CONSTRUCTION PLANS
FOR
TRACT NO. 3488

GENERAL NOTES

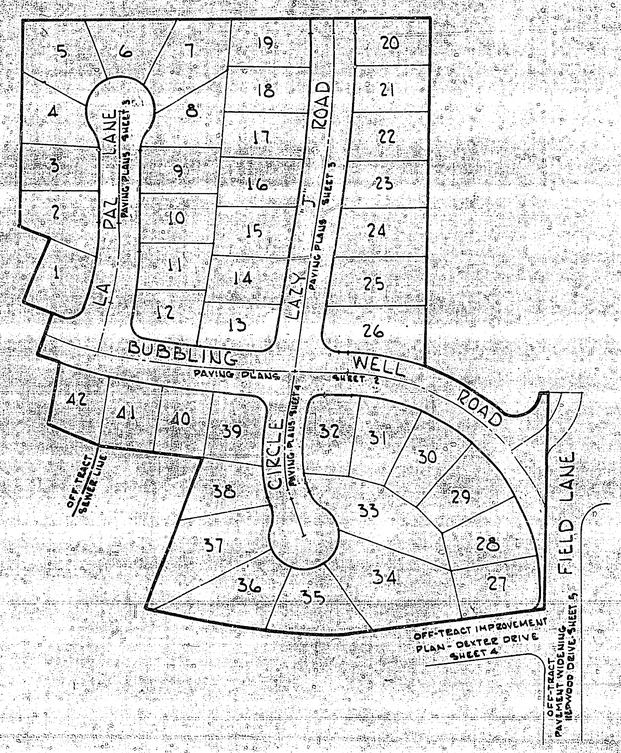
1. All construction shall be in conformance with the approved plans.
2. It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of law as it affects each utility, including irrigation lines and appurtenances, and at no cost to the City.
3. Construction shall be in accordance with the City of Riverside, Department of Public Works, specifications No. 461 and Standard Drawings.
4. Prime coat, seal coat, and paint binder are required.
5. Grading will require a permit under Ordinance 3093 for a cut or fill exceeding 100 cu yards, or a fill over one foot in depth.
6. The subdivider shall arrange for a soil test to be made by a soils engineer after the streets have been prepared to rough grade. Depth of base material and A.C. paving shall be determined by City of Riverside Design Standards and Test Procedures.
7. Trim edge of existing pavement, where new paving joins existing pavement, to a clean, straight line. Construct match-up paving as shown and overlay paving as directed in the field to produce a smooth crown section. Engineer estimates the overlay to be 0 tons.
8. Sewer is to be constructed prior to street paving.
9. Street name signs and posts to be furnished and installed by contractor per city specifications and Standard Drawing No 662.
10. The contractor shall notify the City Engineer at least 24 hours prior to the commencement of any construction and shall obtain the necessary construction permits, etc.
11. Any existing street torn up by this construction shall be posted and lighted in accordance with the directions of the City Engineer.
12. Pavement replacement for off-tract sewer construction shall be completed within 4 days after excavation is made.
13. The contractor shall obtain the approval of the owner and/or the engineer prior to disturbing existing trees.
14. Note to Contractor: The existence and location of any underground utility pipes or structures shown on these plans are obtained by a search of the available records. Approval of these plans by the City of Riverside does not constitute a representation as to the accuracy or completeness of the location or the existence or non-existence of any underground utility pipe or structure within the limits of this project. The contractor is required to take all due precautionary means to protect any utility lines not of record or not shown on these plans.
15. The finished subgrade shall have a compaction of not less than 95% for a depth of 0.5' as specified in city standard No. 461 section 4-04 as revised by page B of addendum, immediately prior to placement of cover.

PREPARED BY
R.M. GALLOWAY & ASSOCIATES INC.
504 N. NEWPORT BLVD.
NEWPORT BEACH, CALIFORNIA

PREPARED FOR
TRUMAN JOHNSON
2599 FIELD LANE
RIVERSIDE, CALIFORNIA

INDEX MAP

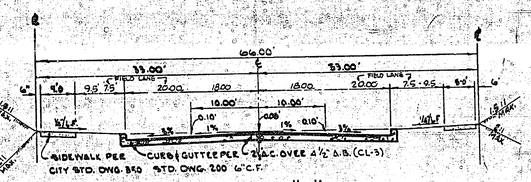
Scale 1"=100'



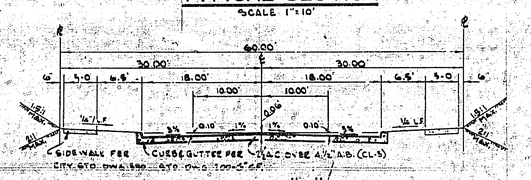
QUANTITY ESTIMATE

	ITEM DESCRIPTION	QUANTITY
1.	~~8" V.C.P. SANITARY SEWER~~	~~L.F.~~
2.	~~4" V.C.P. LATERALS~~	~~L.F.~~
3.	~~MANHOLES~~	~~EA.~~
4.	~~CLEANOUTS~~	~~EA.~~
5.	~~SEWER CROSSING~~	~~S.F.~~
6.	2½" A.C. / 4" A.B.	87,100 S.F.
7.	6" CURB AND GUTTER	5791 L.F.
8.	6" CURB ONLY	58 L.F.
9.	6" A.C. BERM	491 L.F.
10.	X-GUTTER	2443 S.F.
11.	4" PROPERTY LINE SIDEWALK	19,326 S.F.
12.	6" RESIDENTIAL DRIVEWAY	8084 S.F.
13.	BARRICADE	80 L.F.
14.	DRAINAGE DITCH	112 L.F.
15.	2x4 REDWOOD HEADER	37 L.F.
16.	STREET SIGNS	5 EA.
17.	2x8 REDWOOD HEADER	66 L.F.

~~SEE SEWER PLANS~~ (P-116)



CIRCLE LAZY "J" ROAD
BUBBLING WELL ROAD
T.I. = 8.0
TYPICAL SECTION
SCALE 1"=10'



CIRCLE LAZY "J" ROAD
LA PAZ LANE
T.I. = 8.0
TYPICAL SECTION
SCALE 1"=10'

STREET NAME SCHEDULE	
A	LA PAZ LANE
	BUBBLING WELL ROAD
B	CIRCLE LAZY "J" ROAD
	BUBBLING WELL ROAD
C	CIRCLE LAZY "J" ROAD
	BUBBLING WELL ROAD
D	BUBBLING WELL ROAD
	FIELD LANE

NOTE: CONTACT THE TRAFFIC DIVISION FOR BLOCK NUMBERS BEFORE ORDERING THE STREET NAME SIGNS.

BENCH MARK:
REINFORCED NEAR P.P. 3342-J ON EASTERLY SIDE DEXTER DRIVE APPROXIMATELY 126 FT. ± SLY. AMERICAN LEGION BUILDING - PER CITY OF RIVERSIDE B.M. BOOK 127, PAGE 56.

I CERTIFY:
THAT THESE PLANS COMPLY WITH FHA OBJECTIVES, FHA MINIMUM PROPERTY STANDARDS (MPS), FHA LOCAL ACCEPTABLE STANDARDS (LAS), FHA NEIGHBORHOOD STANDARDS (L.P. BULLETIN #3), AND REPRESENT THE BEST PROFESSIONAL JUDGEMENT OF THE DESIGNER.

R.M. Galloway 1-15-68
R.M. GALLOWAY, R.C.E. 14063 DATE

PREPARED UNDER THE SUPERVISION OF
R.M. Galloway
R.M. GALLOWAY R.C.E. 14063
S.R. # 695 R-60

MARK	REVISIONS	APPR.	DATE

DESIGNED BY JMV DRAWN BY JV CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

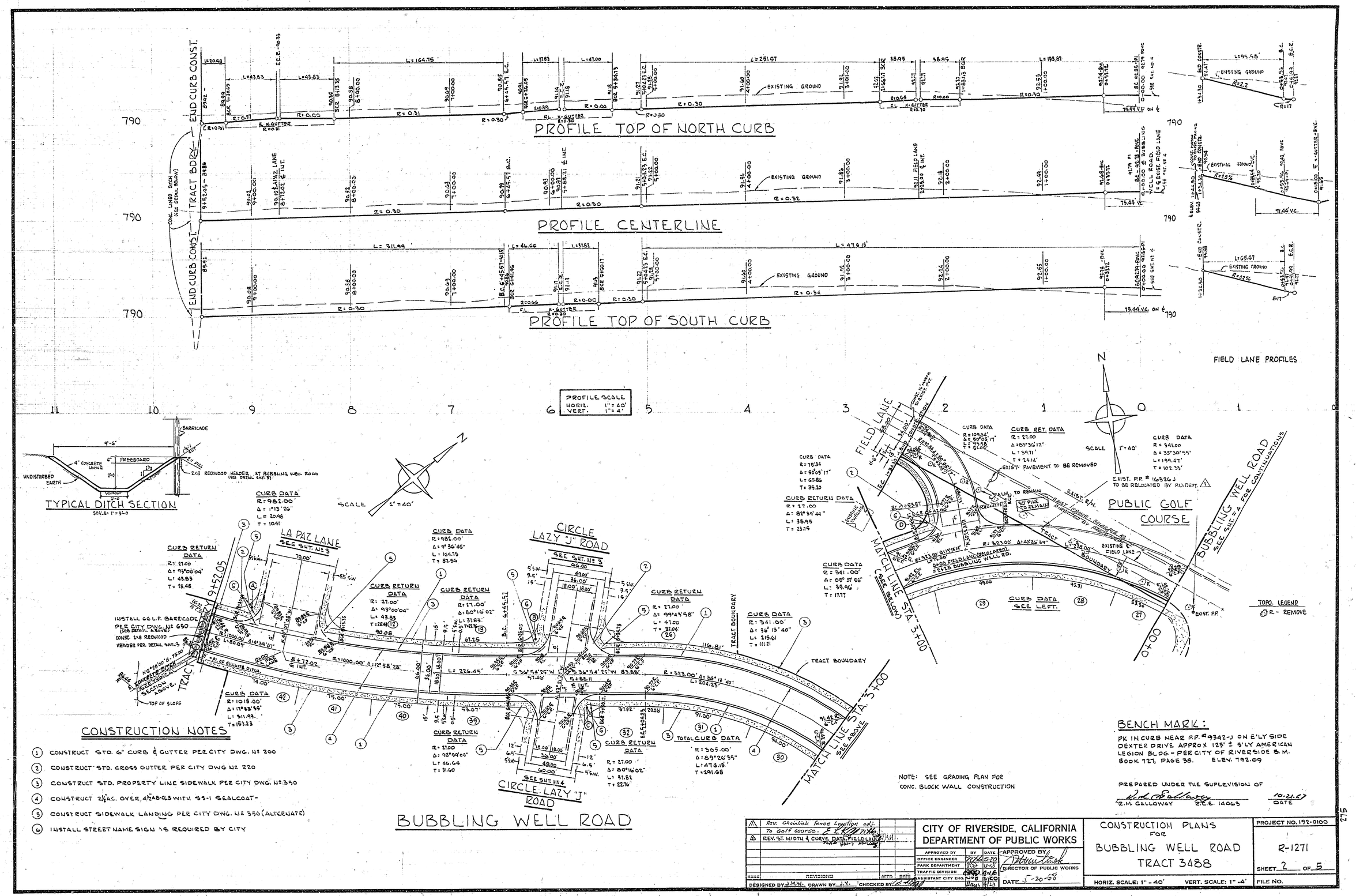
APPROVED BY	BY	DATE	APPROVED BY
OFFICE ENGINEER		5-20	
PARK & RECREATION			
TRAFFIC DIVISION		5-6	DIRECTOR OF PUBLIC WORKS
ASSISTANT CITY ENG.		5-8-68	
			DATE 5-20-68

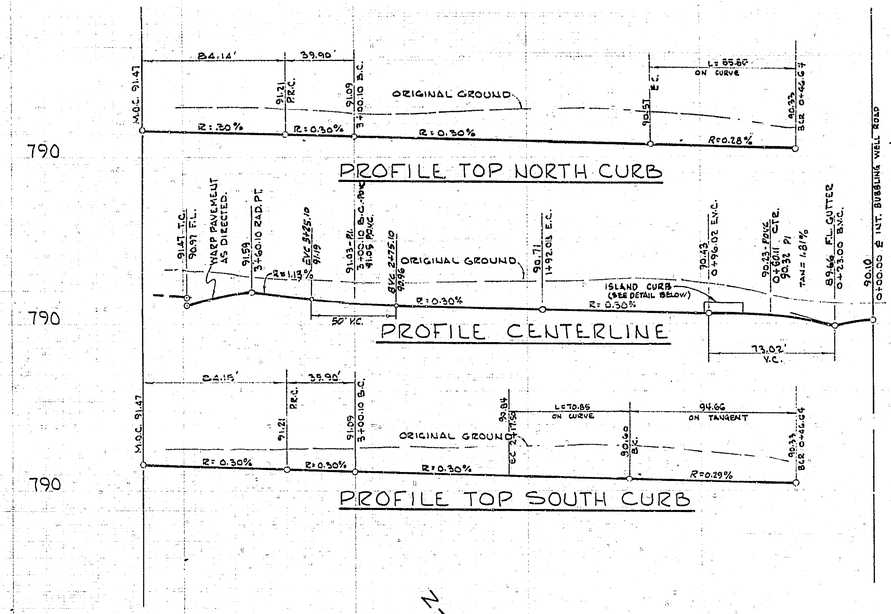
CONSTRUCTION PLANS
FOR
TRACT 3488

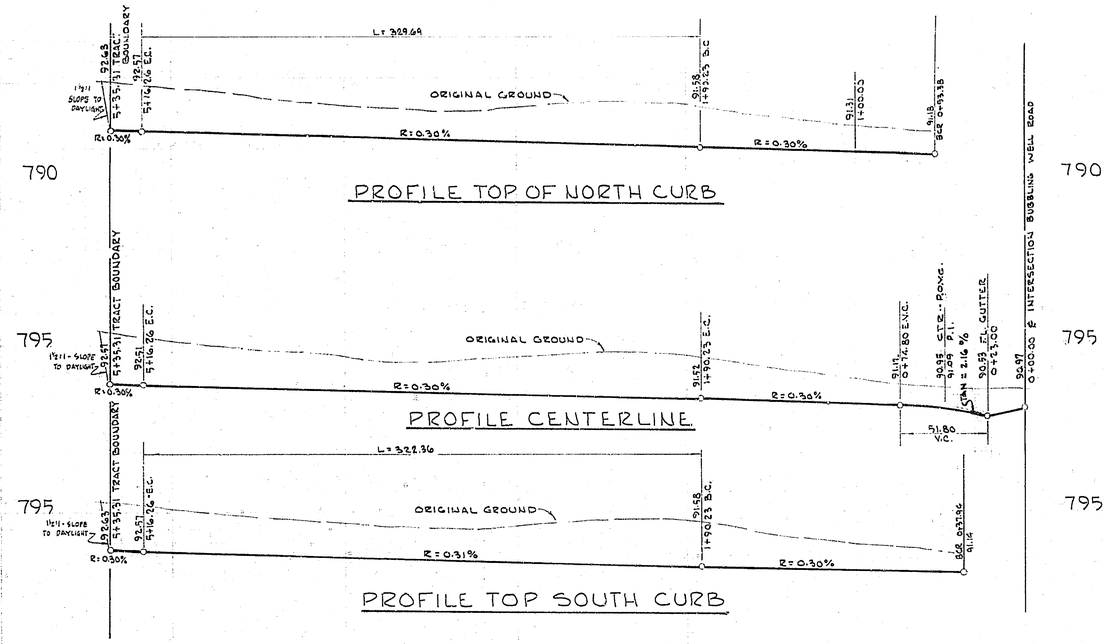
HORIZ. SCALE: 1" = VERT. SCALE: 1" =

PROJECT NO. 192.0100
R-1271
SHEET 1 OF 5
FILE NO.

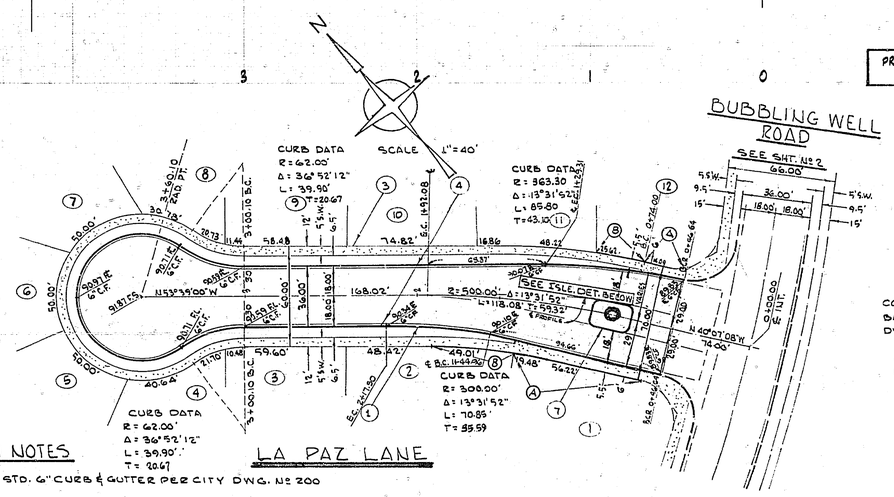
275

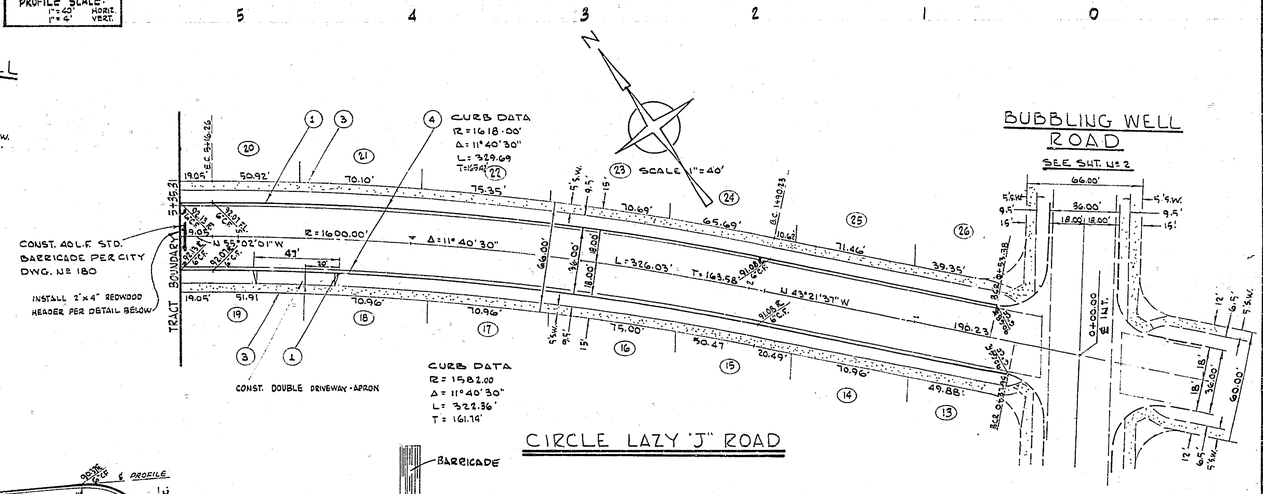

PROFILE TOP OF NORTH CURB
PROFILE CENTERLINE
PROFILE TOP OF SOUTH CURB
END CURB CONST.
TRACT BDRY.
EXISTING GROUND
FIELD LANE PROFILES
PROFILE SCALE
HORIZ. 1" = 40'
VERT. 1" = 4'
TYPICAL DITCH SECTION
SCALE 1" = 3'-0
LA PAZ LANE
SEE SHT. No 3
CIRCLE LAZY "J" ROAD
SEE SHT. No 3
SEE SHT. No 4
CIRCLE LAZY "J" ROAD
MATCH LINE STA. 3+00
SEE ABOVE
TRACT BOUNDARY
FIELD LANE
PUBLIC GOLF COURSE
BUBBLING WELL ROAD
SEE SHT. No 4 FOR CONTINUATIONS
TOPO. LEGEND
R - REMOVE
CURB DATA
CURB RETURN DATA
CURB RET. DATA
TOTAL CURB DATA
INSTALL 66 L.F. BARRICADE PER CITY DWG. No 650
CONST. 2x8 REDWOOD HEADER PER DETAIL SHT. 3
TOP OF SLOPE
EXIST. P.P. # 16326 J TO BE RELOCATED BY P.U. DEPT.
EXIST. PAVEMENT TO BE REMOVED
TO REMAIN
30" PINE TO REMAIN
CURB DATA SEE LEFT.
CONSTRUCTION NOTES
1 CONSTRUCT STD. 6" CURB & GUTTER PER CITY DWG. No 200
2 CONSTRUCT STD. CROSS GUTTER PER CITY DWG No 220
3 CONSTRUCT STD. PROPERTY LINE SIDEWALK PER CITY DWG. No 350
4 CONSTRUCT 2½" A.C. OVER 4½" A.B. CL3 WITH SS-1 SEALCOAT
5 CONSTRUCT SIDEWALK LANDING PER CITY DWG. No 350 (ALTERNATE)
6 INSTALL STREET NAME SIGN AS REQUIRED BY CITY
NOTE: SEE GRADING PLAN FOR CONC. BLOCK WALL CONSTRUCTION
BENCH MARK:
PK IN CURB NEAR P.P. #9342-J ON E'LY SIDE DEXTER DRIVE APPROX 125' ± 5'LY AMERICAN LEGION BLDG. - PER CITY OF RIVERSIDE B.M. BOOK 727, PAGE 38. ELEV. 792.09
PREPARED UNDER THE SUPERVISION OF
R.M. GALLOWAY R.C.E. 14063
10-21-67
DATE
Rev. Chainlink fence Location adj. To Golf course.
REV. ST. WIDTH & CURVE DATA FIELD LANE
REVISIONS
DESIGNED BY J.M.W. DRAWN BY J.Y. CHECKED BY
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY
OFFICE ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
ASSISTANT CITY ENG.
APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 5-20-68
CONSTRUCTION PLANS FOR BUBBLING WELL ROAD TRACT 3488
HORIZ. SCALE: 1" - 40'
VERT. SCALE: 1" - 4'
PROJECT NO. 192-0100
R-1271
SHEET 2 OF 5
FILE NO.





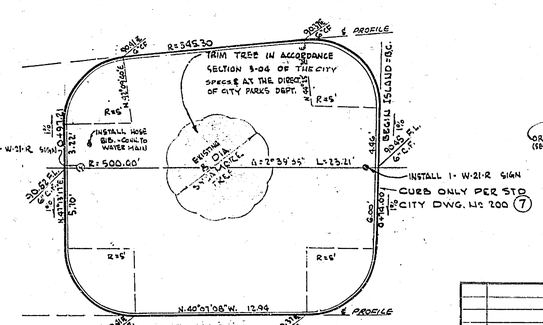
PROFILE SCALE:
1"=40' HORIZ.
1"=4' VERT.

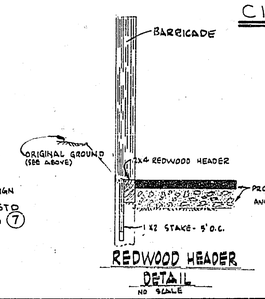




CONSTRUCTION NOTES

1. CONSTRUCT STD. 6" CURB & GUTTER PER CITY DWG. Nº 200
3. CONSTRUCT STD. PROPERTY LINE SIDEWALK PER CITY DWG. Nº 350
4. CONSTRUCT 2½" A.C. OVER 4½" A.B. - CL. 3
7. CONSTRUCT STD. CURB ONLY PER CITY DWG. Nº 200
A. CONSTRUCT 5'-6" SIDEWALK ABUTTING PROPERTY LINE
8. TRANSITION 5'-6" SIDEWALK TO 5' SIDEWALK PER CITY DWG. Nº 350





BENCH MARK:

PK IN CURB NEAR P.P. # 9342-J ON E'LY SIDE DEXTER DRIVE APPROX. 125' ± S'LY AMERICAN LEGION BLDG. - PER CITY OF RIVERSIDE B.M. BOOK 727, PAGE 38. ELEV. 792.09

PREPARED UNDER THE SUPERVISION OF
R.M. Galloway 10-21-67
R.M. GALLOWAY R.C.E. 14063 DATE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY J.M.W. DRAWN BY J.Y. CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

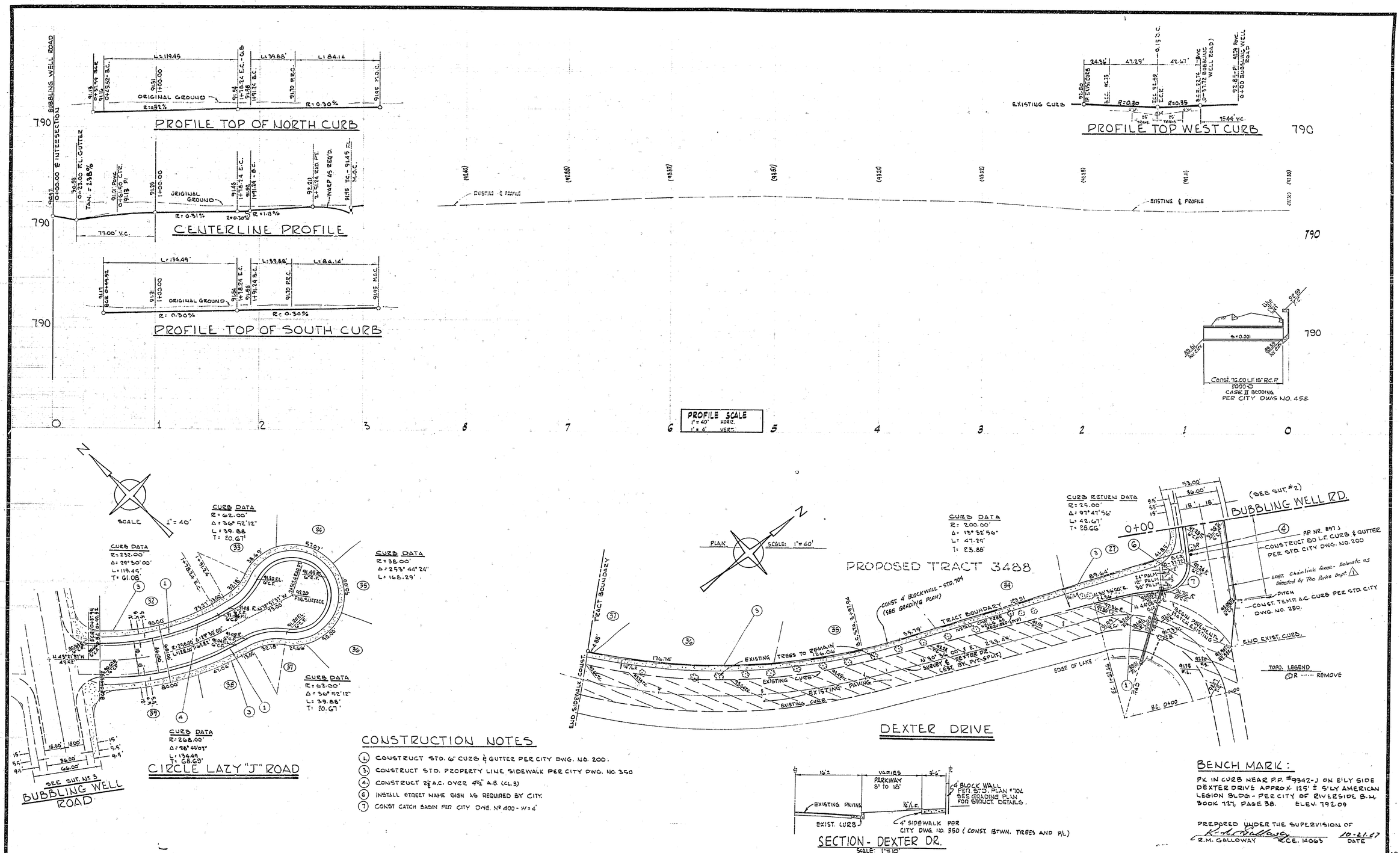
APPROVED BY	BY	DATE
OFFICE ENGINEER		5-20
PARK DEPARTMENT		5-20
TRAFFIC DIVISION		5-20
ASSISTANT CITY ENG.		5-20

APPROVED BY: DIRECTOR OF PUBLIC WORKS
DATE 5-20-68

CONSTRUCTION PLANS FOR
LA PAZ LANE & CIRCLE LAZY "J" ROAD
TRACT 3488

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

PROJECT NO. 192-0100
R-1271
SHEET 3 OF 5
FILE NO.



CONSTRUCTION NOTES

1. CONSTRUCT STD. 6" CURB & GUTTER PER CITY DWG. NO. 200.
3. CONSTRUCT STD. PROPERTY LINE SIDEWALK PER CITY DWG. NO. 350
4. CONSTRUCT 2½" A.C. OVER 4½" A.B. (CL. 3)
6. INSTALL STREET NAME SIGN AS REQUIRED BY CITY.
7. CONST CATCH BASIN PER CITY DWG. No 400 - W = 4'

BENCH MARK:

PK IN CURB NEAR P.P. #9342-J ON E'LY SIDE DEXTER DRIVE APPROX. 125' ± S'LY AMERICAN LEGION BLDG. - PER CITY OF RIVERSIDE B.M. BOOK 727, PAGE 38. ELEV. 792.09

PREPARED UNDER THE SUPERVISION OF
R.M. GALLOWAY R.C.E. 14063 10-21-67 DATE

MARK	REVISIONS	APPR.	DATE
1	Rev. Chainlink fence location adj to Golf Course.		6-3-68

DESIGNED BY J.M.W. DRAWN BY J.Y. CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

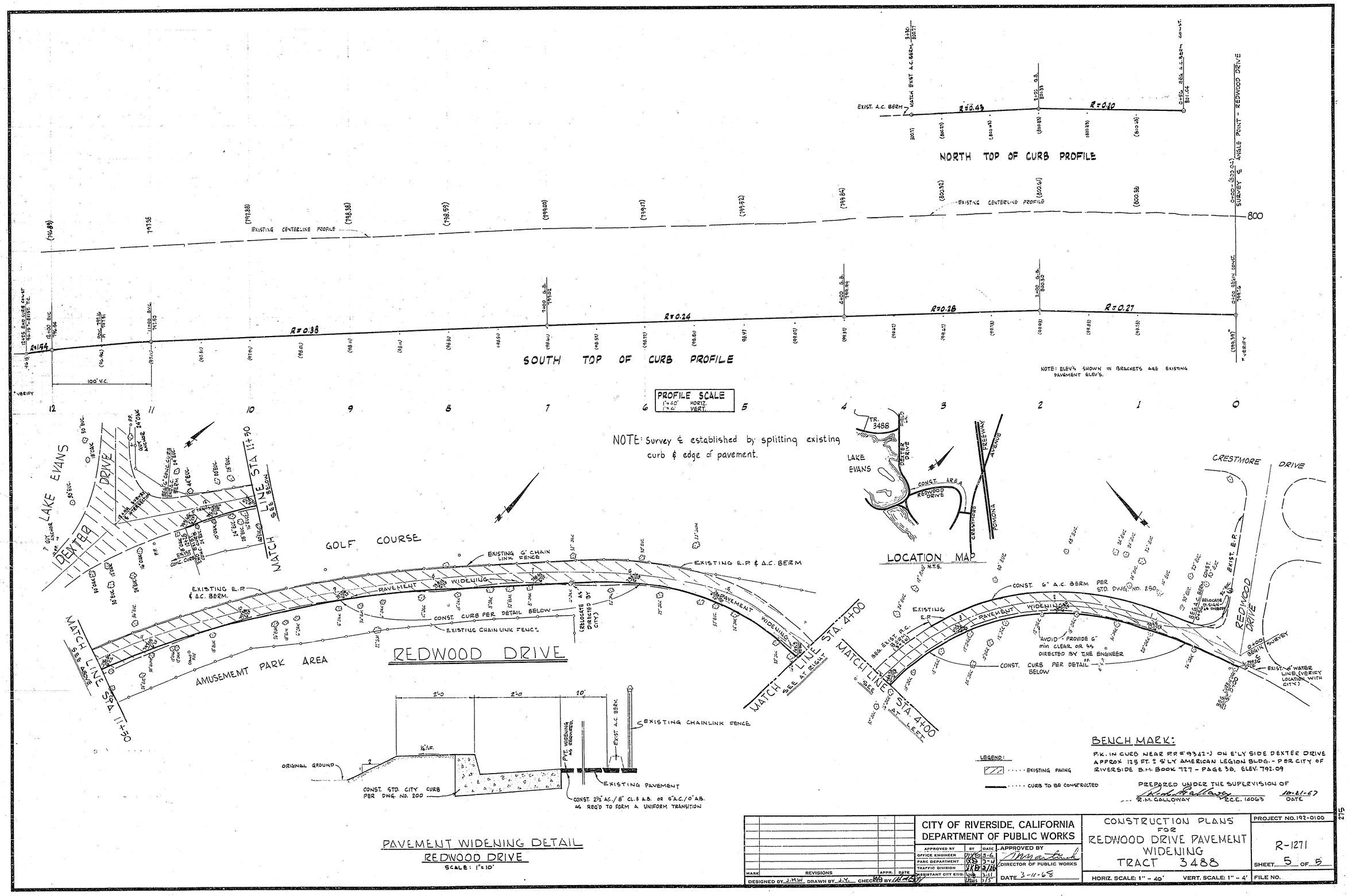
APPROVED BY	BY	DATE
OFFICE ENGINEER		5-20
PARK DEPARTMENT		4-10
TRAFFIC DIVISION		9-18
ASSISTANT CITY ENG.		5-20
		4/23

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 5-20-68

CONSTRUCTION PLANS FOR DEXTER AND DRIVE
CIRCLE LAZY "J" ROAD
TRACT 3488

PROJECT NO. 192-0100
R-1271
SHEET 4 OF 5
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'
FILE NO.

275



BENCH MARK:

P.K. IN CURB NEAR P.P. #9342-J ON E'LY SIDE DEXTER DRIVE APPROX. 125 FT. ± S'LY AMERICAN LEGION BLDG. - PER CITY OF RIVERSIDE B.M. BOOK 727 - PAGE 38, ELEV. 792.09

PREPARED UNDER THE SUPERVISION OF
R.M. GALLOWAY R.C.E. 16063 — 10-21-67 DATE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY J.M.W. DRAWN BY J.Y. CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
OFFICE ENGINEER		3-6
PARK DEPARTMENT		3-7
TRAFFIC DIVISION		3/16
ASSISTANT CITY ENG.		3-11
		3/15

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 3-11-68

CONSTRUCTION PLANS FOR
REDWOOD DRIVE PAVEMENT WIDENING
TRACT 3488

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

PROJECT NO. 192-0100
R-1271
SHEET 5 OF 5
FILE NO.