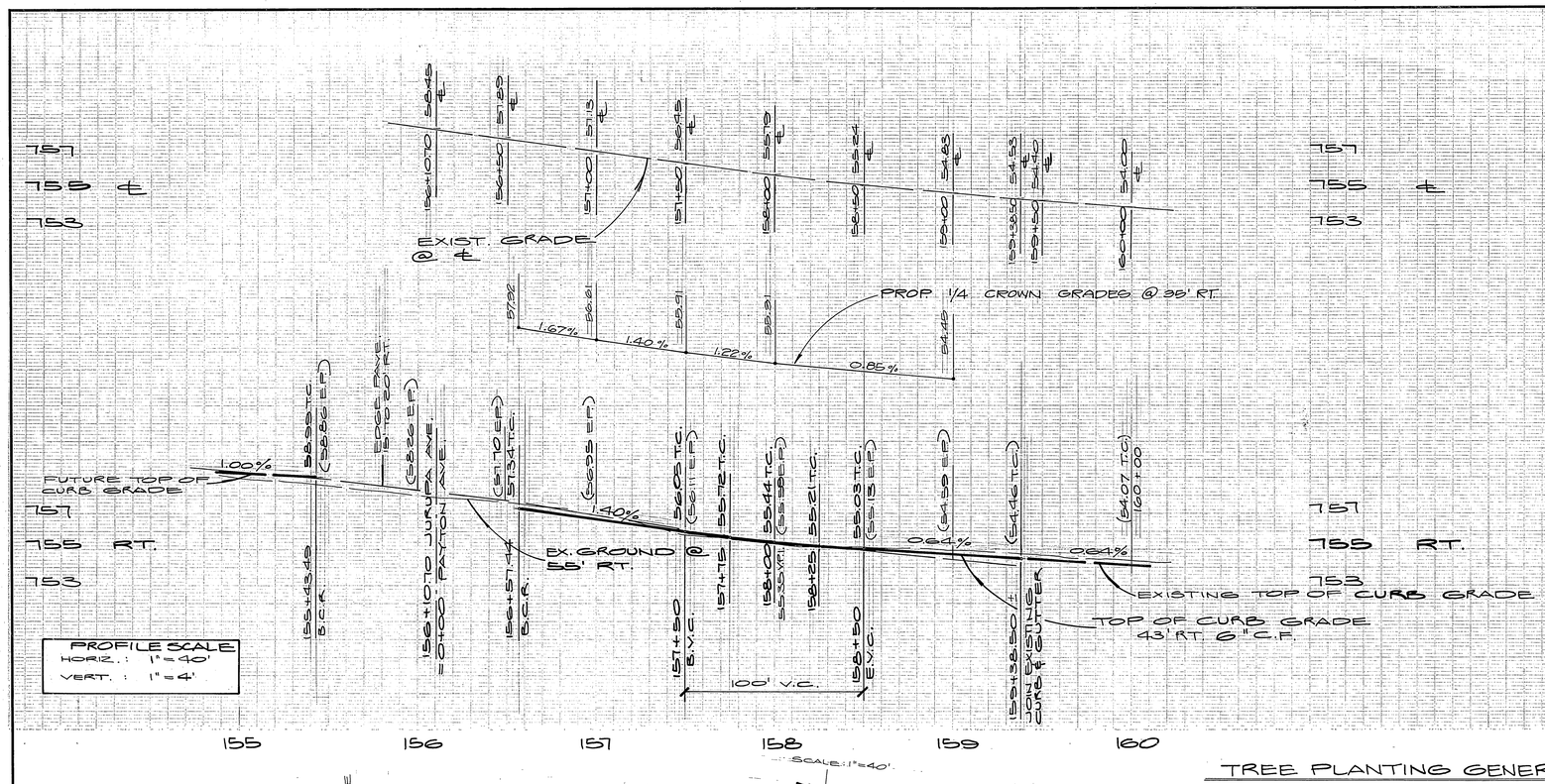
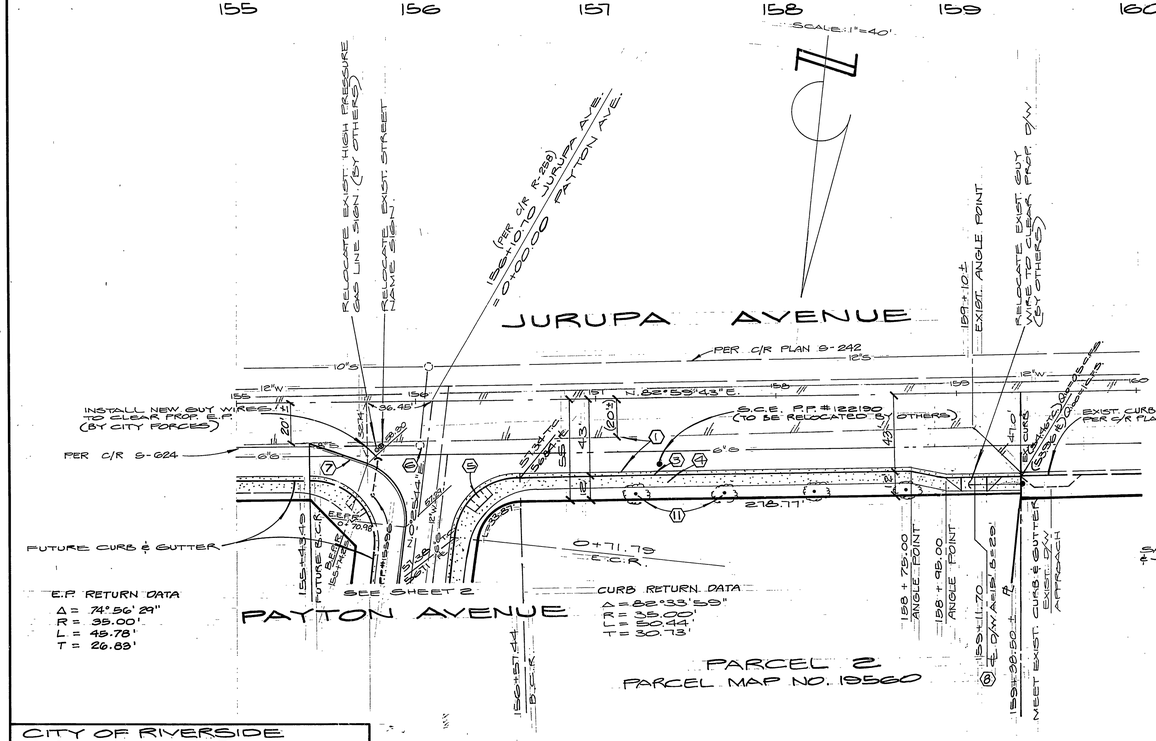


PROFILE SCALE:
HORIZ.: 1" = 40'
VERT.: 1" = 4'

CONSTRUCTION NOTES & QUANTITY ESTIMATE

①	CONST. 4" A.C. OVER 17½" CRUSHED A.B. OR 11½" F.D. A.C. OVER COMPACTED NATIVE SOIL PER S.R. 1172, R=27.	7,350 S.F.
②	CONST. 2½" A.C. OVER 10½" CRUSHED A.B. OR 7" F.D. A.C. OVER COMPACTED NATIVE SOIL PER S.R. 1172, R=27.	13,650 S.F.
③	CONST. CURB & GUTTER PER STD. DWG. # 200, TYPE I (CURB FACE AS NOTED)	819.76 L.F.
④	CONST. CURB SIDEWALK PER STD. DWG. # 325	1975 S.F.
⑤	CONST. WHEEL CHAIR RAMP PER STD. DWG. # 304	1 EA.
⑥	ADJUST MANHOLE COVERS TO GRADE	1 EA.
⑦	INSTALL 2"X 4" REDWOOD HEADER	550 L.F.
⑧	CONSTRUCT DRIVEWAY APPROACH PER STD. DWG. # 302 (TYPE IV) (SIZES SHOWN ON PLAN)	1098 S.F.
⑨	ADJUST EXIST. GATE VALVE TO GRADE (BY CITY FORCES)	4 EA.

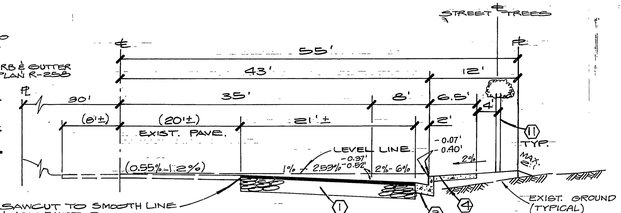


TREE PLANTING GENERAL NOTES

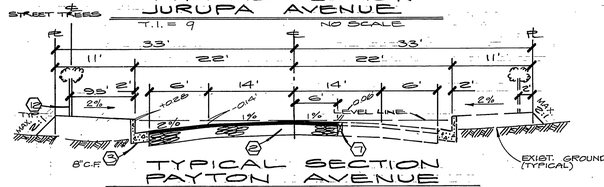
1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
2. CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 787-7223 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED: (A) WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS, (B) WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES, (C) AFTER PLANTING AND 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 AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES).
3. THE DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
4. STREET TREE PLANTING SHALL BE AS FOLLOWS:

	STREET NAME	BOTANICAL NAME/ COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQUIRED
⑪	JURUPA AVE.	JACARANDA ACUTIFOLIA/ JACARANDA	15 GAL.	50' O.C.	4
⑫	PAYTON AVE.	GINKGO BILOBA/GINKGO	15 GAL.	50' O.C.	6

5. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
6. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
7. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 12.5' INTERVALS AND TWO ROWS OF NUMBER 3 RE-BAR SHALL BE PLACED IN GUTTER WHERE GRADE IS LESS THAN 0.40%. PLACE ½" DOWEL PINS AT ALL EXPANSION JOINTS.
8. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
9. ANY TRAFFIC CONTROL STRIPINGS OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
10. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
11. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (U.S.A.); PHONE NO. 1-800-422-4133, 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 NO. BY U.S.A.
12. THE PRIVATE ENGINEER PREPARING THESE PLANS SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
13. 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.



TYPICAL SECTION
JURUPA AVENUE
T.I. = 9 NO SCALE



TYPICAL SECTION
PAYTON AVENUE
T.I. = 6 NO SCALE

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 AS A RESULT OF ERRORS OR OMISSIONS, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE, DEPARTMENT OF PUBLIC WORKS STANDARD DRAWINGS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1982 EDITION.
3. 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.
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 3' OFFSETS AT 25' INTERVALS.
6. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
7. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 12.5' INTERVALS AND TWO ROWS OF NUMBER 3 RE-BAR SHALL BE PLACED IN GUTTER WHERE GRADE IS LESS THAN 0.40%. PLACE ½" DOWEL PINS AT ALL EXPANSION JOINTS.
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10. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
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12. THE PRIVATE ENGINEER PREPARING THESE PLANS SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
13. 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.

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.

CITY OF RIVERSIDE
PUBLIC UTILITIES, ELEC.
for John Jethroson 10/18/83
CHIEF UTILITIES ENGINEER-ELEC. DATE

CITY OF RIVERSIDE
DOMESTIC SYSTEM
E. L. Wyman 12-30-83
CHIEF UTILITIES ENGINEER-WATER DATE

PACIFIC TELEPHONE COMPANY
Betty Wagoner 10-19-83
APPROVED BY DATE

SOUTHERN CALIFORNIA EDISON COMPANY
Burton Stock 3/9/84
APPROVED BY DATE

SOUTHERN CALIFORNIA GAS COMPANY
E. L. Wyman 10-20-83
APPROVED BY DATE

L A WAINSCOTT & ASSOCIATES
CIVIL ENGINEERS
22400 BARTON RD., STE 200, GRAND TERRACE, CA
(714) 824-1775
APPROVED BY L. A. Wainscott DATE 10-20-83
R.C.E. 16056

W.O. 017.07 FOR WARREN BRUCE F.B. 5

MARK	REVISIONS	APPR.	DATE

DESIGNED BY B.B. DRAWN BY E.L. CHECKED BY B.B.

BENCH MARK: ELEV. = 788.314
CITY OF RIV. B.M. # H-4-A, PK. NAIL & TAG IN BASE OF ST. LIGHT ON N. SIDE JURUPA AVE. 40' WLY OF ROHR R/R SPUR.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE	APPROVED BY:
PRINCIPAL ENGR.			
PARK DEPARTMENT			
TRAFFIC DIVISION			DIRECTOR OF PUBLIC WORKS
CHIEF P.W. ENGR.			
		DATE	3/30/84

* AS BUILT 10.22.84 BBT

STREET PLAN & PROFILE
JURUPA AVENUE
PARCEL MAP NO. 19560
FROM PAYTON AVE. TO 550' WESTERLY

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

R-2562
SHT. 1 OF 2
W.O. 017.07-A

INDEX 45

PP 1898

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

TOP OF CURB GRADE 22' LT. (8" C.F.)
EXIST. GRD. @ 33' LT.
EXIST GRD. @ ℄
℄ GRADE
FUTURE ℄ GRADE
FLOWLINE GRADE (GRADE TO DRAIN @ 0.20%)
FUTURE TOP OF CURB GRADE 22' LT.
EXIST. GRD. @ 33' RT.
FUTURE TOP OF CURB GRADE 22' RT.
MEET EXIST. GROUND
PAYTON AVE. (ESCHALOTO JURUPA AVE)
JURUPA AVE.

ECR 5+62.35 TC 755.49 FL 754.92
TC 755.75 FL 755.19
TC 756.00 FL 755.46
55.49 T.C.
5+62.35 ℄
TC 756.25 FL 755.75
TC 756.50 FL 756.00 DRIVEWAY ℄
TC 756.50 FL 756.00
TC 756.15 FL 755.65
TC 755.80 FL 755.30
TC 755.45 FL 754.95
BCR 6+62.35 TC 755.10 FL 754.60
97A 7+32.35 END CONST. FL 754.92 754.42

RETURN CURVE DATA

R1	R2
Δ 90°24'55"	Δ 88°58'15"
R 35.00'	R 35.00'
L 55.23'	L 54.35'
T 35.26'	T 34.38'

SCALE: 1"=40'

PARCEL MAP NO. 19560
PARCEL 2
PARCEL 1
EXIST. BLDG.
SEE SHEET 1
ADJUST FIRE SERVICE VAULT TO GRADE (BY CITY FORCES)
ADJUST SERVICE VAULT TO GRADE (BY CITY FORCES)
WATER METER BOX AND TO GRADE
FIRE SERVICE VAULT
JURUPA AVENUE
PER C/R - S-242
N.0°25'44"E.
245.56'
245.00'
FH
INSTALL R1R (STOP SIGN) PER C/R STD. DWG. 600
FUTURE E.C.R.
FUTURE B.C.R.
155+43.49
(156+74.25)
E.C.R.
B.C.R.
E.R. RETURN DATA
Δ = 74°36'29"
R = 35.00'
L = 45.78'
T = 26.88'
TC 756.50 FL 756.00
CURB AND GUTTER PER C/R STD DWG # 200, TYPE I (3), CF = 6"
CONST. 20' LONG X 8' WIDE, 2½" THICK V-SWALE DRAINAGE APRON
TC 754.92 FL 754.42
GRADE TO DRAIN FLOWLINE @ 18' LT. OF ℄
GRADE TO DRAIN @ 0.20%
EDGE OF DIRT TRAVELED WAY
FUTURE CURB & GUTTER
FUTURE S.D. PIPE
REWORK EXIST SWALE TO DRAIN FLOWLINE TO CATCH BASIN
GRADE AS NECESSARY TO MAINTAIN "DRIVEABILITY" ON EXIST DIRT ROADWAY
TC 755.49 FL 754.92
FL 754.70
FL 754.82
TC 755.10 FL 754.60
30' WIDE DRIVEWAY, R=35' CROSS GUTTER PER C/R STD #220 (W=6'-0")
170' IMPROVEMENT PER C/R STD, TO MATCH EXIST.
A.C. ON DRIVEWAY - SMOOTH TRANSITION ON PROPERTY.

PAYTON AVENUE

NOTES:
1. FOR REVISED JURUPA-PAYTON STORM DRAIN SEE C/R DWG. D-493, REV-1., SHT 4 OF 4.
2. WORK THIS DWG. WITH RIVERSIDE ENERGY RESOURCE CENTER DWG # EGGOC1001-01 THRU EGGOC1001-03.

* AS BUILT 10-22-84 BIST!

REGISTERED PROFESSIONAL ENGINEER CHARLES A. SMITH NO. 25595 Exp. 12-31-05 CIVIL STATE OF CALIFORNIA 6/16/05

PW05-0178

BIBB AND ASSOCIATES, INC.
35 N. LAKE AVE, SUITE 800
PASADENA, CALIFORNIA 91101
626-396-3500

INDEX ☞

UNDERGROUND SERVICE ALERT
CALL TOLL FREE 1-800-226-2700
TWO WORKING DAYS BEFORE YOU DIG

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY 10-20-83 DATE

CITY OF RIVERSIDE, PUBLIC UTILITIES, ELEC.
for John Johnson 10/18/83
CHIEF UTILITIES ENGINEER-ELEC. DATE

CITY OF RIVERSIDE, DOMESTIC SYSTEM
12-20-83
CHIEF UTILITIES ENGINEER-WATER DATE

L A WAINSCOTT & ASSOCIATES
CIVIL ENGINEERS
22400 BARTON RD, STE. 200, GRAND TERRACE, CA
(714) 824-1775
APPROVED BY L.A. Wainscott DATE 10-20-83
R.C.E. 16056
W.O. 017.07 FOR WARREN BRUCE F.B. 5

MARK	REVISIONS	APPR.	DATE
1	EXTENDED PAYTON ST. IMPS	RVZ	7-13-84

DESIGNED BY B.B. DRAWN BY E.L. CHECKED BY E.B.

BENCH MARK: ELEV. 788.314
RIV. CO. B.M. #H-4-A, P.K. NAIL & TAG IN BASE OF ST. LIGHT ON N. SIDE JURUPA AVE. 40' WLY. OF ROHR R/R SPUR

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE	APPROVED BY:
PRINCIPAL ENGR.		3/19/84	
PARK DEPARTMENT			
TRAFFIC DIVISION		3/19/84	DIRECTOR OF PUBLIC WORKS
CHIEF PW. ENGR.		3.20	
		3/5/84	DATE 3/20/84

STREET PLAN & PROFILE
PAYTON AVENUE
PARCEL MAP NO. 19560
FROM JURUPA AVENUE TO 600'± NORTERLY

R-2562
SHT. 2 OF 2
SCALE: HORIZ.: 1"=40' VERT. 1"=4'
W.O. 017.07-A

PD 183