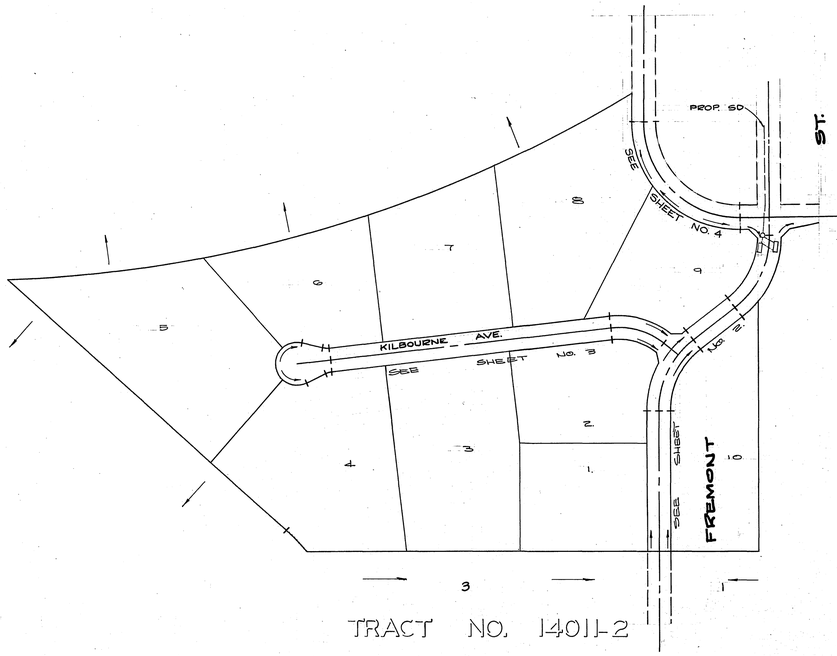
CONSTRUCTION NOTES:

1. CONSTRUCT STD. 200 CURB AND GUTTER (6" C.F.) TYPE I.
2. CONSTRUCT STD. 200 CURB AND GUTTER (8" C.F.) TYPE I.
2a. CONSTRUCT 3½" A.C. OVER 1 ~~CR~~ COMPACTED NATIVE SEE G.N. # 7.
4. PLACE 2' X 4' REDWOOD HEADER.
5. CONST. STD 220 CROSS GUTTER.
6. PLACE "L" MARKERS @ 20' OC. PER STD. 665
7. PLANT STREET TREES PER CITY OF RIVERSIDE PARKS AND RECREATION DEPT. STANDARDS.



TRACT NO. 14011-2

STREET NAME & SIGN SCHEDULE

A	FREMONT ST.	6100
	KILBOURNE AVE	6200
B	FREMONT ST	6100
	MT. VIEW AVE	6100
C	R-1 (Stop Sign) 30"x30"	
D	W-53 (Not a through Street) 24"x24"	

Note: Install per Std. Dwg. No. 662A

GENERAL NOTES:

1. 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.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE, DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1979 EDITION.
4. 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.
5. CURB AND GUTTER SHALL BE STAKED WITH 5' OFFSETS OF 25' INTERVALS.
6. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
7. 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 THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
8. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
9. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
10. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302, EXACT LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
11. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK & RECREATION DEPT. STANDARD.
12. CONTACT THE PARKS PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 787-7223 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED, (A) WHEN PLANT LOCATIONS HAVE SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS, (B) WHILE DIGGING PLANT PITS & PLANTING / RELOCATING TREES, (C) AFTER PLANTING & ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE, AND (D) AT END OF MAINTENANCE / FINAL ACCEPTANCE. DEVELOPER WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK & RECREATION DEPT. IS ASSUMING MAINTENANCE RESPONSIBILITIES.
13. THE DEVELOPER SHALL MAINTAIN ALL PLANTING FOR A MINIMUM PERIOD OF ONE (1) YEAR.
14. SEE STREET TREE PLANTING SCHEDULE, THIS SHEET.
15. ELECTRICAL U.G. FACILITIES TO BE INSTALLED BY DEVELOPER AFTER CONSTRUCTION OF CURB & GUTTER BUT PRIOR TO PLACEMENT OF V-GUTTERS, SPANDRELS, SIDEWALKS, AND PAVING.
16. *The Developer and/or Contractor shall contact the Public Service Dept (787-7251) to pick up any existing Std. 180 Barricades that are being removed. The City's inspector will make the final determination on whether a barricade can be relocated.*

NOTICE 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. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS.
THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

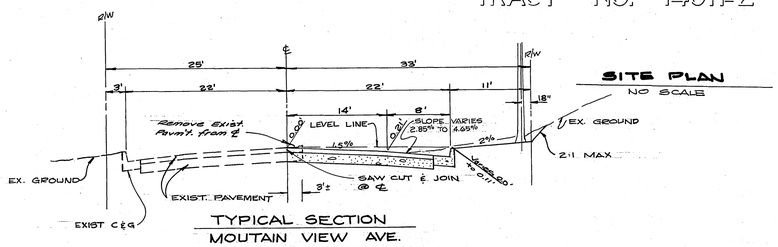
STREET TREE PLANTING SCHEDULE

STREET NAME	BOTANICAL NAME - COMMON NAME	MIN. SIZE	APPROX. SPACING
FREMONT ST.	WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM	15 GAL.	60 FT ±
Mountain View Ave.	Fraxinus, Velutina glabra/ Modesto Ash	15 gal.	50 FT ±
Kilbourne Ave.	Washingtonia Filifera/ California Fan Palm	15 gal.	50 FT ±

BENCH MARK:

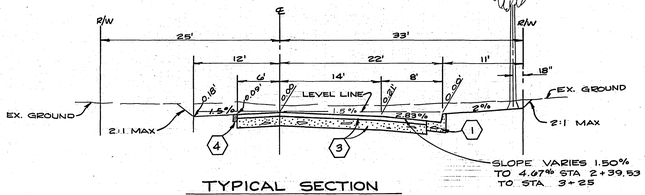
ELEVATION - 790.235

F.K. NAIL AND TAG IN N.W. CURB RETURN AT JURUPA AVE. AND FREMONT ST. C/12, B.M. 44-B, F.B. 739 / 47

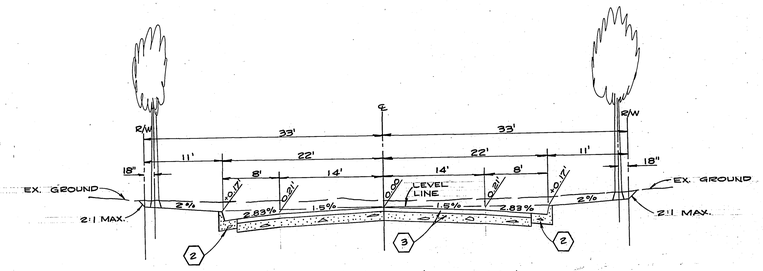


SITE PLAN
NO SCALE

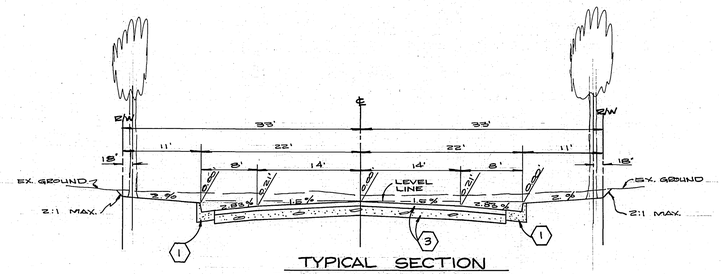
TYPICAL SECTION
MOUTAIN VIEW AVE.
STA 2+39.50 TO STA 3+25
TI = 6
NO SCALE



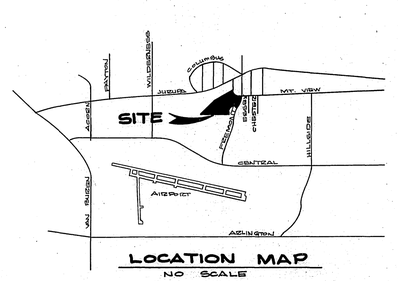
TYPICAL SECTION
MOUNTAIN VIEW AVE.
STA 3+25.00 TO STA 8+25.50
TI = 6
NO SCALE



TYPICAL SECTION
FREMONT ST.
STA 22+74 TO STA 27+62.51
TI = 6
NO SCALE
KILBOURNE AVE.
STA 0+00 TO STA 8+00
TI = 6
NO SCALE



TYPICAL SECTION
FREMONT ST.
STA 17+15.70 TO STA 22+74
TI = 6 NO SCALE
KILBOURNE AVE.
STA 8+00 TO STA 10+90.62
TI = 6 NO SCALE



LOCATION MAP
NO SCALE

* AS BUILT 3-21-84 BRET

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY Ernest N. Webb DATE 7/15/81 R.E. No. 9876				CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT	STREET PLAN & PROFILE INDEX SHEET TRACT NO. 14,011	ACCOUNT No. 591.79 DRAWING NUMBER R-2406
W.O. 78-302 FOR: E.L. YEAGER F.B. 1044	MARK	REVISIONS	APPR. DATE	APPROVED BY / DATE PRINCIPAL ENGINEER 7/21/81 PARK DEPARTMENT 8/10/81 TRAFFIC DIVISION 2-7-82 CHIEF PUB. WKS. ENGR. 5-12-82 DIRECTOR OF PUBLIC WORKS DATE 5/12/82	SCALE: NOT TO SCALE	SHEET 1 OF 4 78-302-A
	△	ADDED PAVING SECTION (S.R. 1154, R=44) P.A. 6-6-83	WLK 6-7-83			
	DESIGNED BY ET. DRAWN BY EH. CHECKED BY EET					

CURVE DATA.				
NO.	Δ.	R.	L.	T.
1	52° 14' 30"	228.00'	207.89'	111.80'
2	27° 56' 51"	272.00'	132.68'	67.68'
3	02° 53' 38"	272.00'	13.74'	6.87'
4	27° 56' 51"	250.00'	121.94'	62.21'
5	10° 42' 00"	250.00'	46.69'	23.41'
6	02° 53' 38"	250.00'	12.63'	6.31'
7	79° 18' 00"	35.00'	48.44'	29.01'
8	50° 55' 17"	228.00'	202.63'	108.56'
9	51° 41' 05"	272.00'	245.36'	131.74'

CURVE DATA				
NO.	Δ.	R.	L.	T.
10	92° 04' 43"	35.00'	56.25'	36.29'
11	89° 48' 50"	35.00'	54.86'	34.89'
12	02° 04' 43"	250.00'	9.07'	4.54'
13	01° 18' 55"	250.00'	5.74'	2.87'

City of Riverside
Overhead and Underground
John Johnson
Chief Utilities Engineer - Electric
For
1-19-82
Date

NOTE:
ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.

NOTE:
SEE SHEET ONE FOR ALL GENERAL AND CONSTRUCTION NOTES.

BENCH MARK: ELEVATION: 790.235
P.K. NAIL AND TAG IN N.W. CURB RETURN AT JURUPA AVE. AND FREMONT ST. C/R. B.M. H4-B, F.B. 739/47.

* AS BUILT 3·21·84 BRET!

CITY OF RIVERSIDE
DOMESTIC & IRRIGATION SYSTEMS
Fred Lantz 10/6/81
WATER SYSTEMS MANAGER DATE

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY Ernest N. Webb DATE 7/15/81
R.E. No. 9876
W.O. 78-302 FOR: E.L. YEAGER F.B. 1044

MARK	REVISIONS	APPR.	DATE

DESIGNED BY R.T. DRAWN BY R.H. CHECKED BY RLT

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		2/4/82
PARK DEPARTMENT		9/10/81
TRAFFIC DIVISION		2-4-82
CHIEF PUB. WKS. ENGR.		5-12-82

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 5/12/82

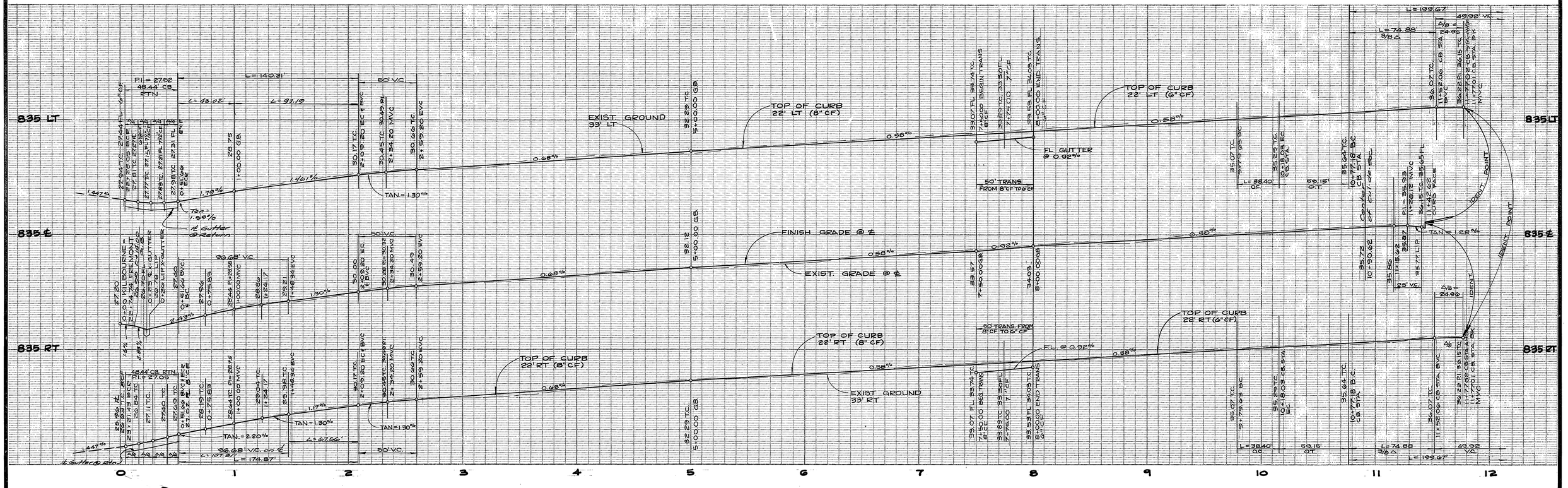
STREET PLAN & PROFILE

FREMONT ST.
STA. 17+15.70 TO STA. 27+62.51
TRACT NO. 14,011

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

ACCOUNT No. 591.79
DRAWING NUMBER
R-2406
SHEET 2 OF 4
78-302-A

PC 1139



CURVE DATA				
NO.	Δ	R.	L.	T.
(1)	10° 42' 00"	250.00'	46.69'	23.41'
(2)	52° 14' 30"	250.00'	227.95'	122.59'
(3)	79° 18' 00"	35.00'	48.44'	29.01'
(4)	45° 07' 52"	178.00'	140.21'	73.97'
(5)	45° 07' 52"	222.00'	174.87'	92.25'
(6)	20° 00' 00"	110'	38.40'	19.40'
(7)	220° 00' 00"	52'	199.67'	—

NOTE:
ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.

NOTE:
SEE SHEET ONE FOR ALL GENERAL AND CONSTRUCTION NOTES.

BENCH MARK: ELEVATION: 790.235
P.K. NAIL AND TAG IN N.W. CURB RETURN AT JURUPA AVE. AND FREMONT ST. C/L. B.M. H 4-8, F.B. 739-47.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 7/15/81
R.E. No. 9870
W.O. 78-302 FOR: E.L. YEAGER F.B. 1044

MARK	REVISIONS	APPR.	DATE

DESIGNED BY E.T. DRAWN BY R.H. CHECKED BY E.L.T.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	—	—
PARK DEPARTMENT	[illegible]	5/15/84
TRAFFIC DIVISION	[illegible]	5-15-84
CHIEF PUB. WKS. ENGR.	[illegible]	5-15-84

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 5/15/84

STREET PLAN & PROFILE

TRACT NO. 14,011
KILBOURNE AVENUE

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

ACCOUNT No. 891.79
DRAWING NUMBER
R-2406
SHEET 3 OF 4
78-302-A

PC 1139

CURVE DATA				
NO.	Δ	R.	L.	T.
(1)	89°48'50"	35.00'	54.86'	34.80'
(2)	92°04'43"	35.00'	56.25'	36.29'
(3)	90°56'00"	287.00'	455.41'	291.63'

City of Riverside
Overhead and Underground

John Johnson
Chief Utilities Engineer - Electric
FOR 1-19-82
Date

CITY OF RIVERSIDE
DOMESTIC & IRRIGATION SYSTEMS

Fred Kautz 10/6/81
WATER SYSTEMS MANAGER DATE

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY Ernest N. Webb DATE 7/15/81
R.E. No. 9876
W.O. 78-302 FOR: E. L. YEAGER F.B. 1044

MARK	REVISIONS	APPR.	DATE
△	Revised North Arrow 12-26-82	RDE	1/5/83

DESIGNED BY E.T. DRAWN BY E.H. CHECKED BY ECT

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

	APPROVED BY	DATE
PRINCIPAL ENGINEER	—	—
PARK DEPARTMENT	[illegible]	12-9-81
TRAFFIC DIVISION	[illegible]	12-9-81
CHIEF PUB. WKS. ENGR.	[illegible]	5-12-82

APPROVED BY [illegible]
DIRECTOR OF PUBLIC WORKS
DATE 5/12/82

STREET PLAN & PROFILE

MOUNTAIN VIEW AVE.
STA. 2+39± TO STA. 8+82±
TRACT NO. 14,011

ACCOUNT No. 591.79
DRAWING NUMBER R-2406
SHEET 4 OF 4
78-302-A
SCALE: 1"=40' HORIZ. 1"=4' VERT.

*(180-031-022) Denotes Assessor's Parcel No.

NOTE:
ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.

NOTE:
SEE SHEET ONE FOR ALL GENERAL AND CONSTRUCTION NOTES.

BENCH MARK: ELEVATION: 790.235
P.K. NAIL AND TAG IN N.W. CURB RETURN AT JURUPA AVE. AND FREMONT ST. C/L. B.M. H4-B, F.B. 739/47.

* AS BUILT 3-21-84 BTET!

PC 1139