 CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
- 1A CONSTRUCT STANDARD 200 CURB 6" CURB FACE TYPE II
- 1B CONSTRUCT STANDARD 200 5" ROLLED CURB TYPE C1 (MODIFIED PER DETAIL SHEET. 1.)
- 2 CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (WIDTH AS SHOWN ON PLAN)
- 2A CONSTRUCT STANDARD 220 CROSS GUTTER (WIDTH AS NOTED ON PLANS)
- 3 CONSTRUCT 3" A.C. PAVING OVER 6" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30
- 3A CONSTRUCT 6" A.C. PAVING OVER 15" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30.
- 4 CONSTRUCT STANDARD 325, PROPERTY LINE OR CURB SIDEWALK
- 5 CONSTRUCT STANDARD 304, WHEELCHAIR RAMP TYPE AS SHOWN ON PLAN
- 6 VARIABLE THICKNESS A.C. OVERLAY (0.10 FT. MINIMUM)
- 7 TYPE F1 DELINEATOR @ 20' O.C.
- 8 REMOVE EXIST. PAVEMENT AND/OR IMPROVEMENTS
- 9 CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (MODIFIED AS SHOWN HEREON)
- 10 RELOCATE EXISTING WASHINGTON ROBUSTA PALM OR WASHINGTON FILIFERA PALM PER PALM TREE RELOCATION REQUIREMENTS SHOWN ON SHEET 12

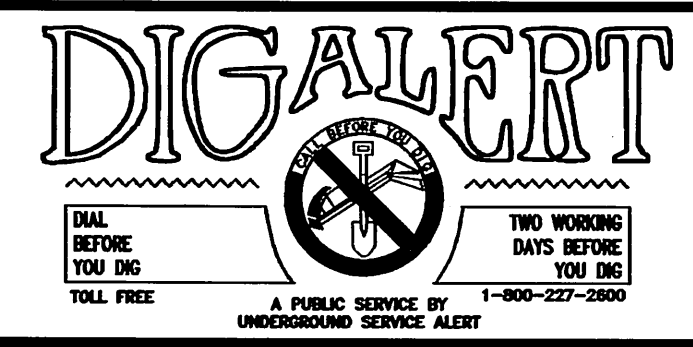
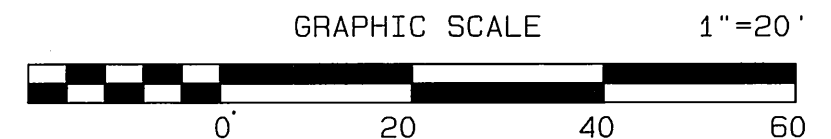
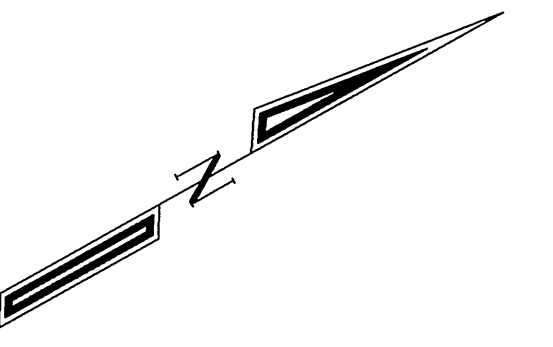
NOTE: ALL TRAFFIC SIGNAL FACILITIES SHALL BE RELOCATED OR REPLACED PER TRAFFIC SIGNAL PLAN X-148B OR X-149B

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	89°56'13"	35.00'	54.94'	34.95'
C2	38°25'11"	10.00'	6.71'	3.48'
C3	38°25'11"	10.00'	6.71'	3.48'



MATCHLINE STA. 13+00.00
SEE SHEET NO. 3



CITY BUSINESS TAX CERTIFICATE NO. 005754 EXP. 12-31-02

**ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS**
3788 MCCRAY STREET RIVERSIDE, CA 92506
(909) 686-1070

APPROVED BY: *[Signature]* DATE: 8/11/02
R.C.E. NO. C39530

add edge line 2/10/09 ag
REVISIONS
APPR. DATE
DESIGNED BY: ag CHECKED BY: dia PLN CHK REF

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* BY DATE: 10/14/02
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
DEP. P.W. DIRECTOR
STREET SERVICES

APPROVED BY: *[Signature]*
DIRECTOR OF PUBLIC WORKS

DATE: 10/14/02

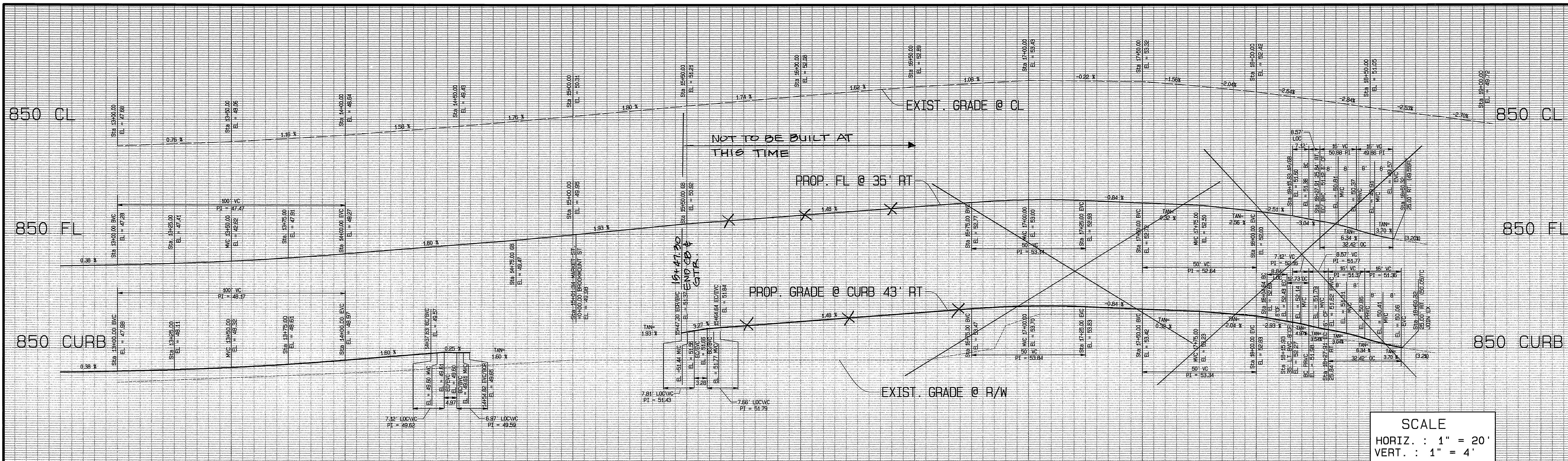
STREET IMPROVEMENT PLANS

TRACT NO. 29501
MARKET STREET
STA. 10+00 TO 13+00

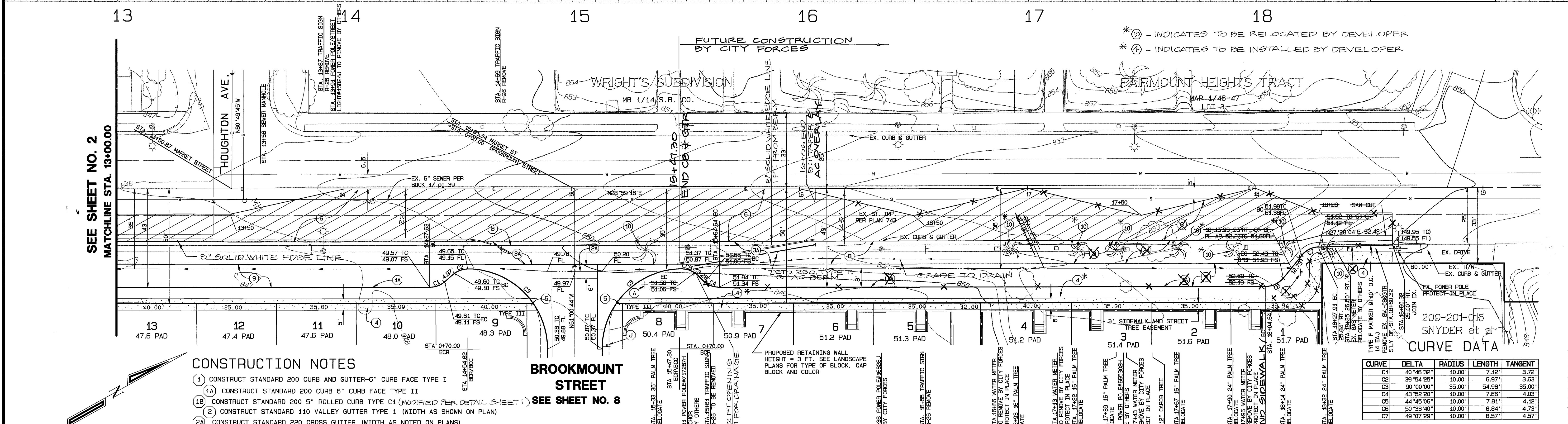
SCALE: AS SHOWN

ACCOUNT NO. 01-0049
DRAWING NUMBER
R-3642
SHEET 2 OF 12
01-49

INDEXED 3-12-03 LFT



SCALE
 HORIZ. : 1" = 20'
 VERT. : 1" = 4'



* (10) - INDICATES TO BE RELOCATED BY DEVELOPER
 * (4) - INDICATES TO BE INSTALLED BY DEVELOPER

SEE SHEET NO. 2
 MATCHLINE STA. 13+00.00

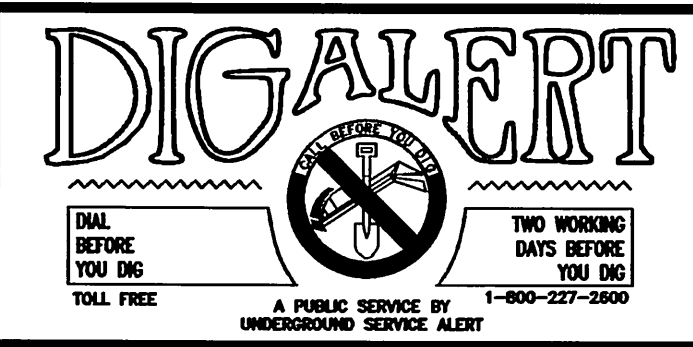
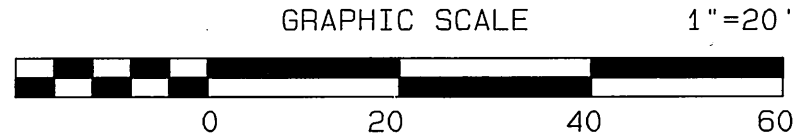
CONSTRUCTION NOTES

- 1) CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
- 1A) CONSTRUCT STANDARD 200 CURB 6" CURB FACE TYPE II
- 1B) CONSTRUCT STANDARD 200 5" ROLLED CURB TYPE C1 (MODIFIED PER DETAIL SHEET 1)
- 2) CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (WIDTH AS SHOWN ON PLAN)
- 2A) CONSTRUCT STANDARD 220 CROSS GUTTER (WIDTH AS NOTED ON PLANS)
- 3) CONSTRUCT 3" A.C. PAVING OVER 6" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30
- 3A) CONSTRUCT 6" A.C. PAVING OVER 15" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30.
- 4) CONSTRUCT STANDARD 325, PROPERTY LINE OR CURB SIDEWALK
- 5) CONSTRUCT STANDARD 304, WHEELCHAIR RAMP TYPE AS SHOWN ON PLAN
- 6) VARIABLE THICKNESS A.C. OVERLAY (0.10 FT. MINIMUM)
- 7) TYPE F1 DELINEATOR @ 20' O.C.
- 8) REMOVE EXIST. PAVEMENT AND/OR IMPROVEMENTS
- 9) CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (MODIFIED AS SHOWN HEREON)
- 10) RELOCATE EXISTING WASHINGTON ROBUSTA PALM OR WASHINGTON FILIFERA PALM PER PALM TREE RELOCATION REQUIREMENTS SHOWN ON SHEET 12

BROOKMOUNT STREET
 SEE SHEET NO. 8

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	40°46'32"	10.00'	7.12'	3.72'
C2	39°54'25"	10.00'	6.97'	3.63'
C3	50°00'00"	35.00'	54.99'	35.00'
C4	43°52'20"	10.00'	7.86'	4.03'
C5	44°45'06"	10.00'	7.81'	4.12'
C6	50°38'40"	10.00'	6.84'	4.73'
C7	49°07'29"	10.00'	6.57'	4.57'



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-02

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 3788 MCCRAY STREET RIVERSIDE, CA 92506
 (909) 686-1070

APPROVED BY: *[Signature]* DATE: 8/15/02
 R.C.E. NO. C39530

W.O. 01-0049 FOR: REGIONAL PROPERTIES, INC. F.B. 1999

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 8/19/03
 PRINCIPAL ENGINEER

PARK DEPARTMENT
 TRAFFIC DIVISION
 DEP. P.W. DIRECTOR
 STREET SERVICES
 PLANNING DEPT.

STREET IMPROVEMENT PLANS

TRACT NO. 29501
 MARKET STREET
 STA. 13+00 TO 18+24.34

SCALE: AS SHOWN

ACCOUNT NO. 01-0049
 DRAWING NUMBER
R-3642
 SHEET 3 OF 12
 01-49

INDEXED 3-31-03 Lft

845 CURB

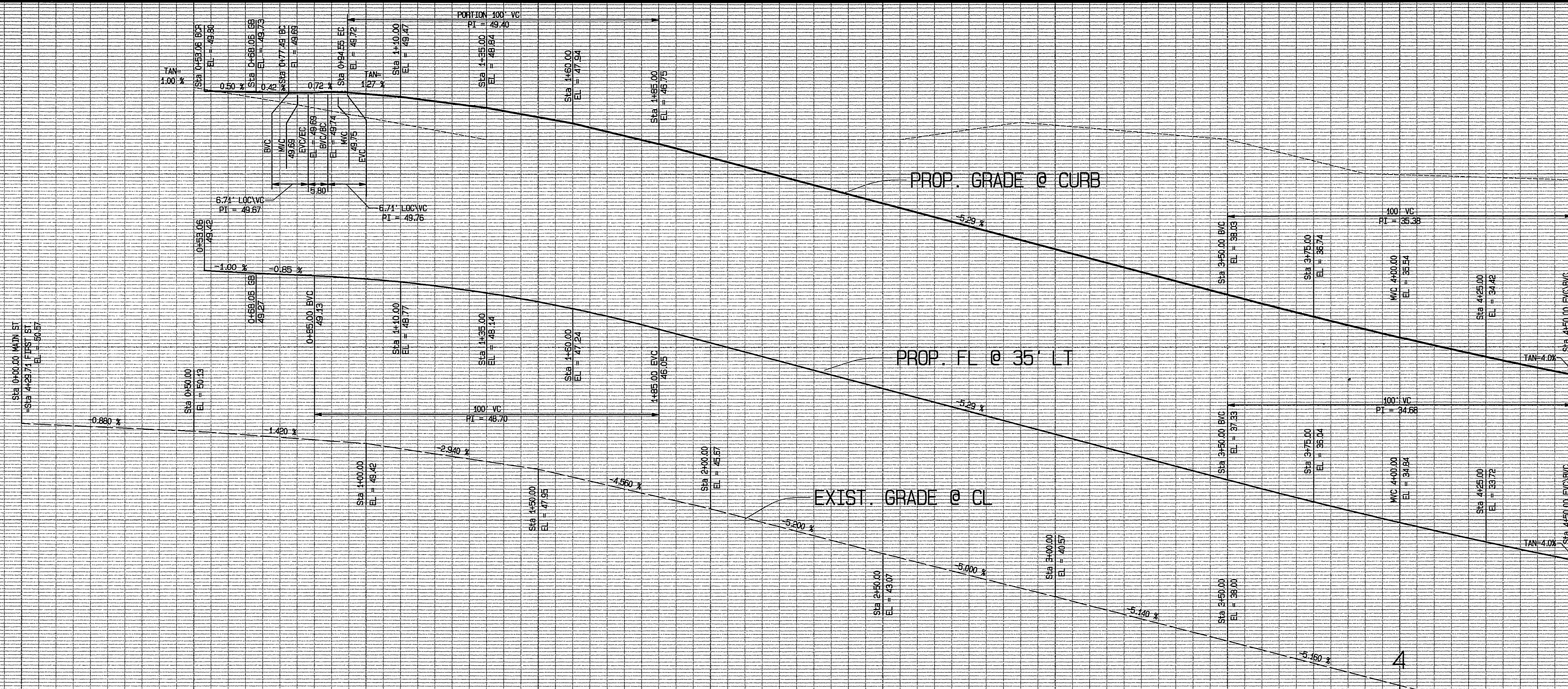
845 CURB

845 FL

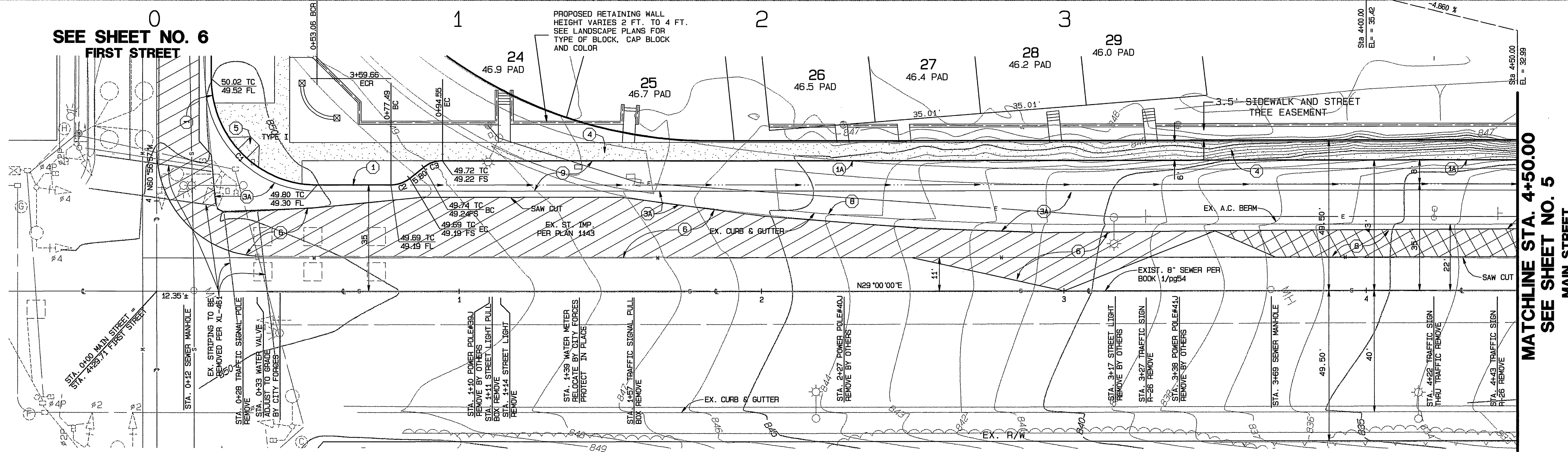
845 FL

845 CL

845 CL



SCALE
 HORIZ. : 1" = 20'
 VERT. : 1" = 4'



SEE SHEET NO. 6
 FIRST STREET

MATCHLINE STA. 4+50.00
 SEE SHEET NO. 5
 MAIN STREET

NOTE: ALL TRAFFIC SIGNAL FACILITIES SHALL BE RELOCATED OR REPLACED PER TRAFFIC SIGNAL PLAN X-148B OR X-149B

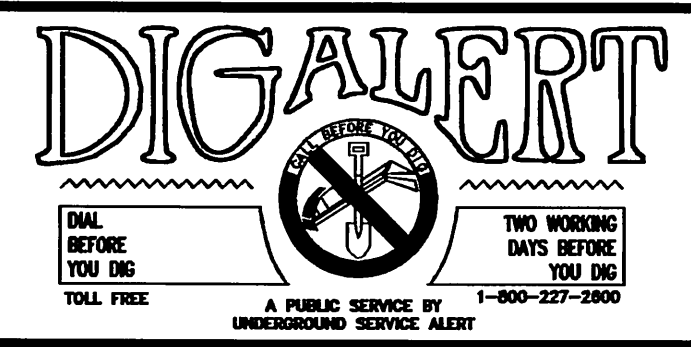
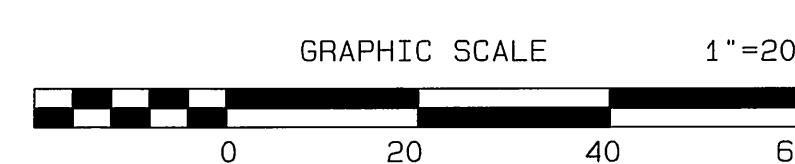
- CONSTRUCTION NOTES**
- 1) CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
 - 1A) CONSTRUCT STANDARD 200 CURB 6" CURB FACE TYPE II
 - 1B) CONSTRUCT STANDARD 200 5" ROLLED CURB TYPE C1 (PER DETAIL ON SHEET 1.)
 - 2) CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (WIDTH AS SHOWN ON PLAN)
 - 2A) CONSTRUCT STANDARD 220 CROSS GUTTER (WIDTH AS NOTED ON PLANS)
 - 3) CONSTRUCT 3" A.C. PAVING OVER 6" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30
 - 3A) CONSTRUCT 6" A.C. PAVING OVER 15" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30.
 - 4) CONSTRUCT STANDARD 325, PROPERTY LINE OR CURB SIDEWALK
 - 5) CONSTRUCT STANDARD 304, WHEELCHAIR RAMP TYPE AS SHOWN ON PLAN
 - 6) VARIABLE THICKNESS A.C. OVERLAY (0.10 FT. MINIMUM)
 - 7) TYPE F1 DELINEATOR @ 20' O.C.
 - 8) REMOVE EXIST. PAVEMENT AND/OR IMPROVEMENTS
 - 9) CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (MODIFIED AS SHOWN HEREON)
 - 10) RELOCATE EXISTING WASHINGTON ROBUSTA PALM OR WASHINGTON FILIFERA PALM PER PALM TREE RELOCATION REQUIREMENTS SHOWN ON SHEET 12

PARCEL MAP NO. 28236
 PM 180/9-11

MAIN STREET

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°03'03"	35.00'	55.01'	35.03'
C2	38°25'11"	10.00'	6.71'	3.48'
C3	38°25'11"	10.00'	6.71'	3.48'



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-02

**ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS**
 3788 MCCRAY STREET RIVERSIDE, CA 92506
 (909) 686-1070

APPROVED BY: *[Signature]* DATE: 8/15/02
 R.C.E. NO. C39530

W.D. 01-0049 FOR: REGIONAL PROPERTIES, INC. F.B. 1999

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* BY DATE: *[Signature]* APPROVED BY: *[Signature]*

PRINCIPAL ENGINEER: *[Signature]*
 PARK DEPARTMENT: *[Signature]*
 TRAFFIC DIVISION: *[Signature]* DIRECTOR OF PUBLIC WORKS
 DEP. P.W. DIRECTOR: *[Signature]*
 STREET SERVICES: *[Signature]*
 PLANNING DEPT.: *[Signature]* DATE: 6/1/02

STREET IMPROVEMENT PLANS

ACCOUNT NO. 01-0049
 DRAWING NUMBER
TRACT NO. 29501
 MAIN STREET
 STA. 0+00 TO 4+50
 SHEET 4 OF 12

R-3642

SCALE: AS SHOWN

01-49

INDEXED 3-12-03 FH

830 CURB

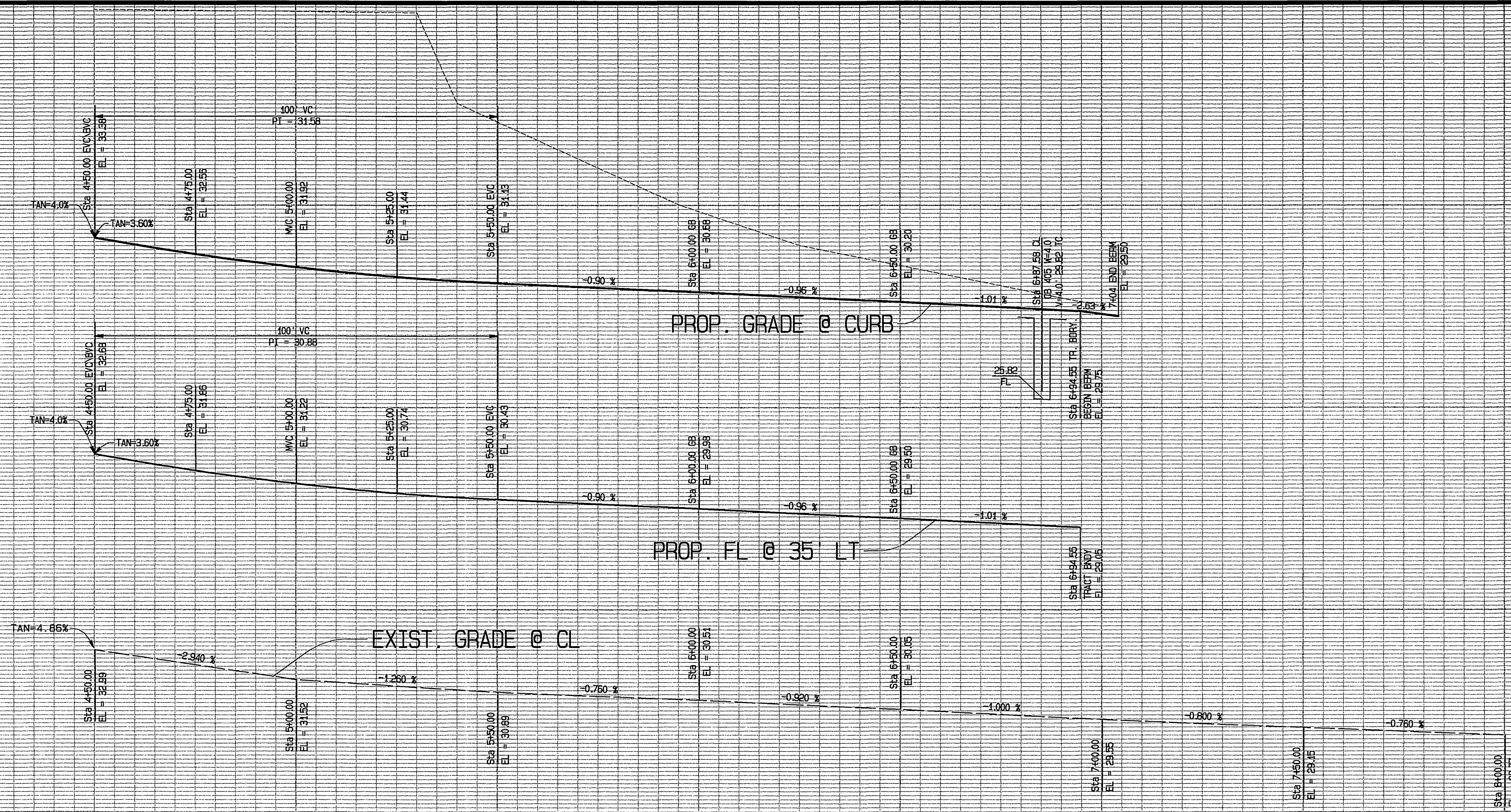
830 CURB

830 FL

830 FL

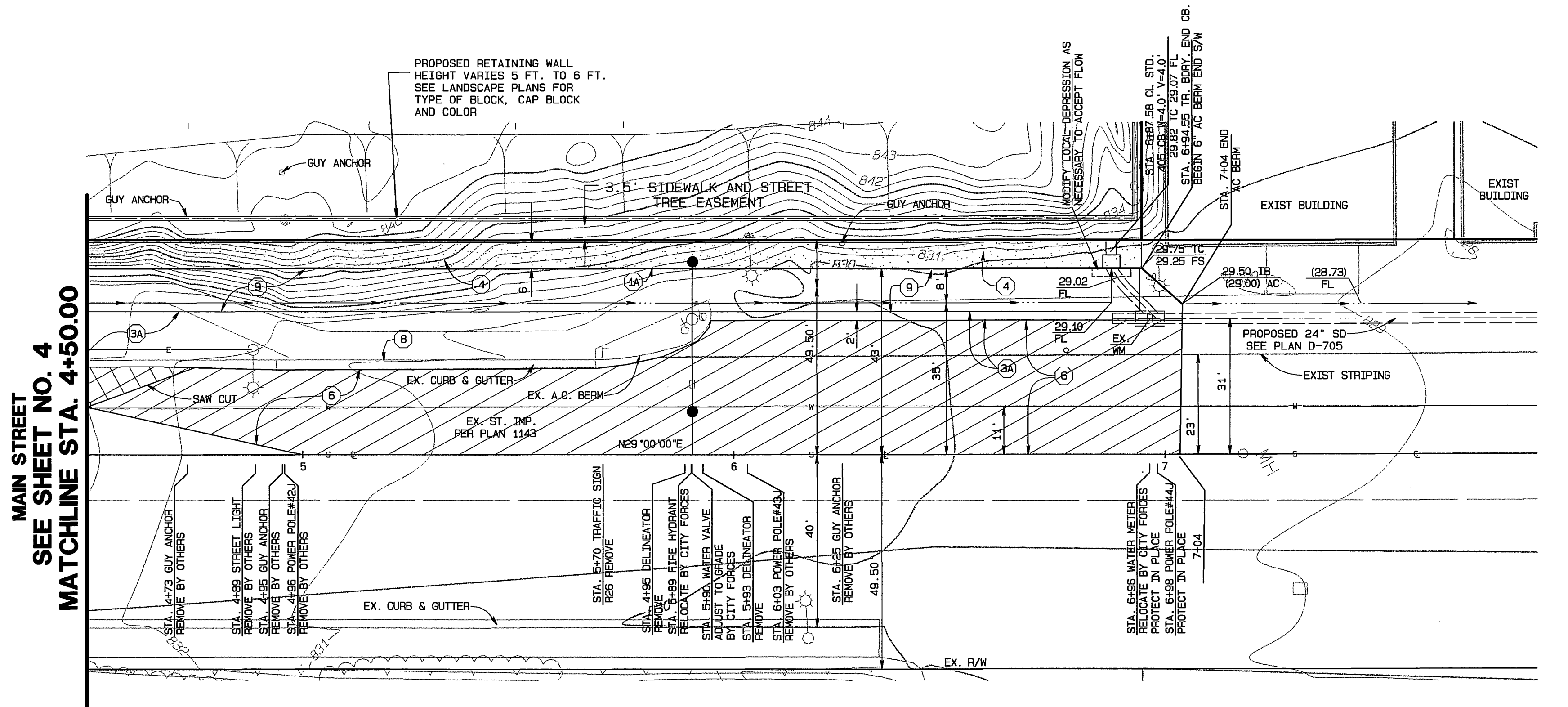
830 CL

830 CL

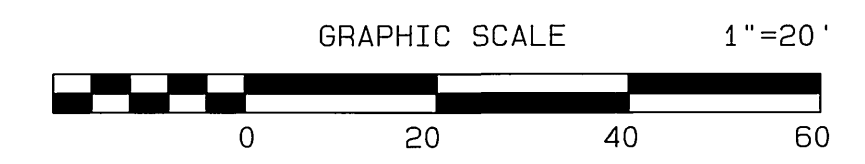
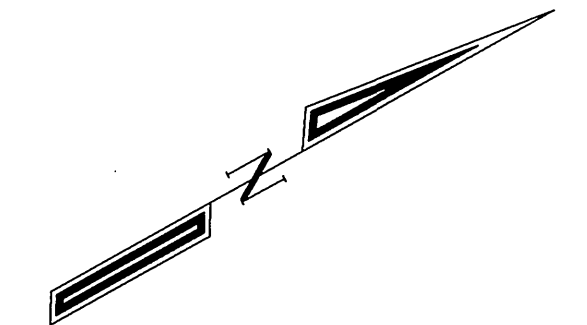


SCALE
 HORIZ. : 1" = 20'
 VERT. : 1" = 4'

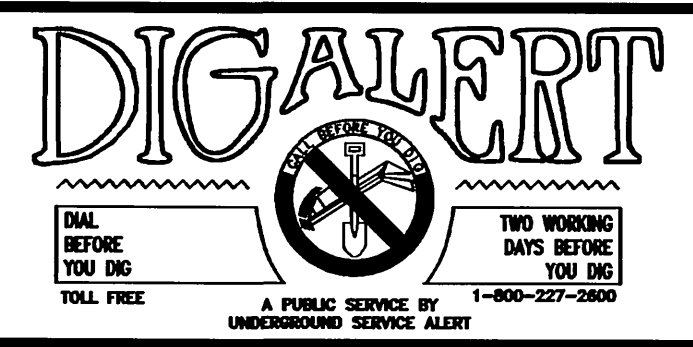
4 5 6 7 8



- CONSTRUCTION NOTES**
- 1) CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
 - 1A) CONSTRUCT STANDARD 200 CURB 6" CURB FACE TYPE II
 - 1B) CONSTRUCT STANDARD 200 5" ROLLED CURB TYPE C1 (MODIFIED PER DETAIL SHEET 1.)
 - 2) CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (WIDTH AS SHOWN ON PLAN)
 - 2A) CONSTRUCT STANDARD 220 CROSS GUTTER (WIDTH AS NOTED ON PLANS)
 - 3) CONSTRUCT 3" A.C. PAVING OVER 6" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30
 - 3A) CONSTRUCT 6" A.C. PAVING OVER 15" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30.
 - 4) CONSTRUCT STANDARD 325, PROPERTY LINE OR CURB SIDEWALK
 - 5) CONSTRUCT STANDARD 304, WHEELCHAIR RAMP TYPE AS SHOWN ON PLAN
 - 6) VARIABLE THICKNESS A.C. OVERLAY (0.10 FT. MINIMUM)
 - 7) TYPE F1 DELINEATOR @ 20' O.C.
 - 8) REMOVE EXIST. PAVEMENT AND/OR IMPROVEMENTS
 - 9) CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (MODIFIED AS SHOWN HEREON)
 - 10) RELOCATE EXISTING WASHINGTON ROBUSTA PALM OR WASHINGTON FILIFERA PALM PER PALM TREE RELOCATION REQUIREMENTS SHOWN ON SHEET 12



MAIN STREET



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-02

**ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS**
 3788 MCCRAY STREET RIVERSIDE, CA 92506
 (909) 686-1070

APPROVED BY *M. Faghih* DATE 8/15/02
 R.C.E. NO. C39530

W.D. 01-0049 FOR: REGIONAL PROPERTIES, INC. F.B. 1999

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: *8/15/02*
 BY DATE: *[Signature]* APPROVED BY: *[Signature]*

PRINCIPAL ENGINEER: *[Signature]*
 PARK DEPARTMENT: *[Signature]*
 TRAFFIC DIVISION: *[Signature]*
 DEP. P.W. DIRECTOR: *[Signature]*
 STREET SERVICES: *[Signature]*
 PLANNING DEPT.: *[Signature]*

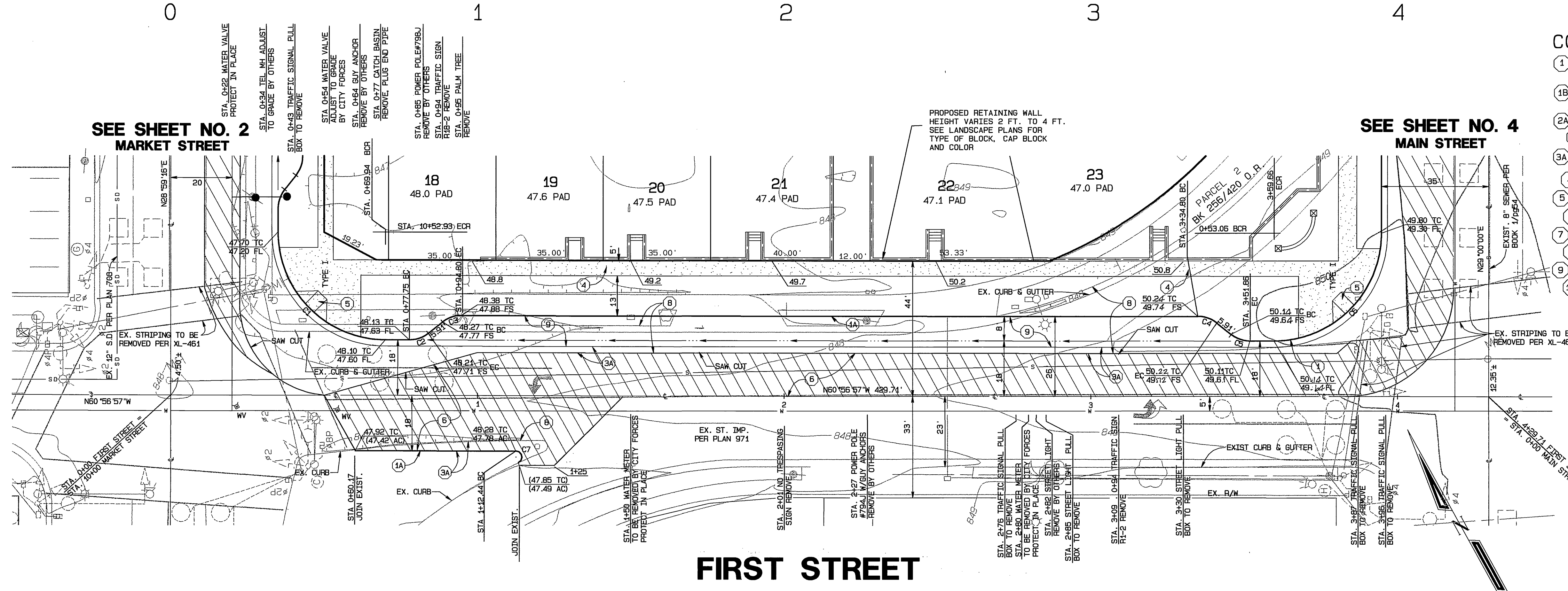
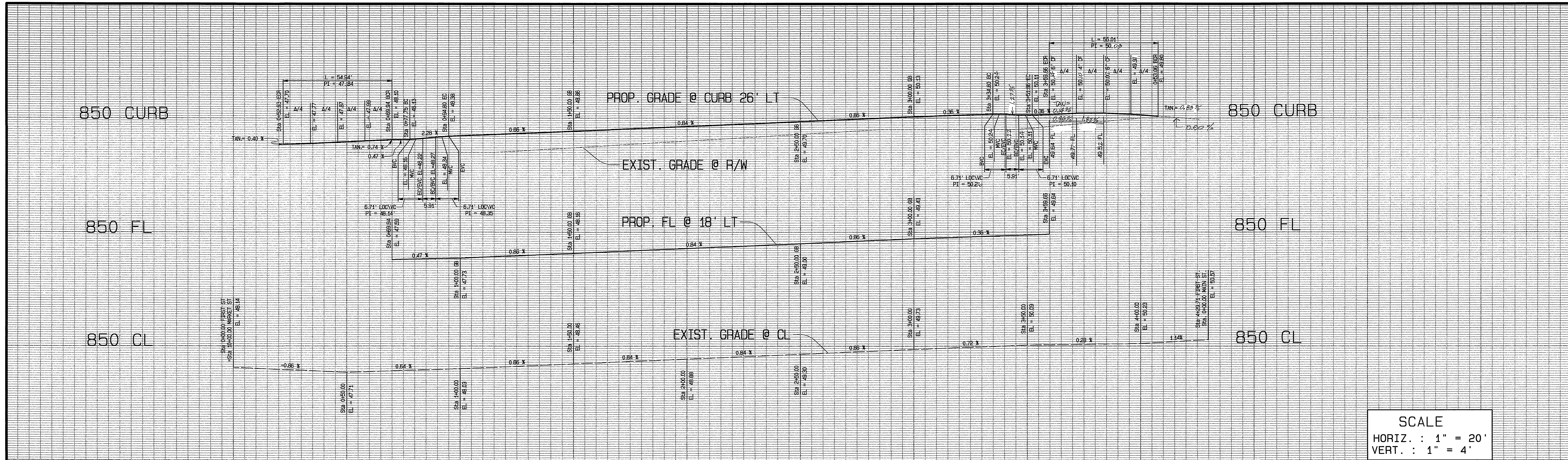
STREET IMPROVEMENT PLANS

TRACT NO. 29501
 MAIN STREET
 STA. 4+50 TO 6+94.55

SCALE: AS SHOWN

ACCOUNT NO. 01-0049
 DRAWING NUMBER
R-3642
 SHEET 5 OF 12
 01-49

INDEXED 3-12-03 4H



- CONSTRUCTION NOTES**
- 1 CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
 - 1A CONSTRUCT STANDARD 200 CURB 6" CURB FACE TYPE II
 - 1B CONSTRUCT STANDARD 200 5" ROLLED CURB TYPE C1 (MODIFIED PER DETAIL SHEET 1.)
 - 2 CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (WIDTH AS SHOWN ON PLAN)
 - 2A CONSTRUCT STANDARD 220 CROSS GUTTER (WIDTH AS SHOWN)
 - 3 CONSTRUCT 3" A.C. PAVING OVER 6" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30
 - 3A CONSTRUCT 6" A.C. PAVING OVER 15" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30
 - 4 CONSTRUCT STANDARD 325, PROPERTY LINE OR CURB SIDEWALK
 - 5 CONSTRUCT STANDARD 304, WHEELCHAIR RAMP TYPE AS SHOWN ON PLAN
 - 6 VARIABLE THICKNESS A.C. OVERLAY (0.10 FT. MINIMUM)
 - 7 TYPE F1 DELINEATOR @ 20' O.C.
 - 8 REMOVE EXIST. PAVEMENT AND/OR IMPROVEMENTS
 - 9 CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (MODIFIED AS SHOWN HEREON)
 - 10 RELOCATE EXISTING WASHINGTON ROBUSTA PALM OR WASHINGTON FILIFERA PALM PER PALM TREE RELOCATION REQUIREMENTS SHOWN ON SHEET 12

NOTE: ALL TRAFFIC SIGNAL FACILITIES SHALL BE RELOCATED OR REPLACED PER TRAFFIC SIGNAL PLAN X-148B OR X-149B

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	89°56'13"	35.00'	54.94'	34.95'
C2	38°25'11"	10.00'	6.71'	3.48'
C3	38°25'11"	10.00'	6.71'	3.48'
C4	38°25'11"	10.00'	6.71'	3.48'
C5	38°25'11"	10.00'	6.71'	3.48'
C6	90°03'03"	35.00'	55.01'	35.03'
C7	154°20'21"	2.00'	5.39'	8.78'



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-02

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3788 MCCRAY STREET RIVERSIDE, CA 92506
(909) 686-1070

APPROVED BY: *[Signature]* DATE: 2/11/02
R.C.E. NO. C39530

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: *[Date]*
PRINCIPAL ENGINEER

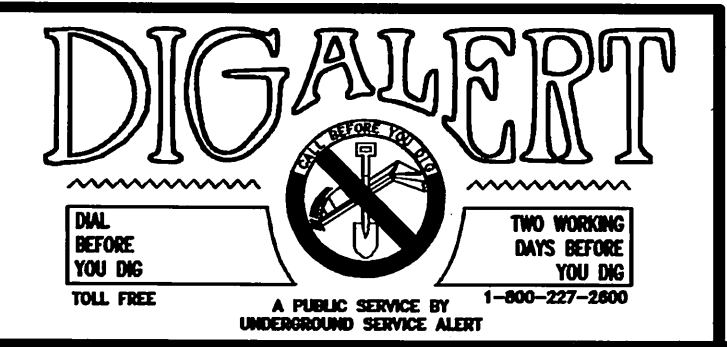
PARK DEPARTMENT
TRAFFIC DIVISION
DEP. P.W. DIRECTOR
STREET SERVICES

STREET IMPROVEMENT PLANS

TRACT NO. 29501
FIRST STREET
STA. 0+00 TO 4+29.71

ACCOUNT NO. 01-0049
DRAWING NUMBER
R-3642
SHEET 6 OF 12
01-49

SCALE: AS SHOWN



845 @ LT CURB

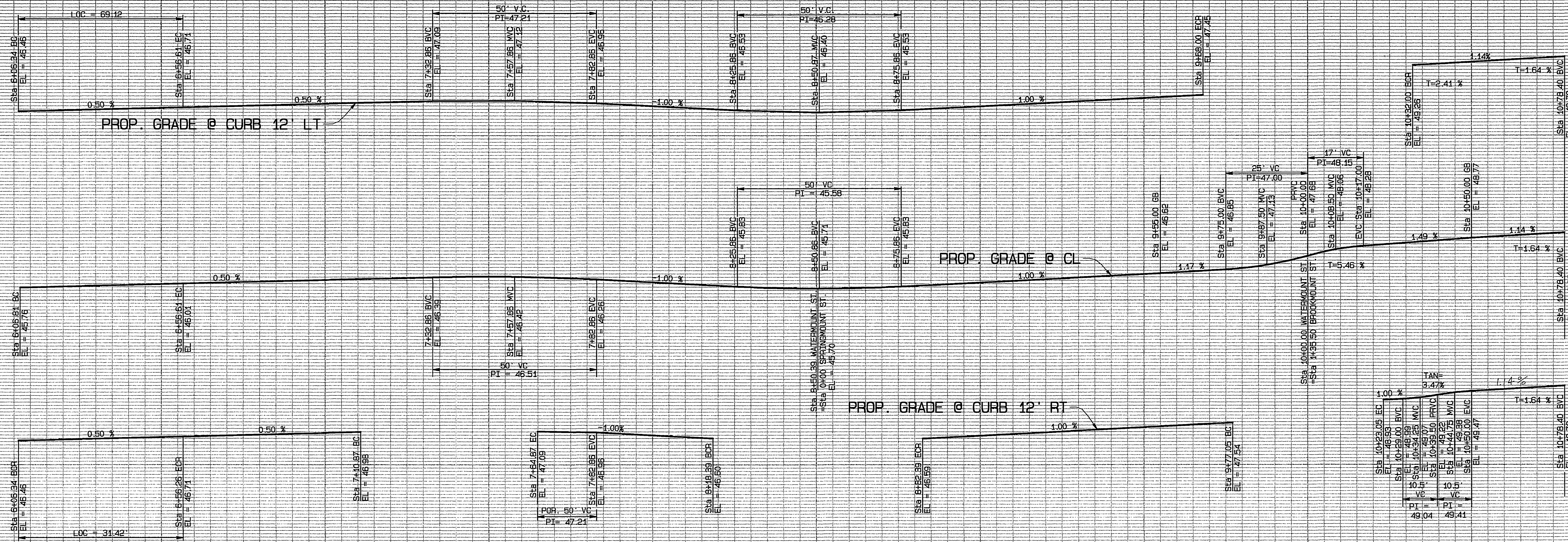
845 @ CL

845 @ RT CURB

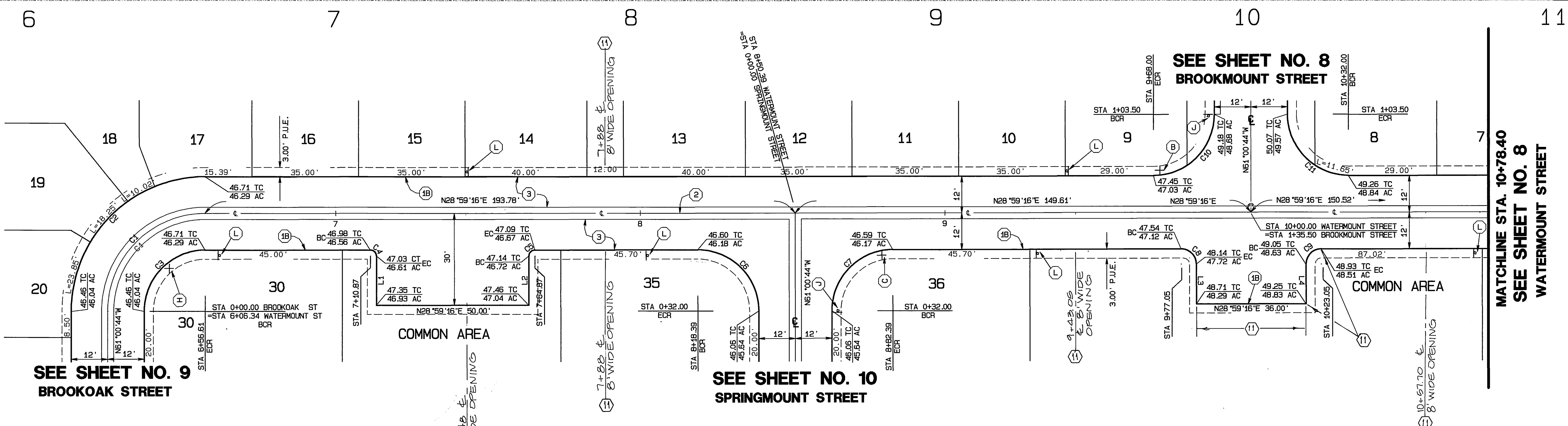
845 @ LT CURB

845 @ CL

845 @ RT CURB



SCALE
 HORIZ. : 1" = 20'
 VERT. : 1" = 4'



CONSTRUCTION NOTES

- 1) CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
- 1A) CONSTRUCT STANDARD 200 CURB 6" CURB FACE TYPE II
- 1B) CONSTRUCT STANDARD 200 5" ROLLED CURB TYPE C1 (MODIFIED PER DETAIL SHEET 1.)
- 2) CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (WIDTH AS SHOWN ON PLAN)
- 2A) CONSTRUCT STANDARD 220 CROSS GUTTER (WIDTH AS NOTED ON PLANS)
- 3) CONSTRUCT 3" A.C. PAVING OVER 6" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30
- 3A) CONSTRUCT 6" A.C. PAVING OVER 15" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30.
- 4) CONSTRUCT STANDARD 325, PROPERTY LINE OR CURB SIDEWALK
- 5) CONSTRUCT STANDARD 304, WHEELCHAIR RAMP TYPE AS SHOWN ON PLAN
- 6) VARIABLE THICKNESS A.C. OVERLAY (0.10 FT. MINIMUM)
- 7) TYPE F1 DELINEATOR @ 20' O.C.
- 8) REMOVE EXIST. PAVEMENT AND/OR IMPROVEMENTS
- 9) CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (MODIFIED AS SHOWN HEREON)
- 10) RELOCATE EXISTING WASHINGTON ROBUSTA PALM OR WASHINGTON FILIFERA PALM PER PALM TREE RELOCATION REQUIREMENTS SHOWN ON SHEET 12

CONSTRUCTION NOTES CONT.

- 11) OMIT CURB FOR FUTURE RAMP, REFER TO LANDSCAPE PLANS PREPARED BY ARCHITECTURAL DESIGN GROUP FOR SIDEWALK AND RAMP LOCATIONS.

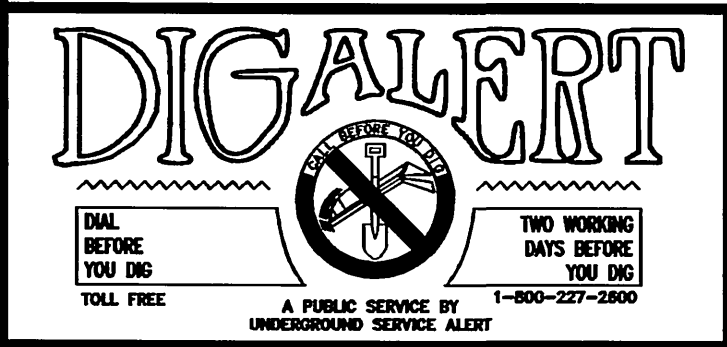
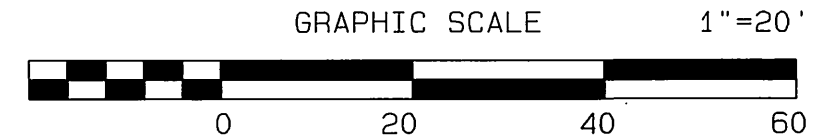
WATERMOUNT STREET

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	32.00'	50.27'	32.00'
C2	90°00'00"	44.00'	69.12'	44.00'
C3	90°00'00"	20.00'	31.42'	20.00'
C4	90°00'00"	2.00'	3.14'	2.00'
C5	90°00'00"	2.00'	3.14'	2.00'
C6	90°00'00"	20.00'	31.42'	20.00'
C7	90°00'00"	20.00'	31.42'	20.00'
C8	90°00'00"	5.00'	7.85'	5.00'
C9	90°00'00"	5.00'	7.85'	5.00'
C10	90°00'00"	20.00'	31.42'	20.00'
C11	90°00'00"	20.00'	31.42'	20.00'

LINE DATA

LINE	BEARING	DISTANCE
L1	N61°00'44"W	15.00'
L2	S61°00'44"E	15.00'
L3	N61°00'44"W	13.00'
L4	S61°00'44"E	13.00'



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-02

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 3788 McCray Street Riverside, CA 92506
 (909) 686-1070

APPROVED BY: *[Signature]* DATE: 8/15/02
 R.C.E. NO. C39530

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* BY DATE: *[Signature]*
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 DEP. P.W. DIRECTOR
 STREET SERVICES
 PLANNING DEPT.

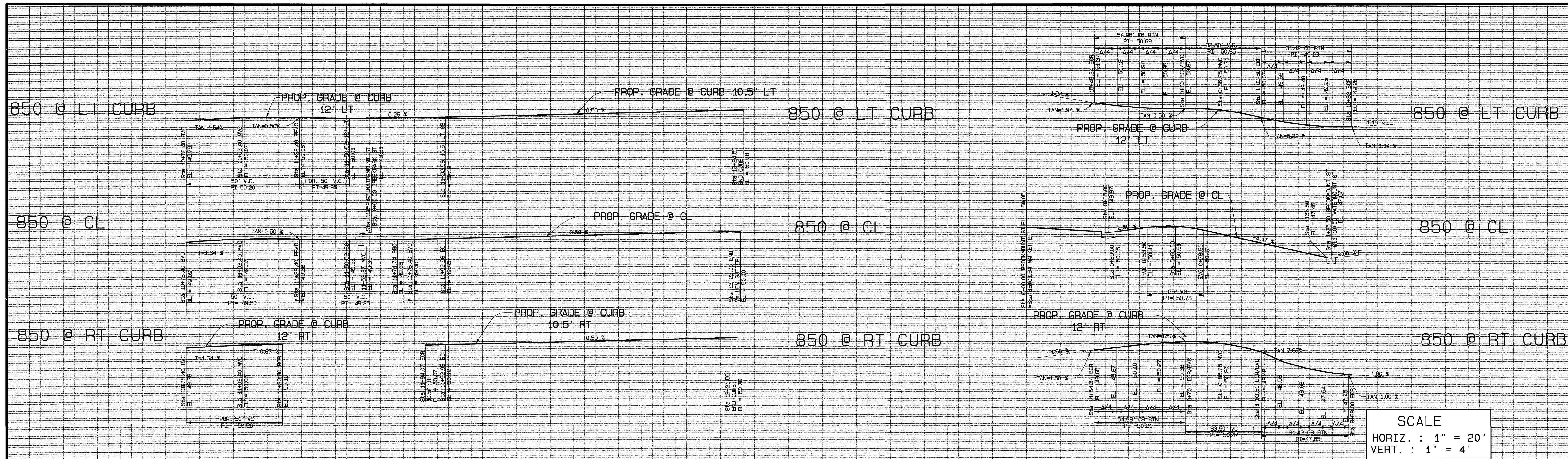
STREET IMPROVEMENT PLANS

TRACT NO. 29501
 WATERMOUNT STREET
 STA. 6+06.34 TO 10+78.40

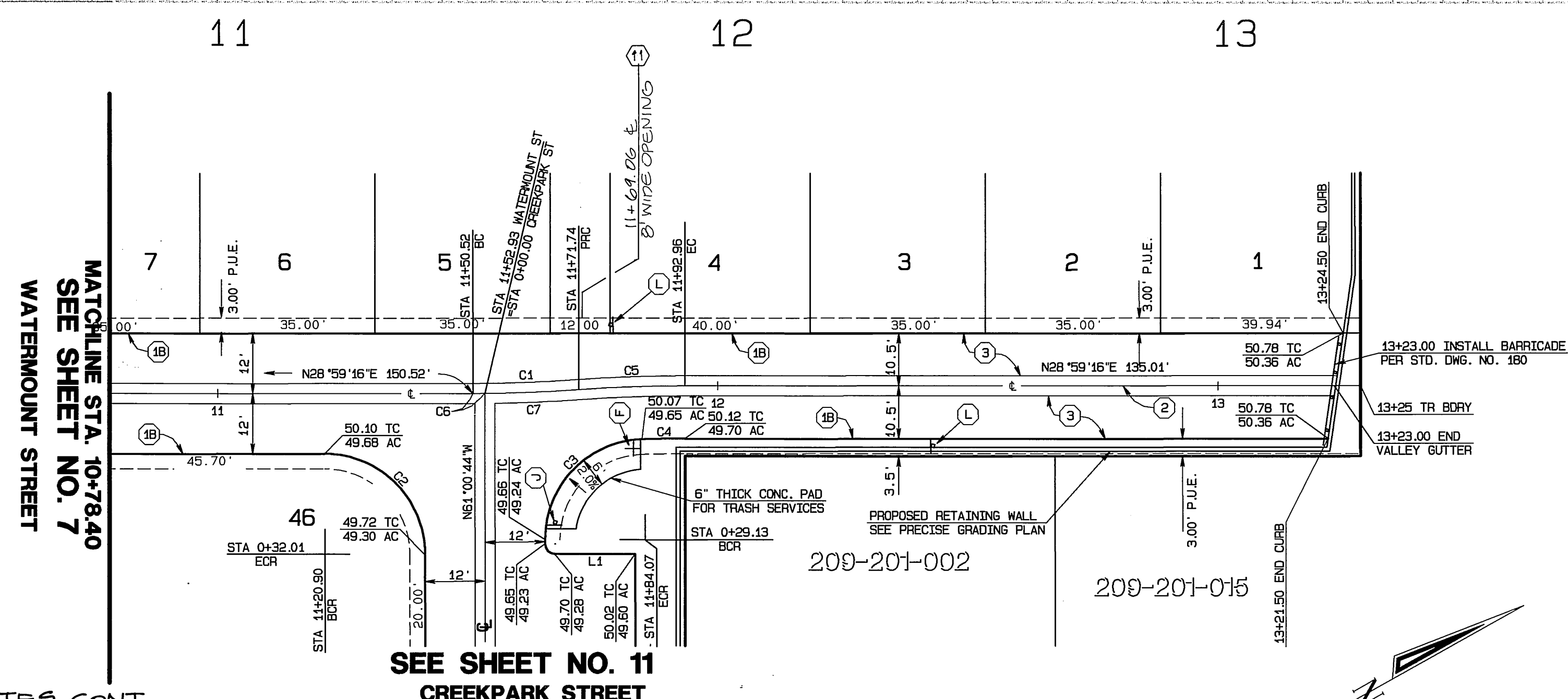
SCALE: AS SHOWN

ACCOUNT NO. 01-0049
 DRAWING NUMBER
R-3642
 SHEET 7 OF 12
 01-49

INDEXED 3-12-03 left



SCALE
 HORIZ. : 1" = 20'
 VERT. : 1" = 4'

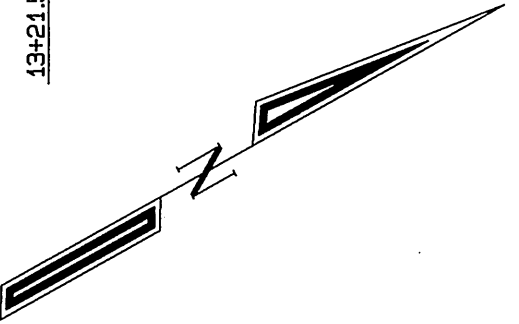


WATERMOUNT STREET

CONSTRUCTION NOTES CONT.
 (11) OMIT CURB FOR FUTURE RAMP, REFER TO LANDSCAPE PLANS PREPARED BY ARCHITECTURAL DESIGN GROUP FOR SIDEWALK AND RAMP LOCATIONS.

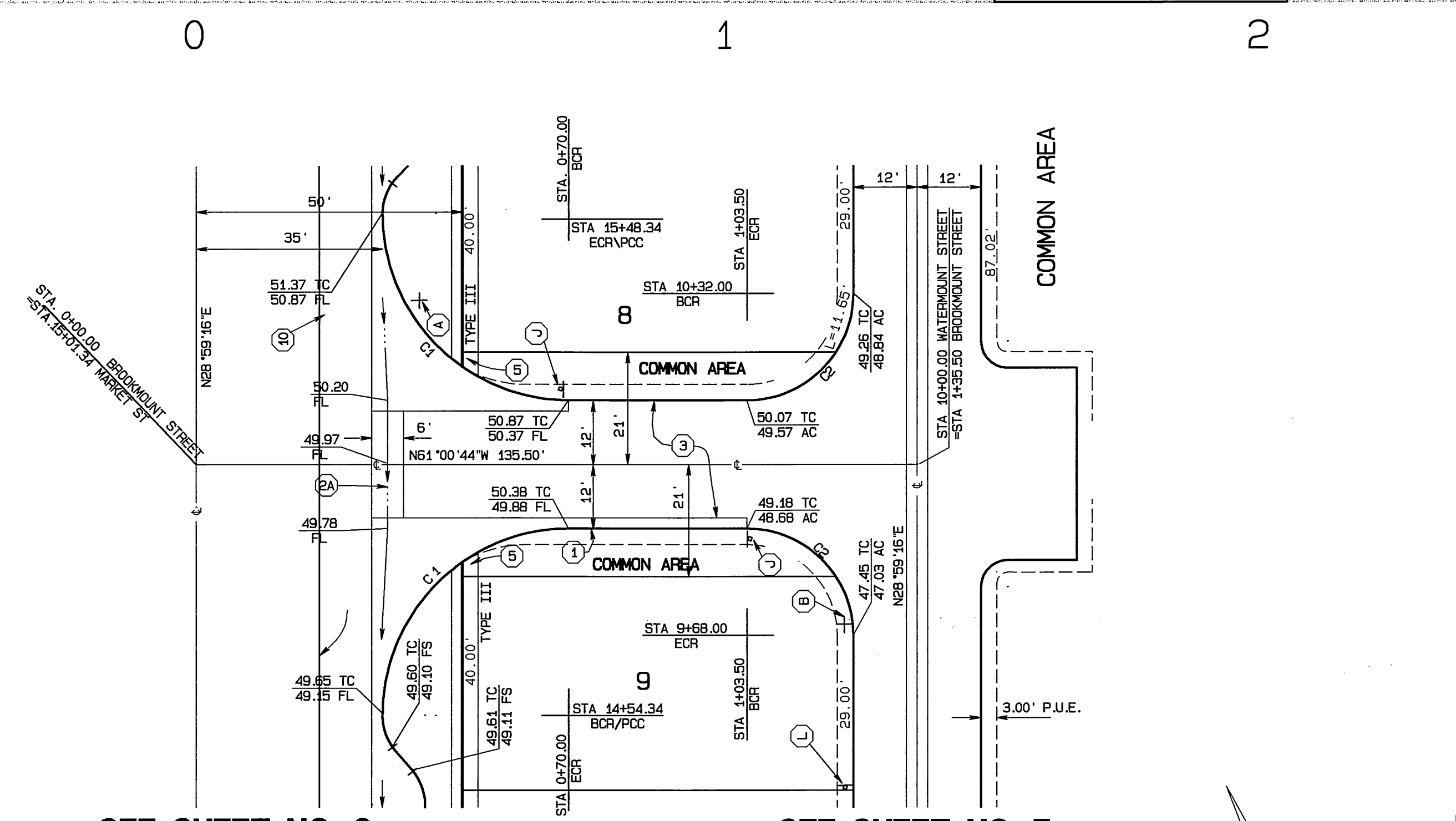
- CONSTRUCTION NOTES**
- CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
 - CONSTRUCT STANDARD 200 CURB 6" CURB FACE TYPE II
 - CONSTRUCT STANDARD 200 5" ROLLED CURB TYPE C1 (MODIFIED PER DETAIL SHEET 1)
 - CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (WIDTH AS SHOWN ON PLAN)
 - CONSTRUCT STANDARD 220 CROSS GUTTER (WIDTH AS NOTED ON PLANS)
 - CONSTRUCT 3" A.C. PAVING OVER 6" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30
 - CONSTRUCT 6" A.C. PAVING OVER 15" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30
 - CONSTRUCT STANDARD 325, PROPERTY LINE OR CURB SIDEWALK
 - CONSTRUCT STANDARD 304, WHEELCHAIR RAMP TYPE AS SHOWN ON PLAN
 - VARIABLE THICKNESS A.C. OVERLAY (0.10 FT. MINIMUM)
 - TYPE F1 DELINEATOR @ 20' O.C.
 - REMOVE EXIST. PAVEMENT AND/OR IMPROVEMENTS
 - CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (MODIFIED AS SHOWN HEREON)
 - RELOCATE EXISTING WASHINGTON ROBUSTA PALM OR WASHINGTON FILIFERA PALM PER PALM TREE RELOCATION REQUIREMENTS SHOWN ON SHEET 12

CITY OF RIVERSIDE
 SOLID WASTE SYSTEM
 APPROVED BY *Melvin Sanchez* DATE 8/19/02



CURVE DATA

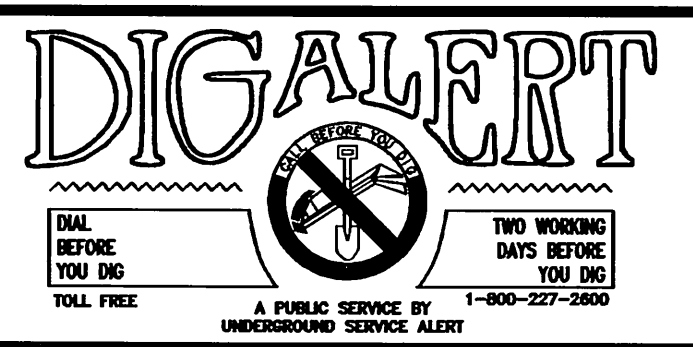
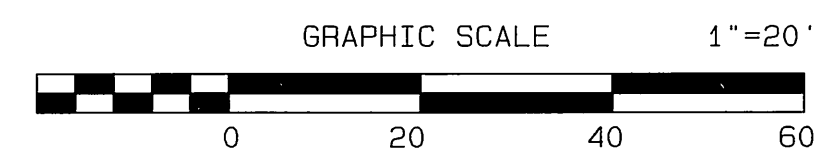
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	4°03'08"	300.00'	21.22'	10.51'
C2	90°00'00"	20.00'	31.42'	20.00'
C3	88°18'08"	20.00'	30.82'	19.42'
C4	1°41'52"	289.50'	8.58'	4.29'
C5	4°03'08"	300.00'	21.22'	10.51'
C6	0°27'41"	300.00'	2.42'	1.21'
C7	3°58'27"	300.00'	18.80'	9.40'



BROOKMOUNT STREET

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	20.00'	31.42'	20.00'
C2	90°00'00"	20.00'	31.42'	20.00'
C3	90°00'00"	20.00'	31.42'	20.00'



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-02
ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 3788 McCRA Y STREET RIVERSIDE, CA 92506
 (909) 686-1070
 APPROVED BY *Mo'og Fog* DATE 8/15/02
 R.C.E. NO. C39530

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY *[Signature]* DATE *[Date]*
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 DEP. P.W. DIRECTOR
 STREET SERVICES
 PLANNING DEPT.

ACCOUNT NO. 01-0049
 DRAWING NUMBER
TRACT NO. 29501
WATERMOUNT BROOKMOUNT
STREET STREET
 STA. 10+78.40 TO 13+25 STA. 10+40.34 TO 13+25
 SHEET 8 OF 12
 SCALE: AS SHOWN
 01-49

845 @ LT CURB

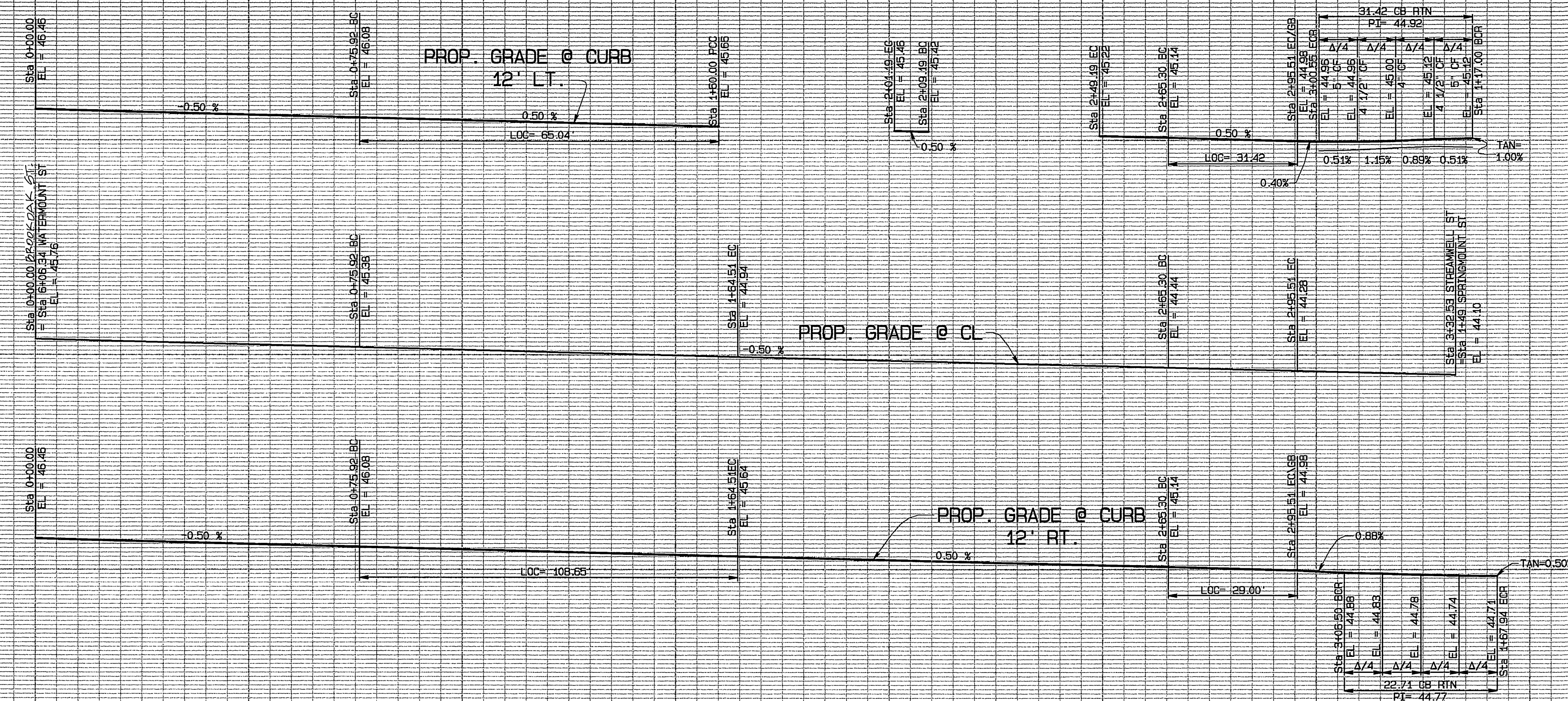
845 @ CL

845 @ RT CURB

845 @ LT CURB

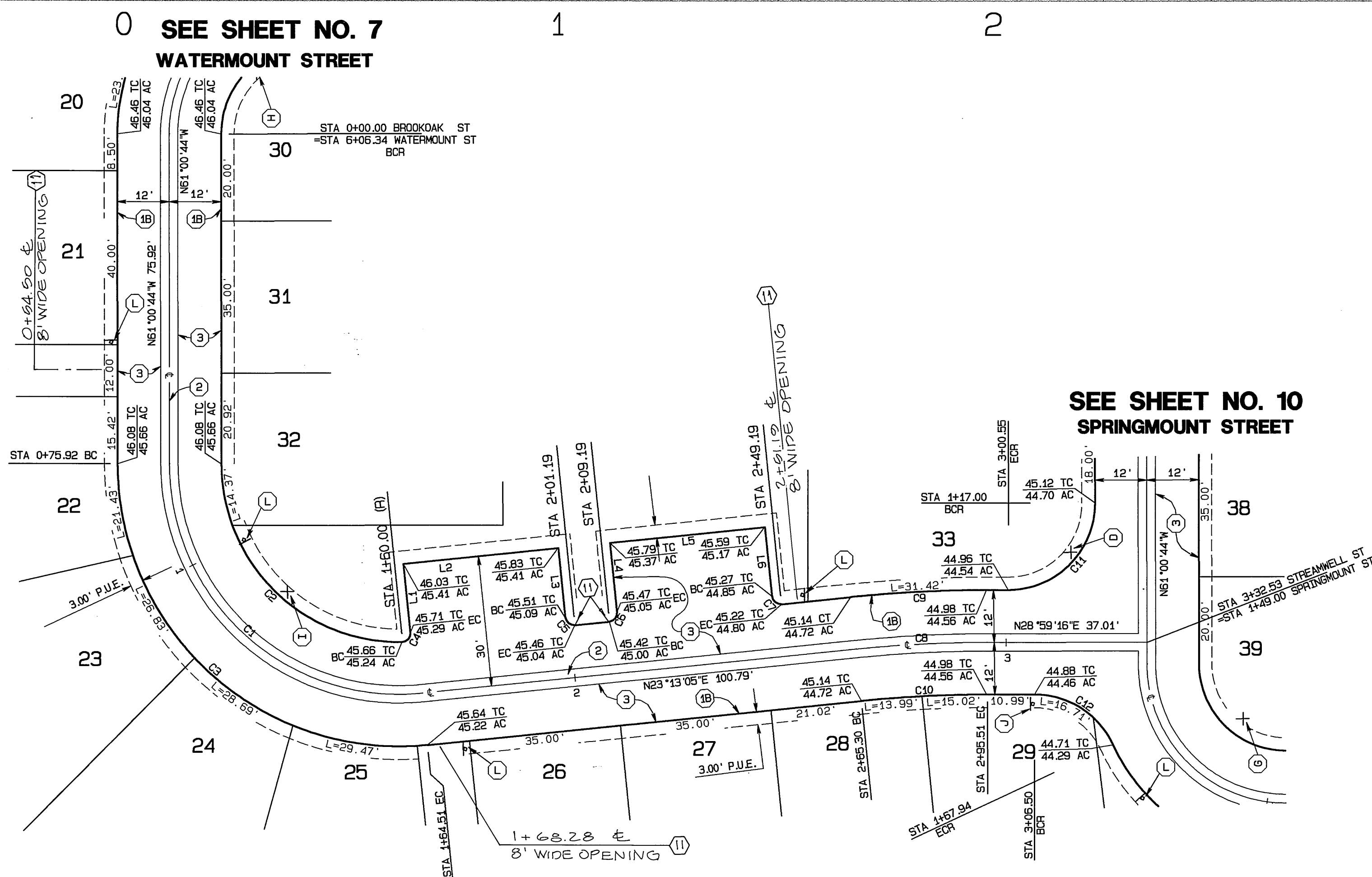
845 @ CL

845 @ RT CURB



SCALE
 HORIZ. : 1" = 20'
 VERT. : 1" = 4'

BROOKOAK STREET



SEE SHEET NO. 10
SPRINGMOUNT STREET

CONSTRUCTION NOTES

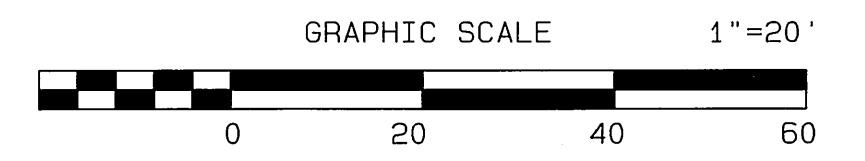
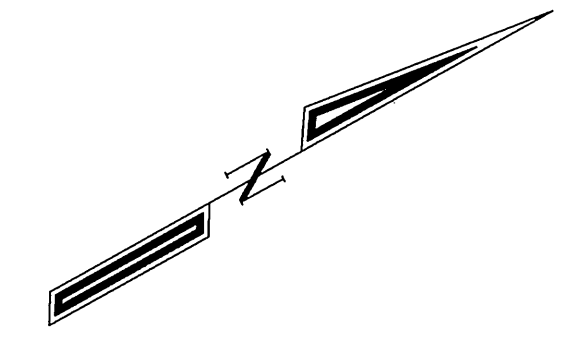
- 1) CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
- 1A) CONSTRUCT STANDARD 200 CURB 6" CURB FACE TYPE II
- 1B) CONSTRUCT STANDARD 200 5" ROLLED CURB TYPE C1 (MODIFIED PER DETAIL SHEET 1.)
- 2) CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (WIDTH AS SHOWN ON PLAN)
- 2A) CONSTRUCT STANDARD 220 CROSS GUTTER (WIDTH AS NOTED ON PLANS)
- 3) CONSTRUCT 3" A.C. PAVING OVER 6" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30
- 3A) CONSTRUCT 6" A.C. PAVING OVER 15" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30.
- 4) CONSTRUCT STANDARD 325, PROPERTY LINE OR CURB SIDEWALK
- 5) CONSTRUCT STANDARD 304, WHEELCHAIR RAMP TYPE AS SHOWN ON PLAN
- 6) VARIABLE THICKNESS A.C. OVERLAY (0.10 FT. MINIMUM)
- 7) TYPE F1 DELINEATOR @ 20' O.C.
- 8) REMOVE EXIST. PAVEMENT AND/OR IMPROVEMENTS
- 9) CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (MODIFIED AS SHOWN HEREON)
- 10) RELOCATE EXISTING WASHINGTON ROBUSTA PALM OR WASHINGTON FILIFERA PALM PER PALM TREE RELOCATION REQUIREMENTS SHOWN ON SHEET 12
- 11) OMIT CURB FOR FUTURE RAMP. REFER TO LANDSCAPE PLANS PREPARED BY ARCHITERRA DESIGN GROUP FOR SIDEWALK AND RAMP LOCATIONS.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	95°46'11"	53.00'	88.59'	59.63'
C2	90°53'10"	41.00'	65.04'	41.64'
C3	95°46'11"	65.00'	108.65'	71.90'
C4	94°53'01"	2.00'	3.31'	2.18'
C5	90°00'00"	2.00'	3.14'	2.00'
C6	90°00'00"	2.00'	3.14'	2.00'
C7	90°00'00"	2.00'	3.14'	2.00'
C8	5°46'11"	300.00'	30.21'	15.12'
C9	5°46'11"	312.00'	31.42'	15.72'
C10	5°46'11"	288.00'	29.00'	14.51'
C11	90°00'00"	20.00'	31.42'	20.00'
C12	65°02'49"	20.00'	22.71'	12.75'

LINE DATA

LINE	BEARING	DISTANCE
L1	N65°46'55"W	15.86'
L2	N23°13'05"E	36.00'
L3	N65°46'55"W	15.00'
L4	N66°46'55"W	16.00'
L5	N23°13'05"E	36.00'
L6	N65°46'55"W	16.00'



STREAMWELL STREET



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-02

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 3788 MCCRAY STREET RIVERSIDE, CA 92506
 (909) 686-1070

APPROVED BY: *McL Fajit* DATE: 8/15/02
 R.C.E. NO. C39530

W.O. 01-0049 FOR: REGIONAL PROPERTIES, INC. F.B. 1999

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* BY DATE: *10/16/02*
 APPROVED BY: *[Signature]* BY DATE: *10/16/02*

PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 DEP. P. W. DIRECTOR
 STREET SERVICES
 PLANNING DEPT.

STREET IMPROVEMENT PLANS

TRACT NO. 29501
 STREAMWELL STREET &
 BROOKOAK STREET
 STA. 0+00 TO 3+32.53

SCALE: AS SHOWN

ACCOUNT NO. 01-0049
 DRAWING NUMBER
R-3642
 SHEET 9 OF 12
 01-49



845 @ LT CURB

845 @ LT CURB

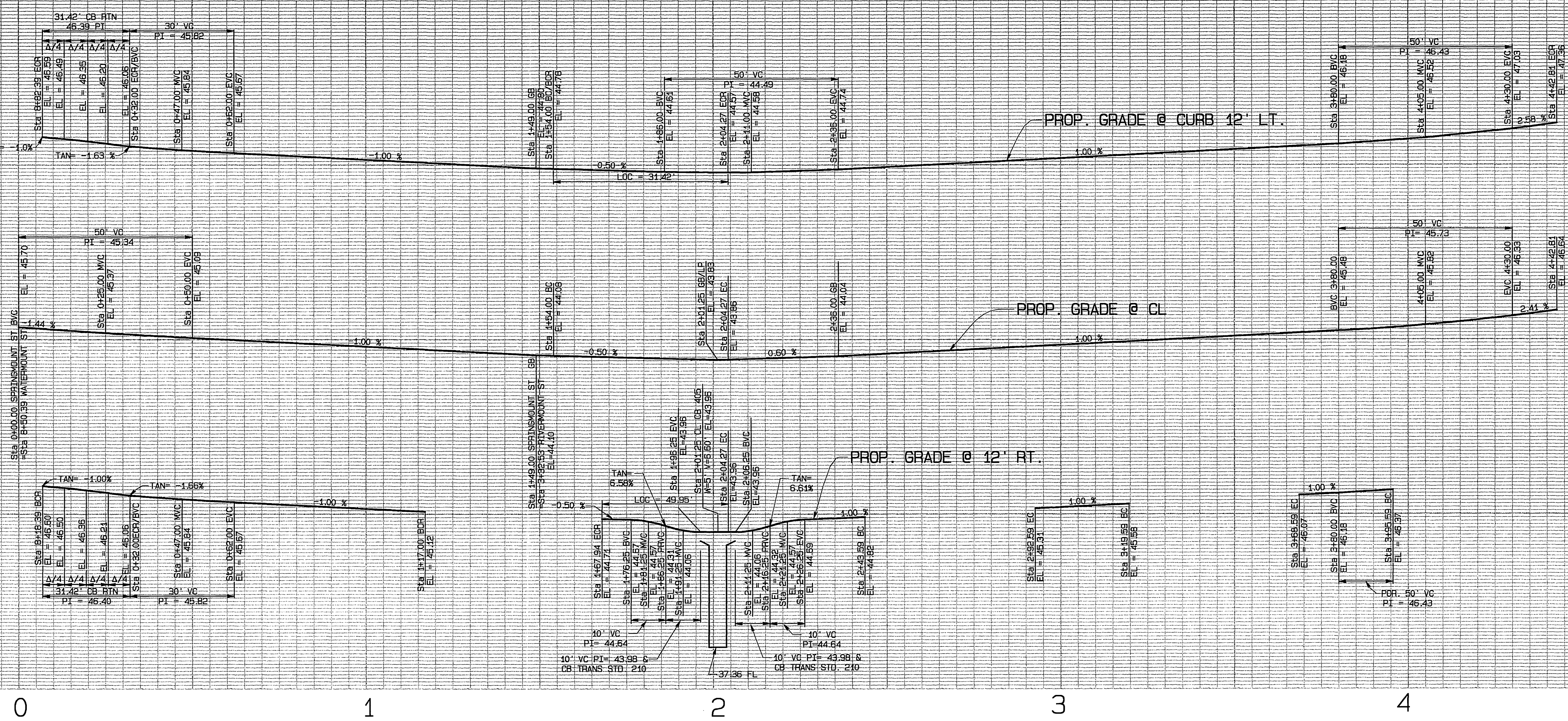
845 @ CL

845 @ CL

845 @ RT CURB

845 @ RT CURB

SCALE
HORIZ. : 1" = 20'
VERT. : 1" = 4'



0 1 2 3 4

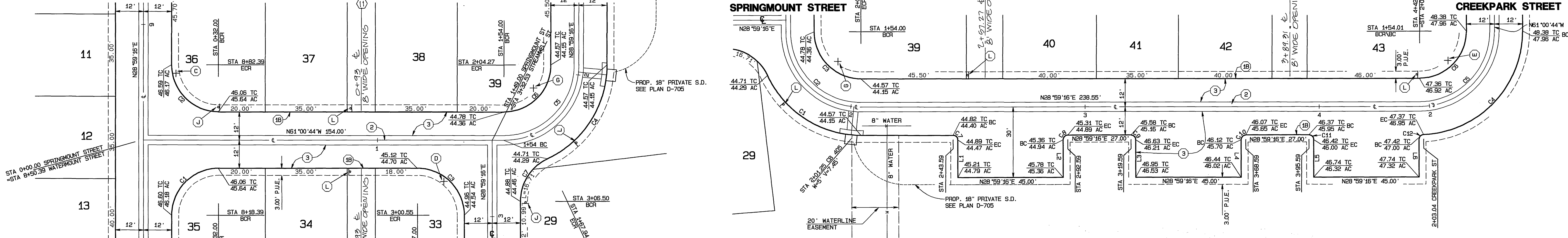
SEE SHEET NO. 7
WATERMOUNT STREET

SPRINGMOUNT STREET

SEE @ RIGHT
RIVERMOUNT STREET

SEE @ LEFT
SPRINGMOUNT STREET

SEE SHEET NO. 11
CREEKPARK STREET



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	20.00'	31.42'	20.00'
C2	90°00'00"	20.00'	31.42'	20.00'
C3	90°00'00"	20.00'	31.42'	20.00'
C4	65°02'49"	44.00'	49.95'	28.06'
C5	90°00'00"	2.00'	3.14'	2.00'
C6	90°00'00"	2.00'	3.14'	2.00'
C7	65°02'49"	20.00'	22.71'	12.75'

CONSTRUCTION NOTES

- CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
- CONSTRUCT STANDARD 200 CURB 6" CURB FACE TYPE II
- CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (WIDTH AS SHOWN ON PLAN)
- CONSTRUCT STANDARD 220 CROSS GUTTER (WIDTH AS NOTED ON PLANS)
- CONSTRUCT 3" A.C. PAVING OVER 6" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30
- CONSTRUCT 6" A.C. PAVING OVER 15" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30
- CONSTRUCT STANDARD 325, PROPERTY LINE OR CURB SIDEWALK
- CONSTRUCT STANDARD 304, WHEELCHAIR RAMP TYPE AS SHOWN ON PLAN
- VARIABLE THICKNESS A.C. OVERLAY (0.10 FT. MINIMUM)
- TYPE F1 DELINEATOR @ 20' O.C.
- REMOVE EXIST. PAVEMENT AND/OR IMPROVEMENTS
- CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (MODIFIED AS SHOWN HEREON)
- RELOCATE EXISTING WASHINGTON ROBUSTA PALM OR WASHINGTON FILIFERA PALM PER PALM TREE RELOCATION REQUIREMENTS SHOWN ON SHEET 12

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	65°02'49"	44.00'	49.95'	28.06'
C2	90°00'00"	32.00'	50.27'	32.00'
C3	90°00'00"	20.00'	31.42'	20.00'
C4	87°46'58"	44.00'	67.41'	42.33'
C5	90°00'00"	32.00'	50.27'	32.00'
C6	90°00'00"	20.00'	31.42'	20.00'
C7	90°00'00"	2.00'	3.14'	2.00'
C8	90°00'00"	2.00'	3.14'	2.00'
C9	90°00'00"	2.00'	3.14'	2.00'
C10	90°00'00"	2.00'	3.14'	2.00'
C11	90°00'00"	2.00'	3.14'	2.00'
C12	87°46'58"	2.00'	3.06'	1.92'

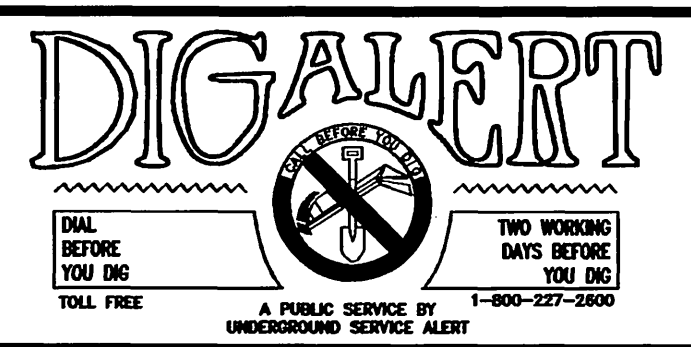
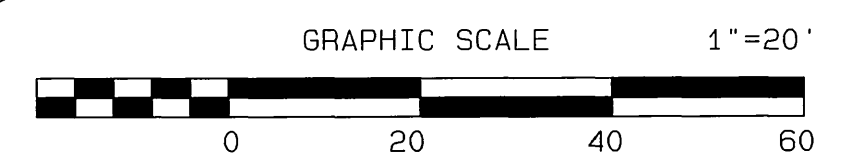
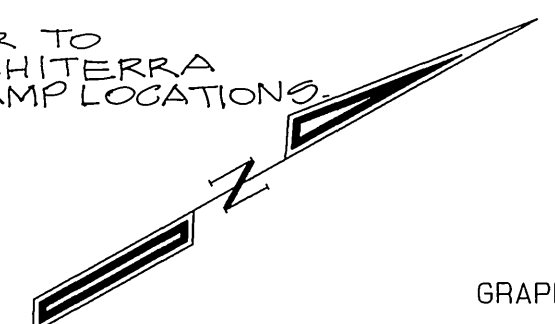
LINE DATA

LINE	BEARINGS	DISTANCE
L1	N51°00'44"W	16.00'
L2	N51°00'44"W	16.00'
L3	N51°00'44"W	16.00'
L4	N51°00'44"W	16.00'
L5	N51°00'44"W	16.00'
L6	N51°00'44"W	16.03'

RIVERMOUNT STREET

CONSTRUCTION NOTES CONT.

OMIT CURB FOR FUTURE RAMP, REFER TO LANDSCAPE PLANS PREPARED BY ARCHITERRA DESIGN GROUP FOR SIDEWALK AND RAMP LOCATIONS.



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-02

**ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS**
3788 MCCRAY STREET RIVERSIDE, CA 92506
(909) 686-1070

APPROVED BY: *Moji Faghri* DATE: 9/15/02
R.C.E. NO. C93530

W.D. 01-0049 FOR: REGIONAL PROPERTIES, INC. F.B. 1999

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 10/8/02

PRINCIPAL ENGINEER: *[Signature]*
PARK DEPARTMENT: *[Signature]*
TRAFFIC DIVISION: *[Signature]*
DEP. P.W. DIRECTOR: *[Signature]*
STREET SERVICES: *[Signature]*
PLANNING DEPT. DATE: 10/8/02

STREET IMPROVEMENT PLANS

TRACT NO. 29501
SPRINGMOUNT STREET &
RIVERMOUNT STREET
Sta 0+00 TO Sta 4+42.81

SCALE: AS SHOWN

ACCOUNT NO. 01-0049
DRAWING NUMBER
R-3642
SHEET 10 OF 12
01-49

850 @
LT CURB

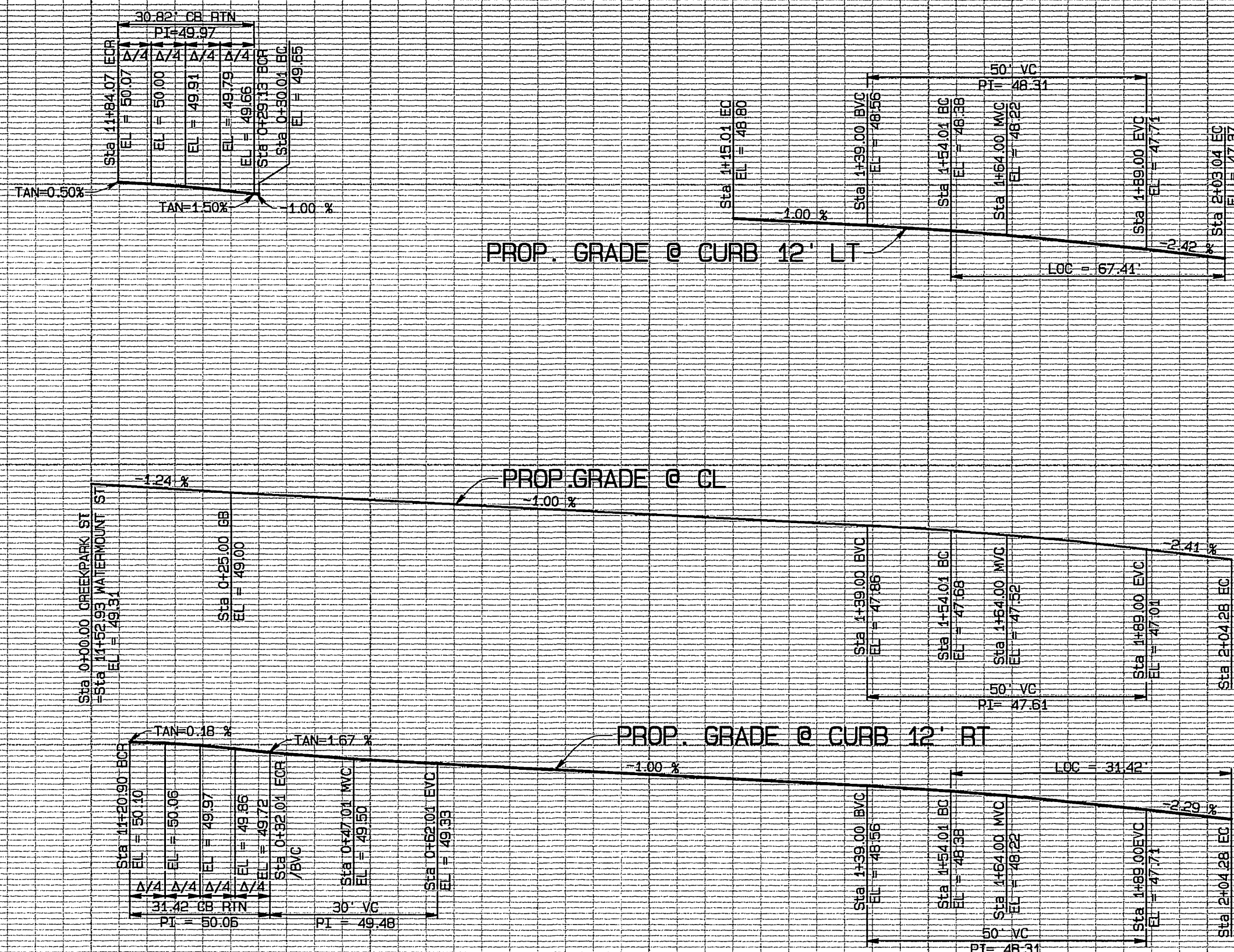
850
@ CL

850 @
RT CURB

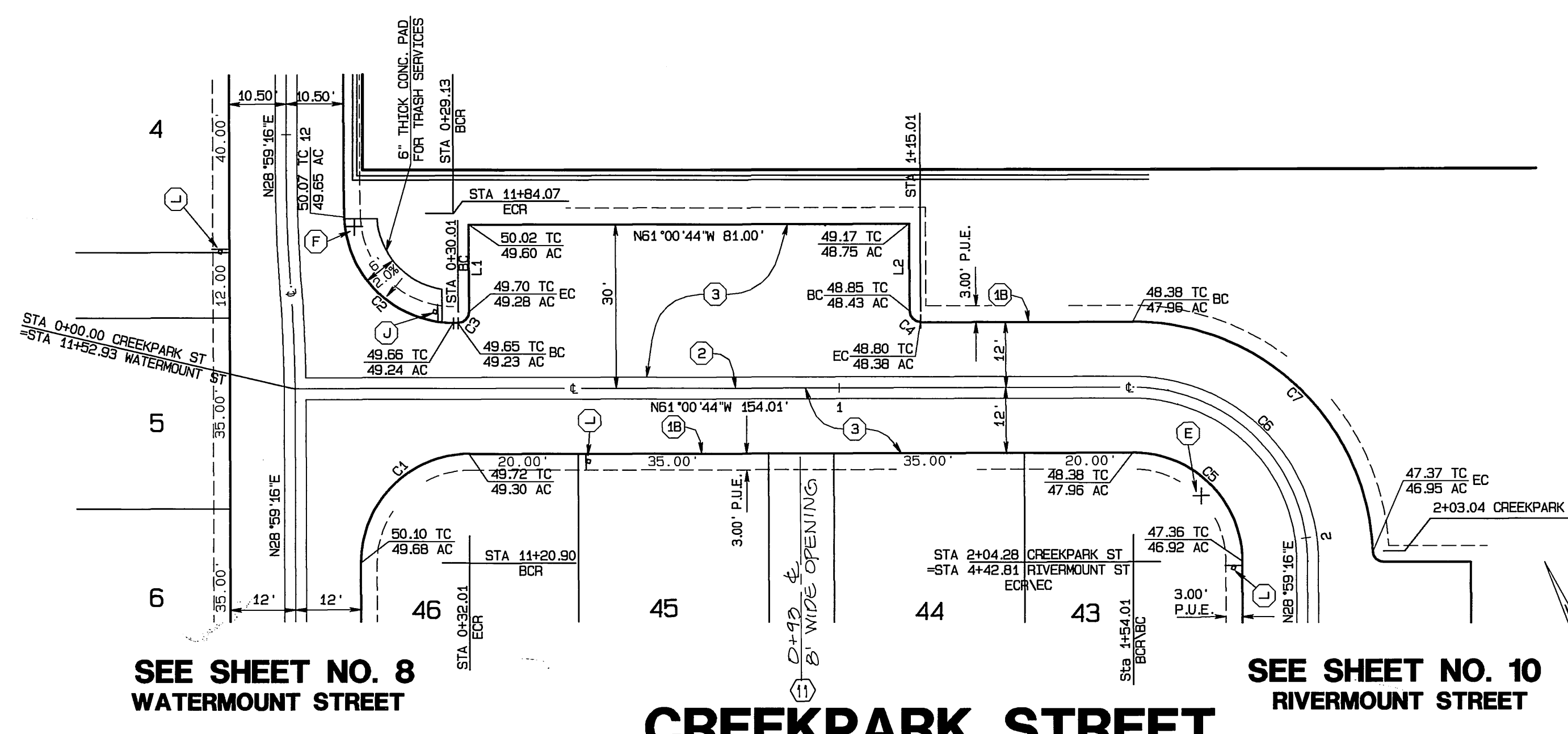
850 @ LT
CURB

850 @ CL

850 @ RT
CURB



SCALE
 HORIZ. : 1" = 20'
 VERT. : 1" = 4'



CONSTRUCTION NOTES

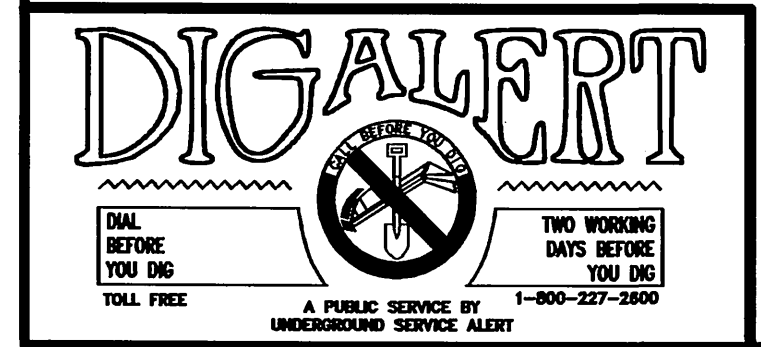
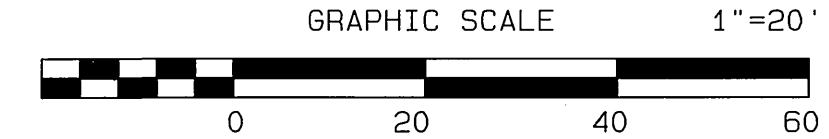
- 1 CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
- 1A CONSTRUCT STANDARD 200 CURB 6" CURB FACE TYPE II
- 1B CONSTRUCT STANDARD 200 5" ROLLED CURB TYPE C1 (MODIFIED PER DETAIL SHEET 1.)
- 2 CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (WIDTH AS SHOWN ON PLAN)
- 2A CONSTRUCT STANDARD 220 CROSS GUTTER (WIDTH AS NOTED ON PLANS)
- 3 CONSTRUCT 3" A.C. PAVING OVER 6" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30
- 3A CONSTRUCT 6" A.C. PAVING OVER 15" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30.
- 4 CONSTRUCT STANDARD 325, PROPERTY LINE OR CURB SIDEWALK
- 5 CONSTRUCT STANDARD 304, WHEELCHAIR RAMP TYPE AS SHOWN ON PLAN
- 6 VARIABLE THICKNESS A.C. OVERLAY (0.10 FT. MINIMUM)
- 7 TYPE F1 DELINEATOR @ 20' O.C.
- 8 REMOVE EXIST. PAVEMENT AND/OR IMPROVEMENTS
- 9 CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (MODIFIED AS SHOWN HEREON)
- 10 RELOCATE EXISTING WASHINGTON ROBUSTA PALM OR WASHINGTON FILIFERA PALM PER PALM TREE RELOCATION REQUIREMENTS SHOWN ON SHEET 12
- 11 OMIT CURB FOR FUTURE RAMP, REFER TO LANDSCAPE PLANS PREPARED BY ARCHITERRA DESIGN GROUP FOR SIDEWALK AND RAMP LOCATIONS.

LINE DATA

LINE	BEARING	DISTANCE
L1	N68°59'16"E	15.00'
L2	N68°59'16"E	15.00'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	20.00'	31.42'	20.00'
C2	88°18'08"	20.00'	30.82'	19.42'
C3	90°00'00"	2.00'	3.14'	2.00'
C4	90°00'00"	2.00'	3.14'	2.00'
C5	90°00'00"	20.00'	31.42'	20.00'
C6	90°00'00"	32.00'	50.27'	32.00'
C7	87°46'58"	44.00'	67.41'	42.33'



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-02
ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 3788 MCCRAY STREET RIVERSIDE, CA 92506
 (909) 686-1070
 APPROVED BY: *[Signature]* DATE: 8/11/02
 R.C.E. NO. C39530

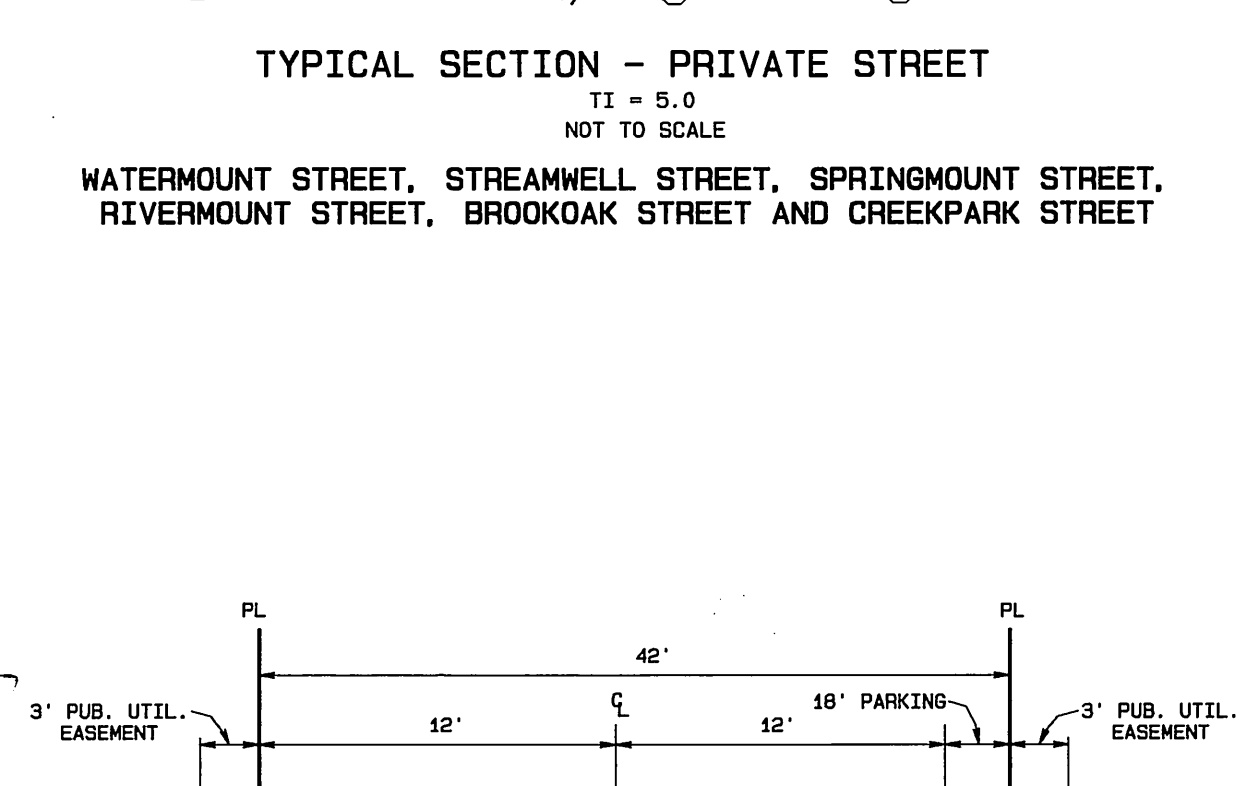
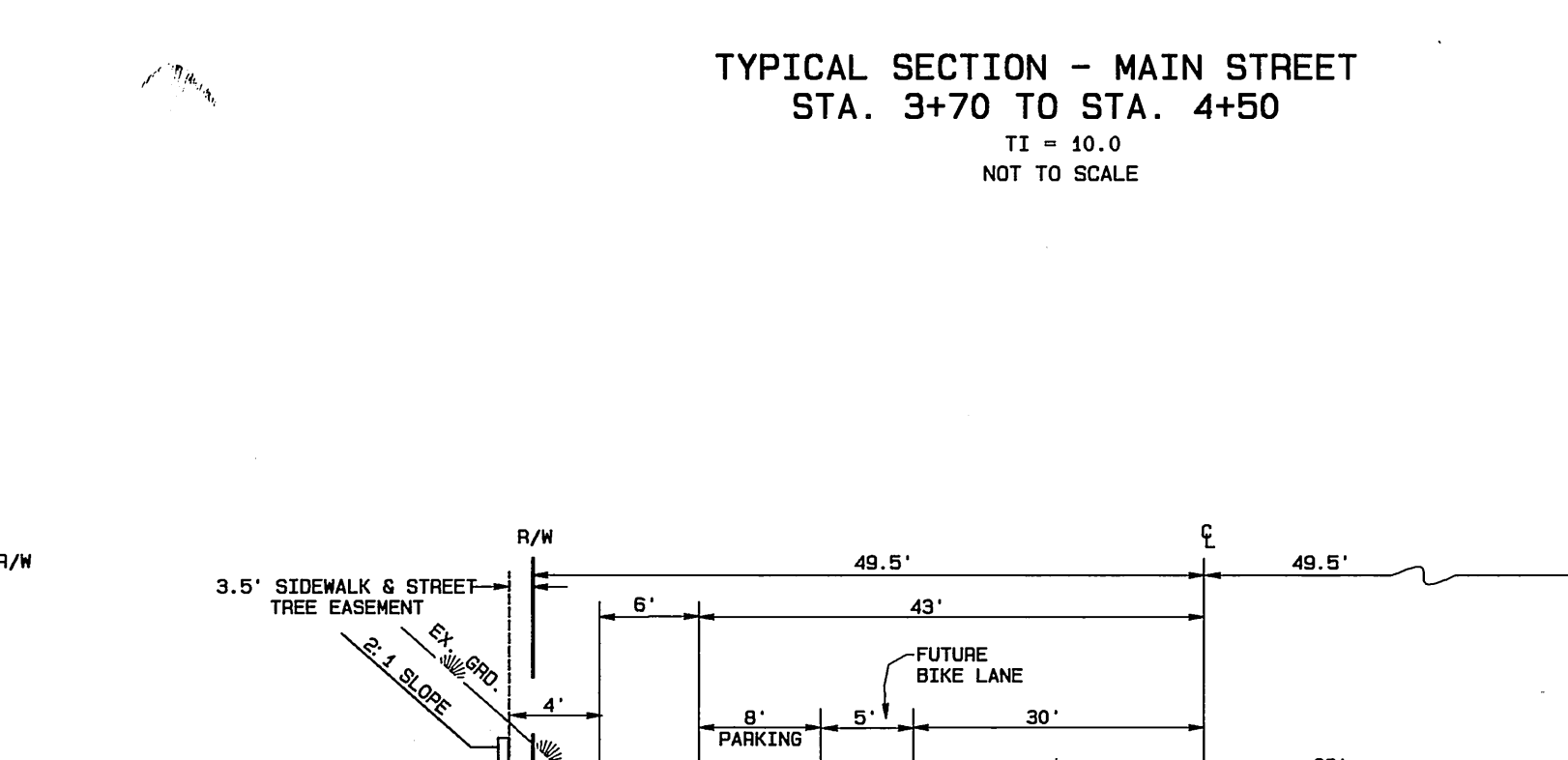
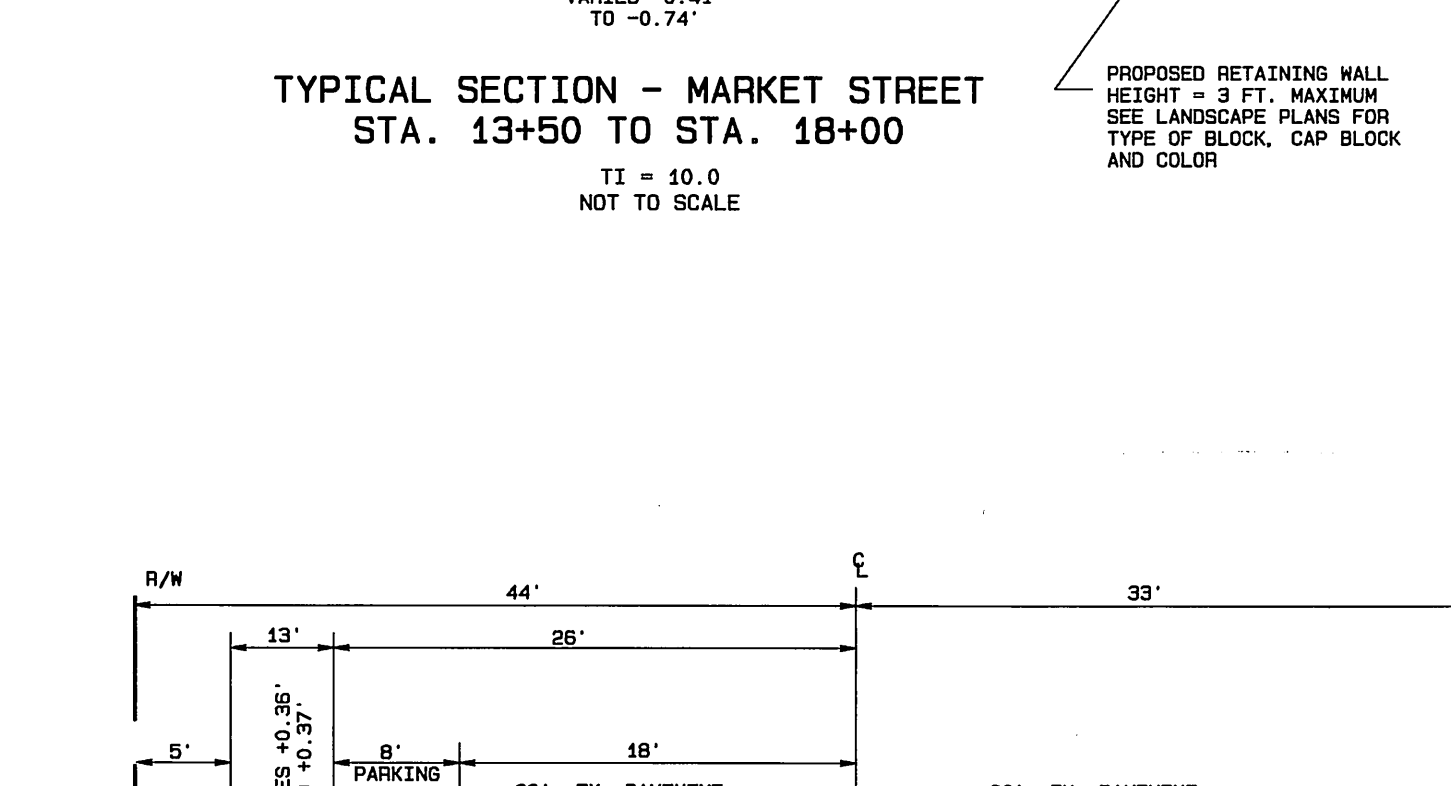
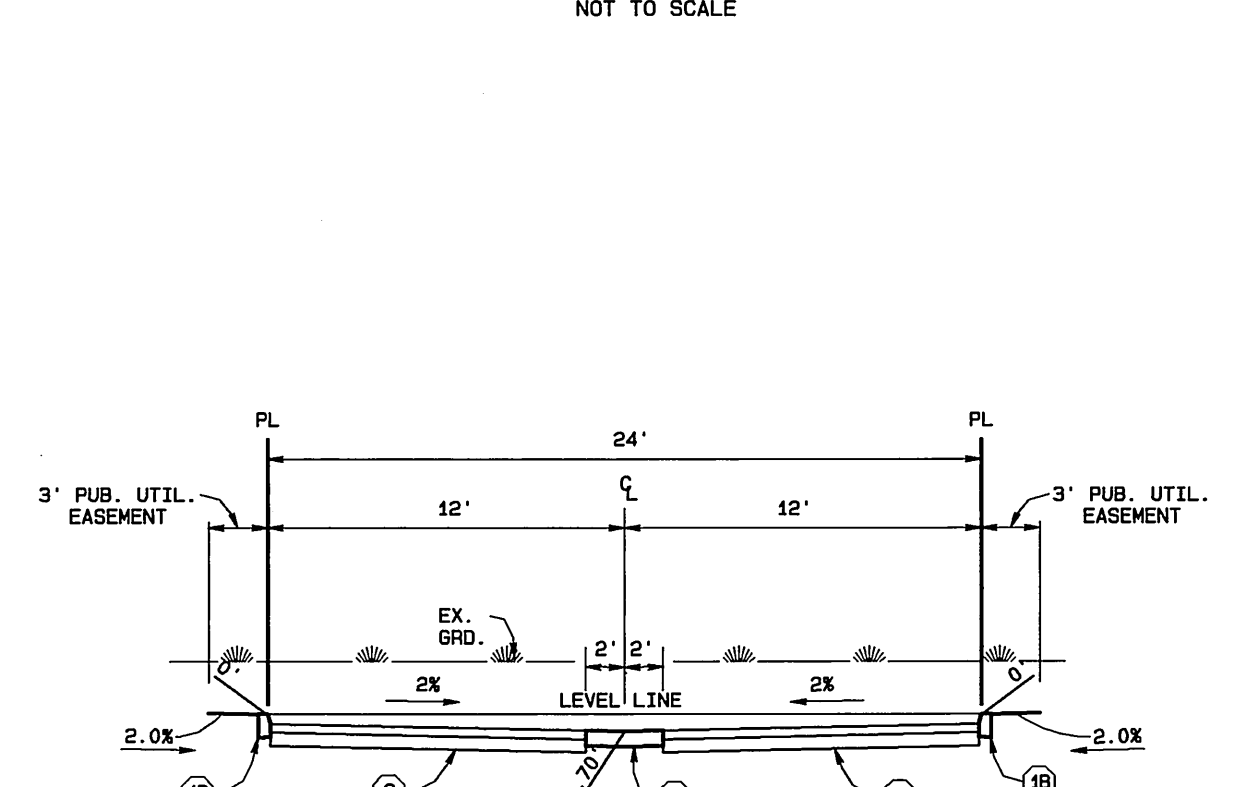
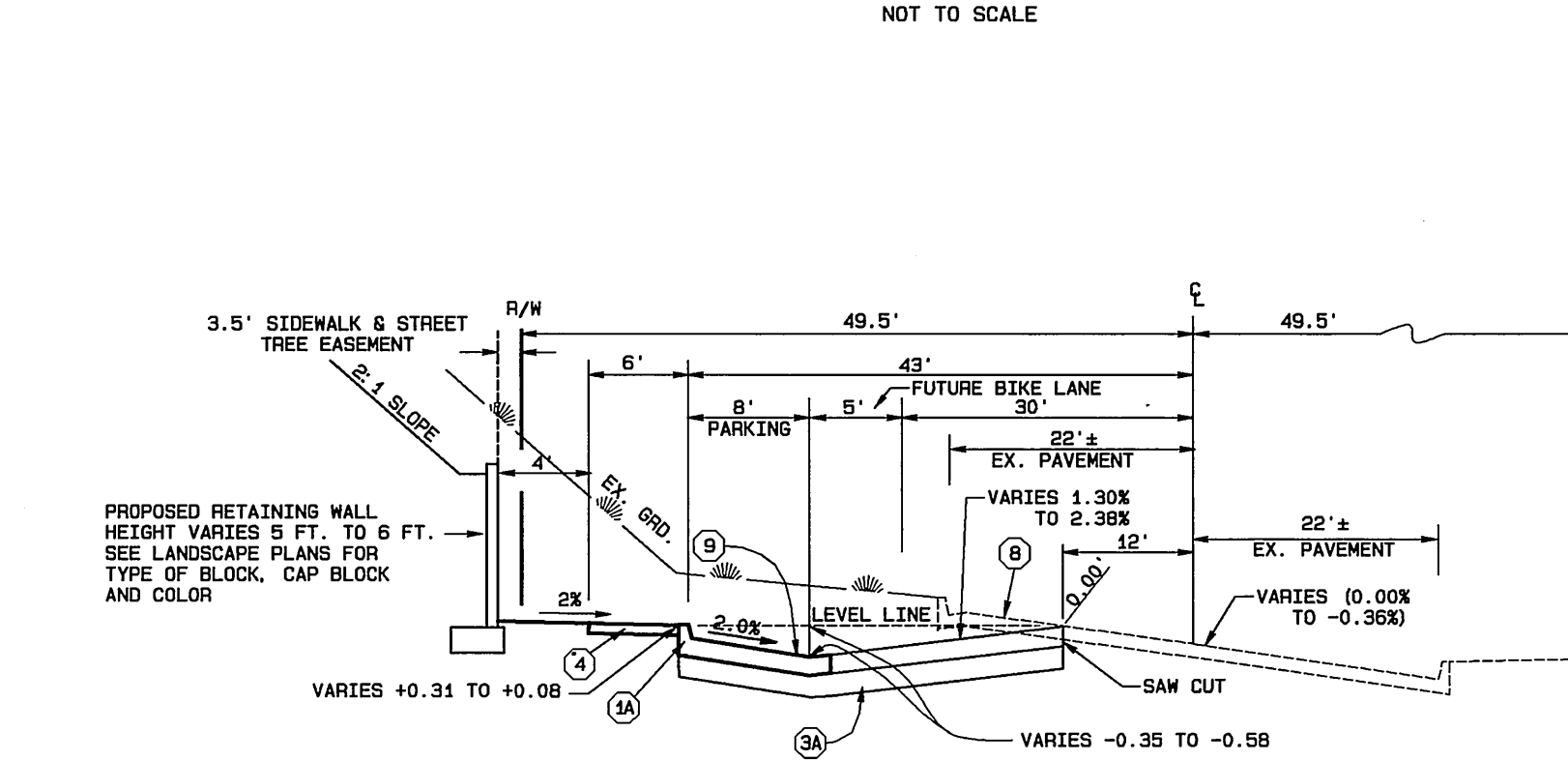
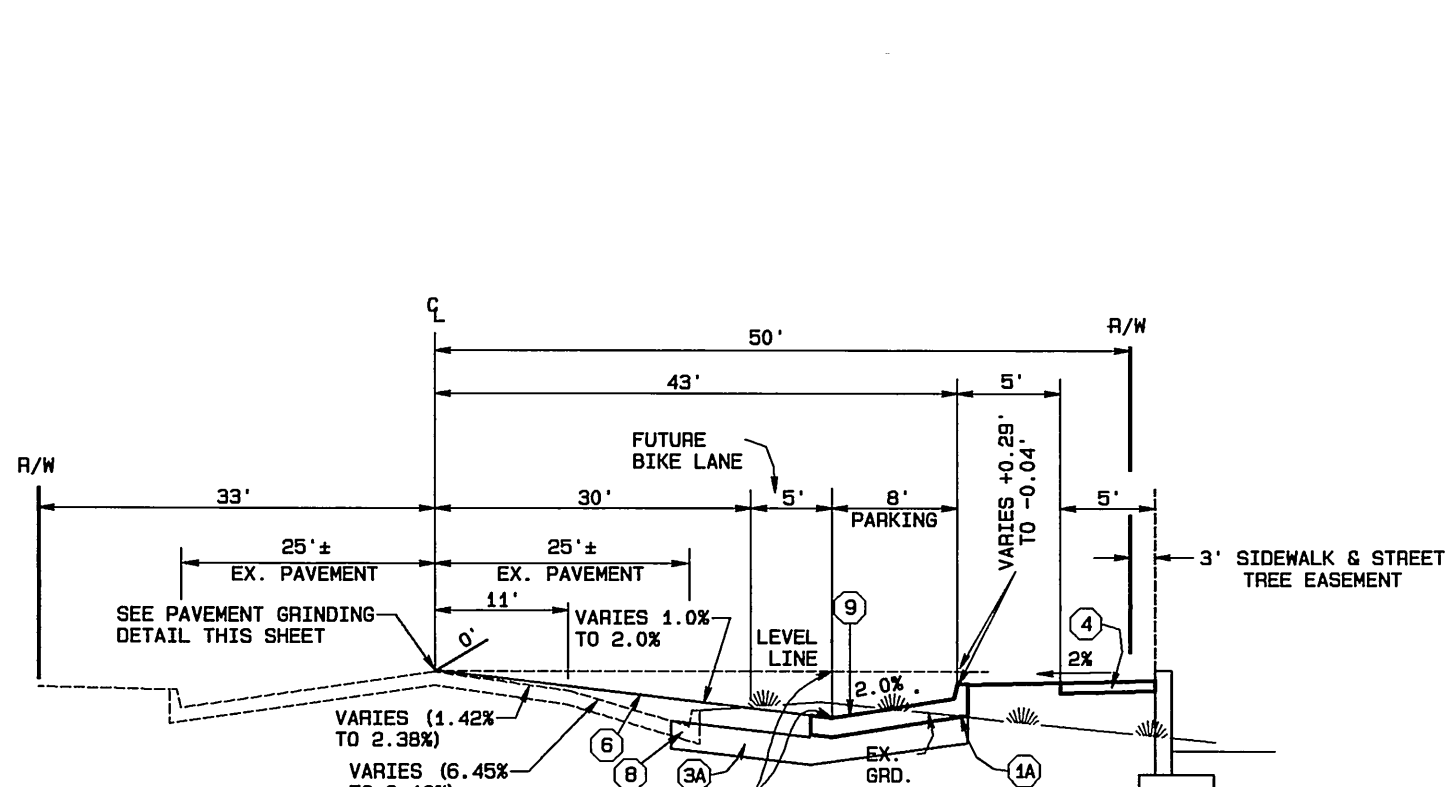
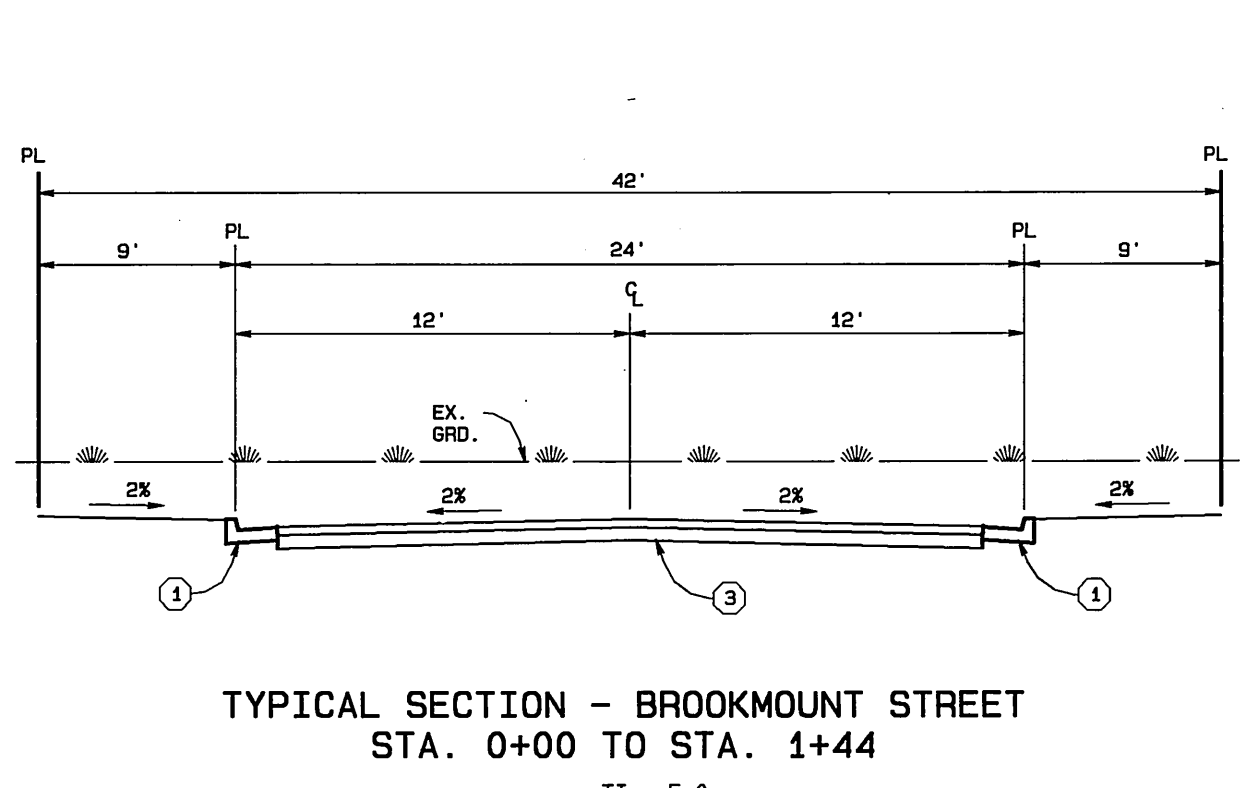
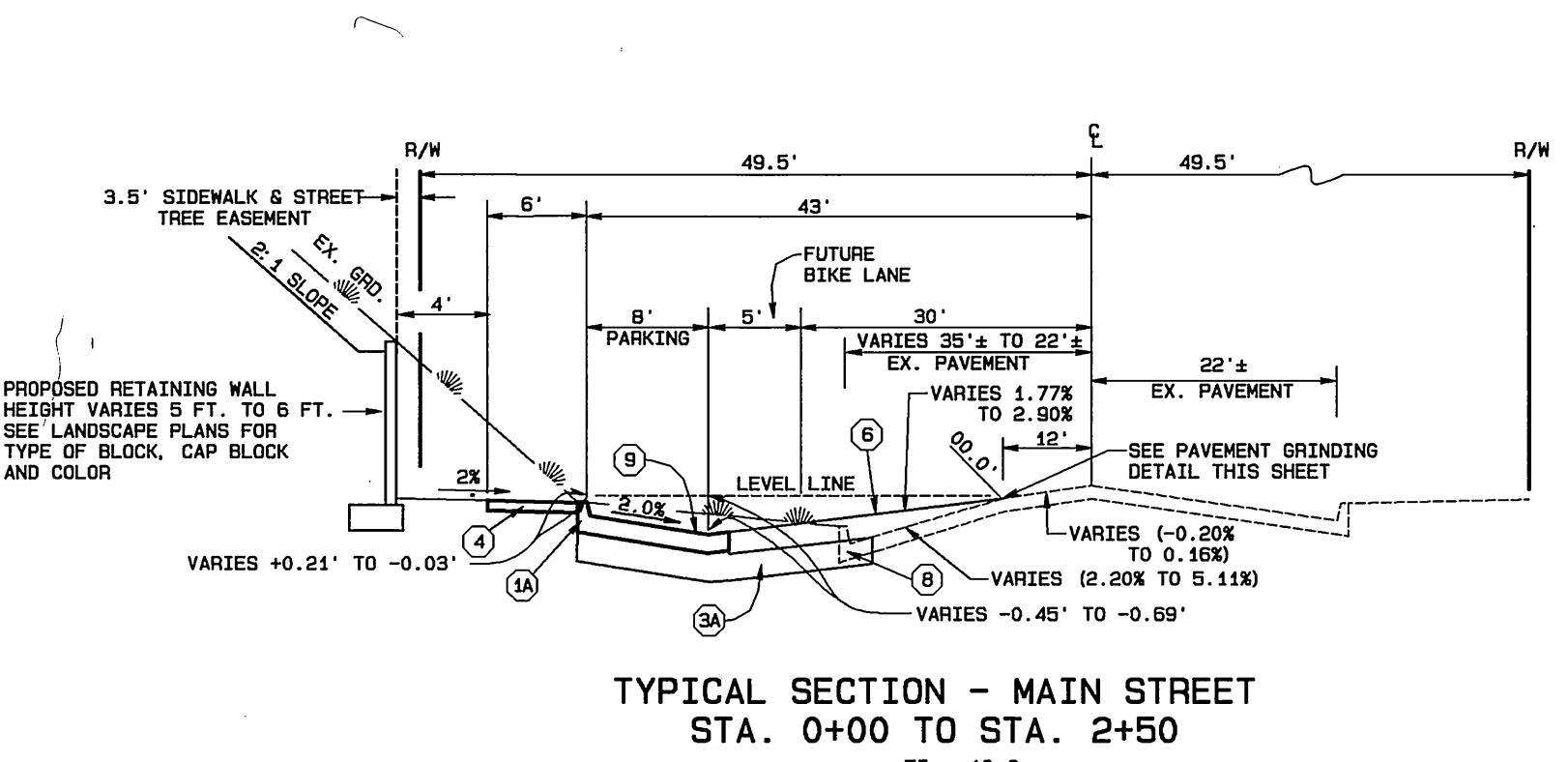
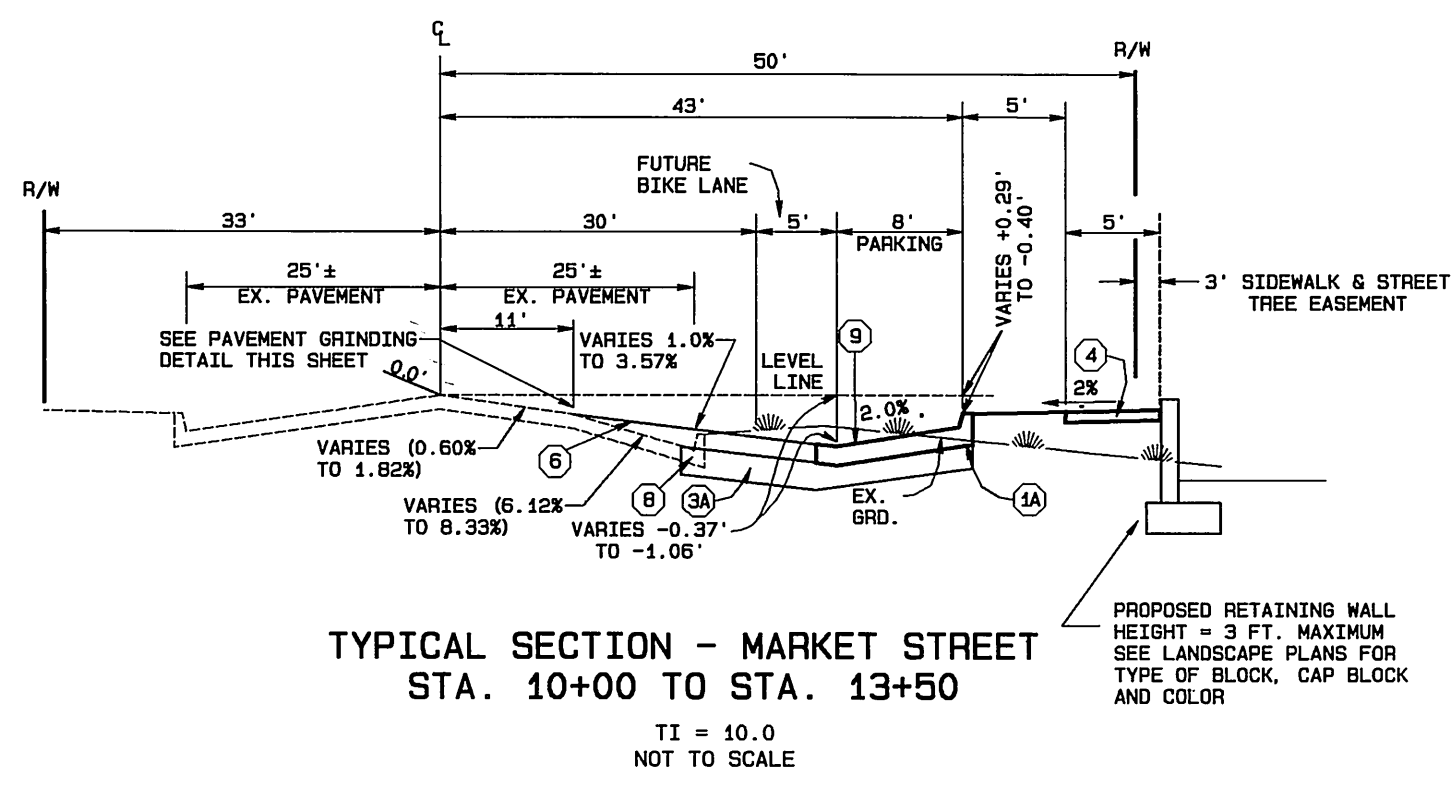
MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* BY DATE: *[Signature]* APPROVED BY: *[Signature]*
 PARK DEPARTMENT
 TRAFFIC DIVISION
 DEP. P.W. DIRECTOR
 STREET SERVICES
 PLANNING DEPT.

STREET IMPROVEMENT PLANS
TRACT NO. 29501
CREEKPARK STREET
 STA. 0+00 TO 2+04.28
 SCALE: AS SHOWN

ACCOUNT NO. 01-0049
 DRAWING NUMBER
R-3642
 SHEET 11 OF 12
 01-49

INDEXED 3-12-03 gfh

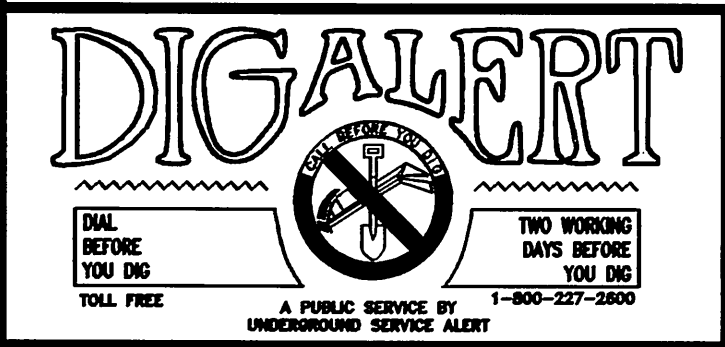
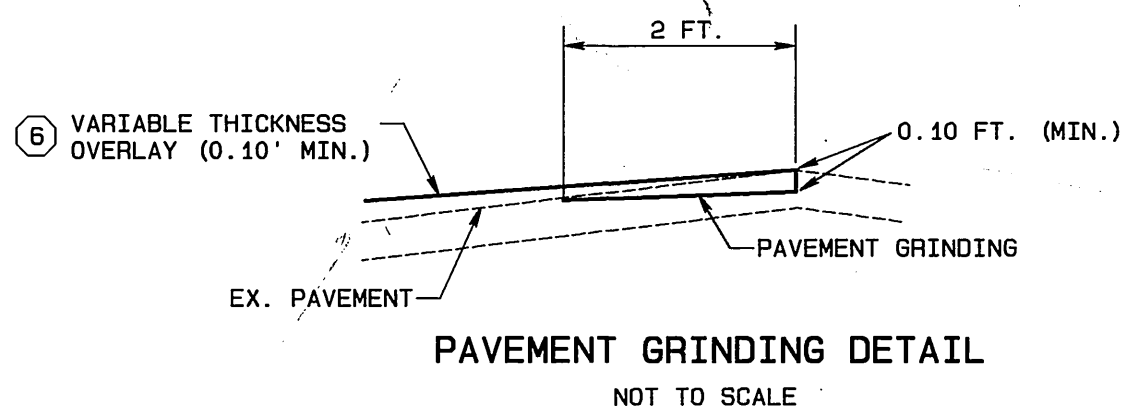


PALM TREE RELOCATION REQUIREMENTS

- PALM TREE RELOCATION**
- PART 1 GENERAL**
- 1.01 RELATED DOCUMENTS:
- A. STANDARD SPECIFICATIONS: ALL WORK SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" CURRENT EDITION, PREPARED BY THE SOUTHERN CALIFORNIA CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION AND SOUTHERN CALIFORNIA DISTRICT OF THE ASSOCIATED GENERAL CONTRACTORS OF CALIFORNIA, PUBLISHED BY BUILDING NEWS, INC., LOS ANGELES, CALIFORNIA, AND ALL AMENDMENTS THERETO ADOPTED BY THE CITY OF RIVERSIDE, AND AS PROVIDED HEREIN.
 - B. REFERENCE STANDARDS: AMERICAN ASSOCIATION OF NURSERMEN STANDARDS.
- 1.02 SCOPE: THE WORK OF THIS SECTION SHALL CONSIST OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES NECESSARY FOR THE EXECUTION AND COMPLETION OF ALL PALM TREE RELOCATION WORK AS SHOWN ON THE PLANS AND AS DESCRIBED IN THE SPECIFICATIONS INCLUDING, BUT NOT NECESSARILY LIMITED TO, THE FOLLOWING:
- TRANSPLANTING PALM TREES;
 - GUYING TREES;
 - MAINTENANCE;
 - PLANT ESTABLISHMENT;
 - REPLACEMENTS, REPAIRS, GUARANTEES AND WARRANTY WORK;
 - COORDINATION WITH MAJOR OTHER SYSTEMS;
 - CLEAN-UP.
- 1.03 GUARANTEE: ALL RELOCATED PALM TREES SHALL BE GUARANTEED AGAINST ANY AND ALL POOR, INADEQUATE OR DEFICIENT WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING RELOCATION. AT THE END OF THE GUARANTEE PERIOD ANY MATERIAL FOUND DEAD OR NOT IN A SATISFACTORY GROWTH CONDITION SHALL BE REMOVED FROM THE SITE. SUCH TREES SHALL BE REPLACED AT NO EXPENSE TO THE CITY WITH THE SAME VARIETY AND SIZE AS ORIGINALLY DESIGNATED AND THE MAINTENANCE PERIOD EXTENDED FOR A PERIOD AS DEEMED APPROPRIATE BY THE STREET TREE INSPECTOR, BUT NOT TO EXCEED ONE ADDITIONAL YEAR.
- 1.04 INSPECTIONS & PERMITS:
- A. INSPECTIONS: INSPECTIONS WILL BE REQUIRED. THE CONTRACTOR SHALL CONTRACT THE STREET TREE INSPECTOR AT 351-5128 A MINIMUM OF TWO WORKING DAYS IN ADVANCE TO SCHEDULE REQUIRED INSPECTIONS. AN INSPECTION WILL BE REQUIRED AT EACH OF THE STEPS LISTED BELOW:
 - ON-SITE INSPECTION OF ALL EQUIPMENT TO BE USED IN TREE RELOCATION WORK.
 - INSPECTION AND APPROVAL OF NEW TREE LOCATIONS PRIOR TO DIGGING.
 - INSPECTION OF DEFENDING AND TYING PRIOR TO MOVING OF TREES.
 - INSPECTION OF REPLANTING OPERATIONS AND TREES IN PLACE FOLLOWING RELOCATION FOR START OF PLANT ESTABLISHMENT PERIOD.
 - INSPECTION FOR FINAL ACCEPTANCE AND RELEASE FROM PLANT ESTABLISHMENT PERIOD.
 - B. PERMITS: PARKS DEPARTMENT STREET TREE PLANTING PERMITS AND PUBLIC WORKS DEPARTMENT STREET OPENING PERMITS ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK FOR ALL TREES. BACKFILLING OF ALL HOLES FROM WHICH PALM TREES ARE REMOVED IS TO BE INSPECTED BY PUBLIC WORKS FOR PROPER COMPACTION.
- 1.04 PLANT ESTABLISHMENT PERIOD: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL RELOCATED TREES FOR A MINIMUM ONE (1) CALENDAR YEAR PLANT ESTABLISHMENT PERIOD. TREES SHALL BE MAINTAINED IN A GOOD GROWTH CONDITION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. MAINTENANCE WORK SHALL INCLUDE PERIODIC WATERING AND WEEDING OF THE TREE BASINS. TREES SHALL BE MAINTAINED IN A PLUMB POSITION UNTIL ACCEPTED. THE CONTRACTOR SHALL PROVIDE A SOURCE OF WATER AND/OR WATERING TRUCK. ALL WATER USED SHALL BE PAID FOR BY THE CONTRACTOR. AT THE TIME OF FINAL ACCEPTANCE AND RELEASE OF THE PROJECT BONDS, ALL WATERING BASINS SHALL BE WEED FREE AND SHALL BE FILLED IN WITH CLEAN TOP SOIL AND ALL GUY WIRES REMOVED AS DIRECTED BY THE STREET TREE INSPECTOR. THE PLANT ESTABLISHMENT PERIOD WILL END AND THE CONTRACTOR WILL BE RELEASED FROM FURTHER MAINTENANCE RESPONSIBILITY, ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM CITY THAT THE PARK AND RECREATION DEPARTMENT IS RELEASING THE PROJECT. THIS RELEASE WILL BE ISSUED IN WRITING BY THE PARK AND RECREATION DEPARTMENT.
- 1.05 PROTECTION AND RESTORATION OF EXISTING IMPROVEMENTS: CONTRACTOR'S ATTENTION IS DIRECTED TO SECTION 7-9 PROTECTION AND RESTORATION OF EXISTING IMPROVEMENTS OF THE STANDARD SPECIFICATIONS WHICH SHALL GOVERN THIS WORK. CONTRACTOR SHALL PROCEED AT CONTRACTOR'S OWN RISK.
- PART 2 MATERIALS**
- 2.01 TOPSOIL: ALL SOIL USED FOR TRANSPLANTING PALMS SHALL CONFORM TO THE REQUIREMENTS OF CLASS "C" TOP SOIL AS DEFINED IN SUBSECTION 212-1.1.4 CLASS C TOPSOIL OF THE STANDARD SPECIFICATIONS.
- 2.02 ROOT GROWTH STIMULANT: STIMULANT SHALL BE VITAMIN B-1 AS MANUFACTURED BY CALL-LIQUID, COOKE, CHICAN, ORTHO, OR CITY APPROVED EQUAL.
- 2.03 PLANT TABLETS: PLANTING FERTILIZER TABLETS SHALL BE SLOW-RELEASE TYPE, 21 GRAMS. TABLETS SHALL BE IN COMPRESSED FORM WITH THE FOLLOWING MINIMUM AVAILABLE PERCENTAGES:
- N-20 PERCENT, P-10 PERCENT, AND K-5 PERCENT.
- PART 3 EXECUTION**
- 3.01 GENERAL: ALL PALM RELOCATION WORK IS TO BE DONE IN A WORKMAN-LIKE MANNER BY PERSONNEL EXPERIENCED IN THIS TYPE OF WORK TO THE SATISFACTION OF THE STREET TREE INSPECTOR.
- 3.02 DEFENDING AND TYING: IN PREPARING PALM TREES FOR RELOCATION, ALL DEAD FRONDS SHALL BE REMOVED AND THE ENTIRE TRUNK SKINNED CLEAN TO THE HEIGHT OF GREEN FRONDS. CARE SHALL BE TAKEN TO PREVENT INJURY TO THE TRUNK OF THE TREE. GREEN FRONDS BELOW A HORIZONTAL POSITION SHALL BE NEATLY CUT OFF LEAVING A 4" STUB. ALL REMAINING FRONDS ABOVE HORIZONTAL SHALL BE LIFTED UP AND TIED TOGETHER AROUND THE CROWN IN AN UPRIGHT POSITION. DUE CAUTION SHALL BE TAKEN NOT TO BIND OR INJURE THE CROWN. SINGER TWINE SHALL BE USED IN TYING UP THE FRONDS. WIRE WILL NOT BE PERMITTED. AFTER TYING, THE TIPS OF THE FRONDS SHALL BE "HEADED-OFF" ABOVE THE CROWN. DEFENDING AND TYING WORK SHALL BE COMPLETED PRIOR TO DIGGING THE ROOTBALL. SIX MONTHS AFTER REPLANTING, ANY TIES THAT REMAIN SHALL BE REMOVED BY THE CONTRACTOR.
- 3.03 PLANT PITS: NEW PLANTING PITS SHALL BE DUG PRIOR TO REMOVAL OF TREES FROM THEIR EXISTING LOCATION. ALL PITS SHALL BE DUG IN ACCORDANCE WITH STANDARD SPECIFICATIONS SECTION 308-4.5 TREE AND SHRUB PLANTING.
- 3.04 DIGGING THE ROOTBALL: WHEN DIGGING THE ROOTBALL, NO EXCAVATION SHALL BE DONE CLOSER THAN 24" TO THE TRUNK AT GROUND LEVEL AND THE EXCAVATION SHALL EXTEND BELOW THE MAJOR ROOT SYSTEM TO A MINIMUM DEPTH OF SIX (6) FEET. THE BOTTOM OF THE ROOTBALL SHALL BE CUT OFF SQUARE AND PERPENDICULAR TO THE TRUNK BELOW THE MAJOR ROOT SYSTEM. UNDER NO CONDITIONS SHALL THE CONTRACTOR CUT DOWN THE SIZE OF THE ROOTBALL IN WIDTH OR DEPTH.
- 3.05 ROOT GROWTH STIMULANT: ROOT GROWTH STIMULANT SHALL BE APPLIED WHEN THE BACKFILLING IS BETWEEN HALF TO TWO THIRDS UP THE ROOTBALL. APPLICATION RATE SHALL BE ONE (1) QUART FOR TREES LESS THAN THIRTY (30) FEET IN HEIGHT, TWO (2) QUARTS FOR TREES THIRTY (30) FEET AND LARGER IN HEIGHT. STIMULANT SHALL BE POURED FULL STRENGTH EQUALLY DISTRIBUTED AROUND THE ROOTBALL, AND WATER-JETTED INTO THE BACKFILL.
- 3.06 PLANT TABLETS: TWENTY-ONE GRAM TABLETS SHALL BE PLACED IN THE UPPER ONE-THIRD OF THE PLANTING PIT, 12-INCHES FROM ROOTBALL AT A RATE OF ONE TABLET PER INCH OF TRUNK DIAMETER.
- 3.07 PLANTING: WHEN PALM TREES ARE RELOCATED IN THE NEW LOCATION, PALM TREES SHALL BE PLACED 18" MINIMUM TO 24" MAXIMUM DEEPER IN THE GROUND THAN THE PALM TREES ORIGINALLY STOOD. THE TREES SHALL BE PLACED WITH THEIR VERTICAL AXIS IN A PLUMB POSITION. WHEN THE TREES ARE IN POSITION FOR BACKFILLING, A MINIMUM OF 35% OF WATER SHALL BE PLACED IN THE HOLE BEFORE ANY BACKFILL IS ADDED. FOR ALL FEATHER PALMS DO NOT USE NATIVE SOILS FOR BACKFILL. BACKFILL MATERIAL FOR FEATHER PALMS SHALL BE CLEAN SAND TO PROMOTE QUICK DRAINAGE AND AVOID STANDING WATER AT THE ROOTS OF THE TREE. BACKFILLING SHALL CONTINUE WITH CLEAN TOPSOIL AND WATER. TREES SHALL BE "MUDDOED-IN" FOR THE FULL HEIGHT OF THE ROOTBALL AND UP TO THE GROUND SURFACE. WHEN DIRECTED BY THE STREET TREE INSPECTOR, RELOCATED PALM TREES SHALL BE GUYED AND/OR BRACED UNTIL ACCEPTED.
- 3.08 CLEAN UP: UPON COMPLETION OF ALL PALM TREE RELOCATION WORK, ALL REMAINING EXCAVATIONS SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT. BURYING OF DEBRIS IN HOLES WILL NOT BE PERMITTED. ALL EXCESS SOIL AND DEBRIS FROM THE RELOCATION WORK SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR. THE SITE SHALL BE LEFT NEAT AND CLEAN TO THE SATISFACTION OF THE STREET TREE INSPECTOR.

CONSTRUCTION NOTES

- CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
- CONSTRUCT STANDARD 200 5" ROLLED CURB TYPE C1 (MODIFIED PER DETAIL SHEET 1.)
- CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (WIDTH AS SHOWN ON PLAN)
- CONSTRUCT STANDARD 220 CROSS GUTTER (WIDTH AS NOTED ON PLANS)
- CONSTRUCT 3" A.C. PAVING OVER 6" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30
- CONSTRUCT 6" A.C. PAVING OVER 15" CRUSHED AGGREGATE BASE PER S.R. 1593, R VALUE = 30
- CONSTRUCT STANDARD 325, PROPERTY LINE OR CURB SIDEWALK
- CONSTRUCT STANDARD 304, WHEELCHAIR RAMP TYPE AS SHOWN ON PLAN
- VARIABLE THICKNESS A.C. OVERLAY (0.10 FT. MINIMUM)
- TYPE F1 DELINEATOR @ 20' O.C.
- REMOVE EXIST. PAVEMENT AND/OR IMPROVEMENTS
- CONSTRUCT STANDARD 110 VALLEY GUTTER TYPE 1 (MODIFIED AS SHOWN HEREON)
- RELOCATE EXISTING WASHINGTON ROBUSTA PALM OR WASHINGTON FILIFERA PALM PER PALM TREE RELOCATION REQUIREMENTS SHOWN ON SHEET 12



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-02

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3788 McCRA Y STREET RIVERSIDE, CA 92506
(909) 686-1070

APPROVED BY *[Signature]* DATE 8/15/02
R.C.E. No. C39530

W.O. 01-0049 FOR: REGIONAL PROPERTIES, INC. F.B. 1999 DESIGNED BY: *[Signature]* CHECKED BY: *[Signature]* PLN CHK REF

MARK	REVISIONS	APPR.	DATE

APPROVED BY	DATE	APPROVED BY	DATE
PRINCIPAL ENGINEER	8/15/02	<i>[Signature]</i>	8/15/02
PARK DEPARTMENT	8/15/02	<i>[Signature]</i>	8/15/02
TRAFFIC DIVISION	8/15/02	<i>[Signature]</i>	8/15/02
DEP. P.M. DIRECTOR	8/15/02	<i>[Signature]</i>	8/15/02
STREET SERVICES	8/15/02	<i>[Signature]</i>	8/15/02
PLANNING DEPT.	8/15/02	<i>[Signature]</i>	8/15/02

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

STREET IMPROVEMENT PLANS

TRACT NO. 29501

STREET SECTIONS AND PALM TREE
RELOCATION REQUIREMENT NOTES

SCALE: AS SHOWN

ACCOUNT NO. 01-0049
DRAWING NUMBER
R-3642
SHEET 12 OF 12
01-49

INDEXED 3-12-03 LPH