GENERAL NOTES

1. 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.

2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE, DEPT. OF PUBLIC WORKS, STANDARD DRAWINGS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1982 EDITION.

3. 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. PRIVATE ENGINEER ESTIMATES OVERLAY TO BE *13* TONS.

4. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.

5. *ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.*

6. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.

7. 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.

8. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.

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

10. 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.

11. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMITS 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.

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. ELECTRICAL UNDERGROUND FACILITIES TO BE INSTALLED BY DEVELOPER AFTER CONSTRUCTION OF CURB AND GUTTER BUT PRIOR TO PLACEMENT OF CROSSING GUTTERS, SPANDRELS, SIDEWALK AND PAVING.

14. *IN RESIDENTIAL AREAS 6"x6" OR 6" DIAMETER BLOCKOUTS FOR MAILBOXES ARE REQUIRED IN CURB SIDEWALK 10" TO 14" FROM CURB FACE AT THE PROPERTY LINE BETWEEN ADJACENT RESIDENCES.*

15. *SIGNAL WORK SHALL BE PERFORMED UNDER SECTION 86 OF THE CALTRANS SPECIFICATIONS.*

PARKS DEPARTMENT 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 THE 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. A PUBLIC WORKS DEPARTMENT PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.

5. STREET TREE PLANTING SHALL BE AS FOLLOWS:

	STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE
A.	VICTORIA AVENUE	6- PHOENIX CANARIENSIS/CANARY ISLAND DATE PALMS	
		⚠ (Revised) TO BE RELOCATED TO HANAFORD DRIVE TO SPECIFICATIONS OF PARK AND RECREATION DEPARTMENT AS SHOWN ON PLAN.	
		9-PHOENIX CANARIENSIS/CANARY ISLAND DATE PALMS TO BE PROTECTED IN PLACE.	
		SEE REVERSE FRONTAGE LANDSCAPE PLAN NO. PC 1607 PREPARED BY THOMAS R. WEBB (714) 682-4359 FOR LOCATION, SPECIES AND NUMBER OF NEW STREET TREES	15 GAL.
B.	ARLINGTON AVENUE	SEE REVERSE FRONTAGE LANDSCAPE PLAN NO. 1607 PREPARED BY THOMAS R. WEBB (714) 682-4359 FOR LOCATION, SPECIES AND NUMBER OF NEW STREET TREES	15 GAL.
C.	KRONEN COURT		

6. *A PUBLIC WORKS DEPARTMENT PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.*

7. *ALL STREET TREES TO BE AUTOMATICALLY IRRIGATED.*

BENCH MARK

CITY OF RIVERSIDE TRANSFER B.M. 67-A
P.K. NAIL AND CITY ENGINEER TAG IN EAST WING OF CATCH BASIN IN SOUTH CURB OF ARLINGTON AVENUE 55'± EAST OF E. VICTORIA AVENUE. PER CITY OF RIVERSIDE F.B. 994/36.

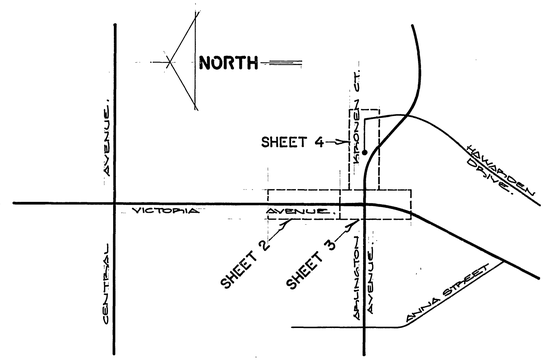
ELEVATION: 968.928

NOTICE TO CONTRACTOR

THE EXISTANCE 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 THOSE 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.

CALL UNDERGROUND SERVICE ALERT (USA) 1-800-422-4133 AT LEAST 48 HOURS PRIOR TO EXCAVATION



LOCATION / INDEX MAP
NO SCALE.

ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
(714) 686-1070
APPROVED BY [signature] DATE 10-16-84
R.E. No 27982
W.O. 84-120 FOR: VICTORIA LIMITED F.B. 1094

MARK	REVISIONS	APPR.	DATE
⚠	Proposed relocation of date palms changed to hanaford relocation	Pat C.	3-8-85

DESIGNED BY RECIME DRAWN BY MEILE CHECKED BY L.R.
FRED

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER	[signature]	4-9-85
PARK DEPARTMENT	[signature]	4-9-85
TRAFFIC DIVISION	[signature]	4-9-85
CHIEF PUB. WKS. ENGR.	[signature]	4-9-85

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE April 17, 1985

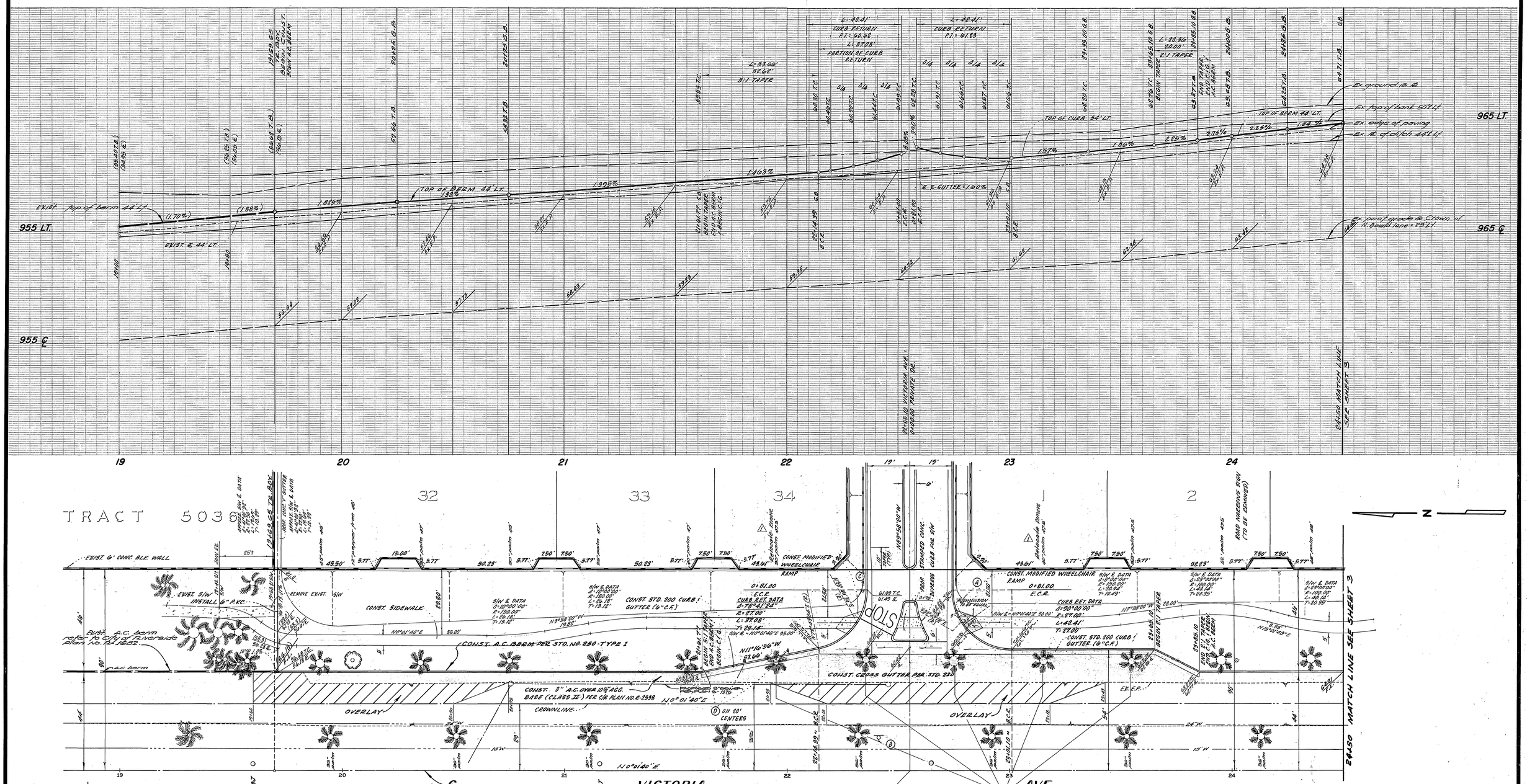
* As built 1/20/89 TE

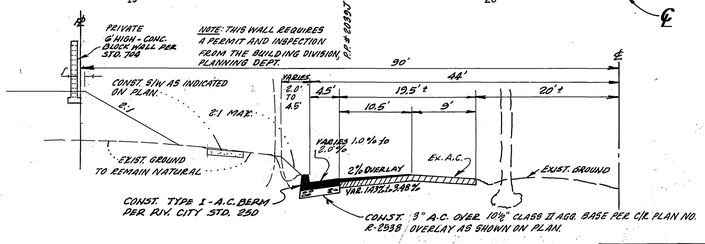
INDEX ☑

STREET IMPROVEMENT PLAN
VICTORIA AVENUE
ARLINGTON AVENUE
KRONEN COURT
TRACT Nº 20273
SCALE:

ACCOUNT No.
DRAWING NUMBER R-2662
SHEET 1 OF 4
84-120A

PC 1607





TYPICAL SECTION
VICTORIA AVENUE
NOT TO SCALE
T.I. = 7

DATE PALMS TO BE RELOCATED TO HAWARDEN DRIVE TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
1 DATE PALMS TO BE REMOVED

BENCH MARK
CITY OF RIVERSIDE TRANSFER B.M. G7-A
PK. NAIL AND CITY ENGINEER TAG IN EAST WING OF CATCH BASIN IN SOUTH CURB OF ARLINGTON AVE. 55'± EAST OF ℄ VICTORIA AVE. PER CITY OF RIVERSIDE F.B. 994/36.
ELEVATION: 969.928

STREET NAME AND TRAFFIC SIGNS SCHEDULE

(A)	VICTORIA AVENUE	5700
		PRIVATE
(B)	R10 (RT.)	12"x36"
(C)	R1	30" OCTAGON
(D)	F-1 DELINEATOR	
(E)	R28 (SINGLE & DOUBLE ARROW)	

SEE SHEET 1 FOR GENERAL NOTES

SEE SHEET 3 FOR TYPICAL SECTION - VICTORIA AVE. STA. 21+61.77 TO STA. 23+85.10

*As built 1/20/88 TE

INDEX WF

PACIFIC BELL CO.	SOUTHERN CALIFORNIA GAS CO.
BY [signature]	BY [signature]
DATE 10-23-84	DATE 10/31/84

CITY OF RIVERSIDE WATER SYSTEM	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
APPROVED [signature]	for John Johnson CHIEF UTILITIES ENGINEER-ELECTRIC
DATE 1-15-85	DATE 1/23/85

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3788 McCRAY STREET
RIVERSIDE, CALIFORNIA 92506
(714) 686-1070
APPROVED BY [signature] DATE 10-16-84
R.E. No 27983
W.O. 84-120 FOR: VICTORIA LIMITED F.B. 1034

MARK	REVISIONS	APPR.	DATE
1	Proposed relocation of date palms changed to proposed removal (L.R. 5-21-85)		

DESIGNED BY RECIME DRAWN BY Rm CHECKED BY L.R.

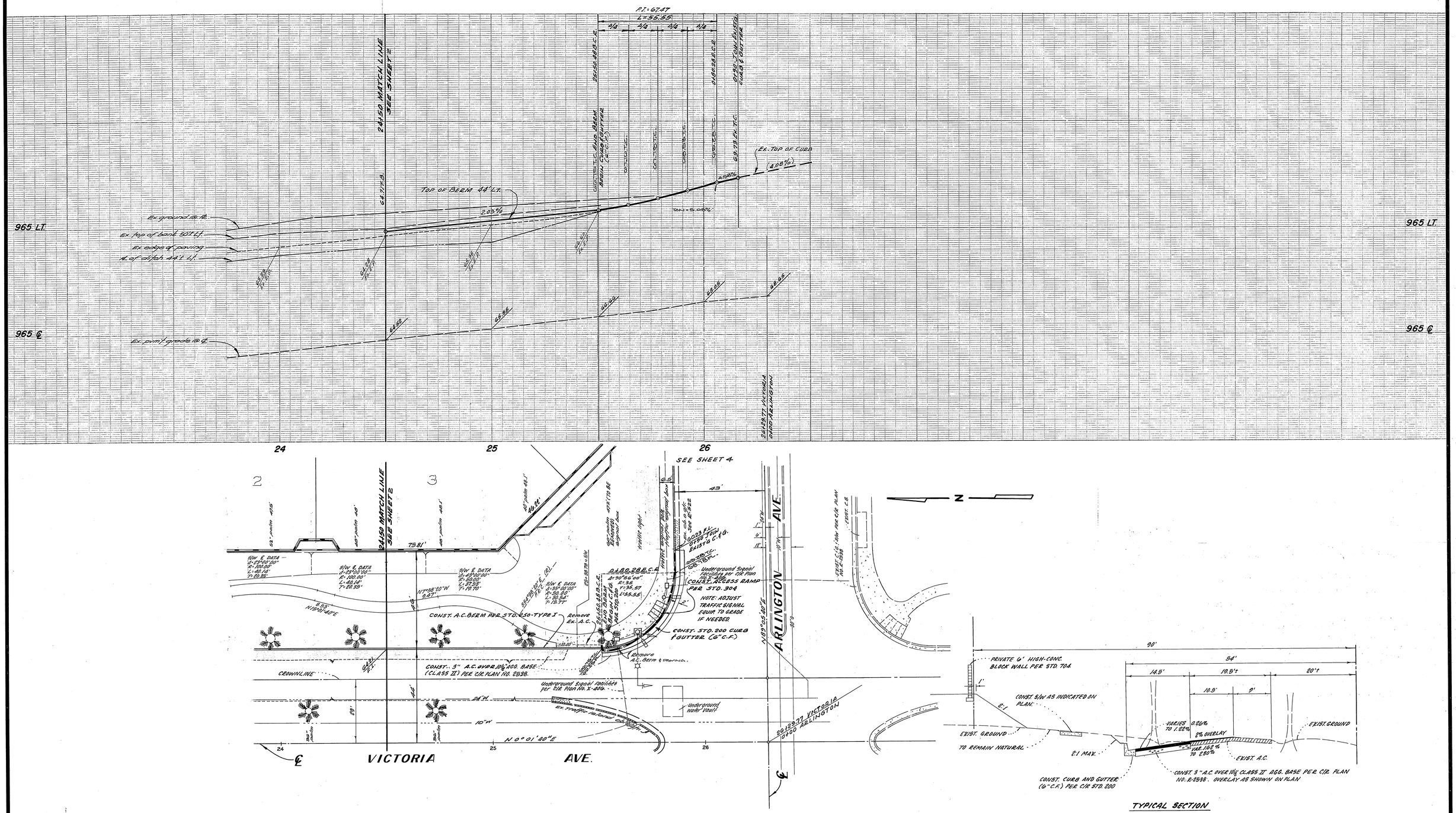
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
OFFICE ENGINEER	[signature]	4/9/85
PARK DEPARTMENT	[signature]	
TRAFFIC DIVISION	[signature]	4-9-85
ASSISTANT CITY ENG.	[signature]	4/9/85

APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE APRIL 17, 1985

STREET PLAN AND PROFILE
VICTORIA AVENUE
EASTERLY SIDE FROM 180' NLY. TO 660' NLY. OF ARLINGTON AVE.
TRACT NO. 20273
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'

PROJECT NO. R-2662
SHEET 2 OF 4
FILE NO. 84-120A



SEE SHEET 1 FOR GENERAL NOTES
SEE SHEET 2 FOR TYPICAL SECTION

TYPICAL SECTION
VICTORIA AVENUE
STA. 21+61.77 TO STA. 23+85.10
NOT TO SCALE
T.I. = 7

BENCH MARK
CITY OF RIVERSIDE TRANSFER B.M. G7-A
PK. NAIL AND CITY ENGINEER TAG IN EAST WING OF CATCH BASIN IN SOUTH CURB OF ARLINGTON AVE. 55'± EAST OF ℄ VICTORIA AVE. PER C/R F.B. 994/36.
ELEVATION: 969.928

*As built 1/20/88 TE

INDEX WF

PACIFIC BELL CO.	SOUTHERN CALIFORNIA GAS CO.	CITY OF RIVERSIDE WATER SYSTEM	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND	ALBERT A. WEBB ASSOCIATES 3788 McCRAY STREET CIVIL ENGINEERS RIVERSIDE, CALIFORNIA (714) 686-1070	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT	STREET PLAN AND PROFILE	ACCOUNT No.
BY W. H. Harman	BY L. W. Tromoth	APPROVED	for John Johnson CHIEF UTILITIES ENGINEER-ELECTRIC	APPROVED BY OHL ORDA DATE 10-16-84	APPROVED BY / BY / DATE	VICTORIA AVENUE	DRAWING NUMBER
DATE 10-23-84	DATE 10/31/84	DATE 1-15-85	DATE 1/23/85	R.E. No. 27983	PRINCIPAL ENGINEER / PARK DEPARTMENT / TRAFFIC DIVISION / CHIEF PUB. WKS. ENGR.	EASTERLY SIDE FROM 180' NLY. TO 660' NLY. OF ARLINGTON AVE.	R-2662
				W.O. 84-120 FOR: VICTORIA LIMITED F.B. 1034	APPROVED BY William D. Gardner DIRECTOR OF PUBLIC WORKS	TRACT NO. 20273	SHEET 3 OF 4
					DATE APRIL 17, 1985	SCALE: Horiz. 1"=20' Vert. 1"=4'	84-120A

MARK	REVISIONS	APPR.	DATE

DESIGNED BY REC DRAWN BY Rm CHECKED BY L.R.
FRED

EXISTING GROUND SURFACE 30' LT. (R/W)

TOP OF PROPOSED CURB 12' LEFT. (6" C.F.)

990 LT.

990 ℄

1010 LT.

1010 ℄

1010 Rt.

990 ℄

EXISTING TOP OF PAVING AT CENTERLINE

5 6 7 8 9 10

1000 Rt.

NORTH SCALE: 1" = 40'

VICTORIA AVENUE

ARLINGTON AVENUE

KRONEN COURT

GAGE CANAL

0+90 MATCH LINE SEE SHEET 3

EXISTING CURBS & GUTTER PER P.R. 522.

EXISTING INLET.

INSTALL CRASH GATE

Kronen Ct

Detail 'A' NTS

See Detail 'A' (Above)

CAUTION: HIGH PRESSURE 30" GAS MAIN CALL (714) 845-2617 OR (800) 227-2600 48 HOURS PRIOR TO EXCAVATION.

Ex. water line to be cut & plugged at main; Ex. W.M. and box to be salvaged; all work by City forces

Note: New 1" water service & 1" water meter to be installed by City @ Request & at developers expense

EX. SERVICE (#7143) 1" METER ADDRESS: 2658

EX. SERVICE (#9410) 1" METER ADDRESS: 2626

P.P. # 2048-J

P.P. # 2049-J

P.P. # 2627-J

2620

2622

2626

2658

NOTE: THIS WALL REQUIRES A PERMIT AND INSPECTION FROM THE BUILDING DIVISION, PLANNING DEPARTMENT.

PRIVATE 6' HIGH CONC. BLOCK WALL PER STD. 704.

TYPICAL SECTION KRONEN COURT

N.T.S.

CONSTRUCTION NOTES

1. CONSTRUCT CURB AND GUTTER (6" C.F.) PER CITY OF RIVERSIDE STD. 200 TYPE 'L'.
2. CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STD. 206.
3. REMOVE EXISTING A.C. BERM AND A.C. PAVING.
4. CONSTRUCT 3" OF A.C. OVER 10" OF CLASS II AGG. BASE PER PLAN NO. E-2818. With overlay
5. Plant (Liquidambar Styraciflua) (Tristania Conferta) Trees (minimum 15 gallon) to the specifications of the Park and Recreation Department

CURVE DATA

1. R=37.00' Δ=68°48'56" L=41.86' T=23.49'
2. R=30.00' Δ=108°55'02" L=57.05' T=41.99'
3. R=100.00' Δ=06°50'05" L=12.10' T=6.06'
4. R=30.00' Δ=18°55'02" L=10.51' T=5.33'

BENCH MARK

CITY OF RIVERSIDE TRANSFER B.M. GT-A PK NAIL AND CITY ENGINEER TAG IN EAST WING OF CATCH BASIN IN SOUTH CURB OF ARLINGTON AVE. 55'± EAST OF E. VICTORIA AVE. PER C/R F.B. 994/96. ELEVATION: 960.928

SEE SHEET 1 FOR GENERAL NOTES

* As built 11/86 TE

1 Developer to give City Water Division two (2) working days written notice prior to start of construction and to allow city ten (10) working days for completion of work (787-7611)

For Plan Revision 1

Frank S Lauda
15934 Harlow Ave
Riverside, Ca 92503
714 787-2761
Approved By Frank Lauda Date 8/13/86
RCE No 28029 Riverside City Tax Cert 020167

FOR Additional Work: 1
Park Department
BY GB
Date 8-26-86

PACIFIC BELL CO.
BY [signature]
DATE 10-23-84

SOUTHERN CALIFORNIA GAS CO.
BY [signature]
DATE 10/31/84
For Additional Work 1
By [signature] Date 8-15-86

CITY OF RIVERSIDE WATER SYSTEM
APPROVED [signature]
DATE 1-15-85
For Additional Work 1
By [signature] Date 8-19-86

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
for John Johnson
CHIEF UTILITIES ENGINEER-ELECTRIC
DATE 1/29/85
For Additional Work 1
By [signature] Date 8/15/86

ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
(714) 686-1070
APPROVED BY [signature] DATE 10-16-84
R.E. No. 27,983
W.O. 84-180 FOR: VICTORIA LIMITED F.B. 1034

REGISTERED PROFESSIONAL ENGINEER FRANK S. LAUDA No. 28029 unit: 3/31/90 CIVIL STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE
1	Added improvements for 2020 Kronen Ct (PM N. 34-845)	WM	8-26-86

DESIGNED BY WM DRAWN BY WM CHECKED BY HB

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

	BY	DATE
APPROVED BY PRINCIPAL ENGINEER	[signature]	7/1/85
PARK DEPARTMENT	[signature]	4-1-85
TRAFFIC DIVISION	[signature]	4-4-85
CHIEF PUB. WKS. ENGR.	[signature]	4/10/85

APPROVED BY [signature] DIRECTOR OF PUBLIC WORKS
DATE April 17, 1985

STREET IMPROVEMENT PLAN
KRONEN COURT
SIDEWALK PLAN
ARLINGTON AVENUE
TRACT Nº 20273
SCALE: 1" = 40' HORIZ. 1" = 8' VERT.

ACCOUNT No.
DRAWING NUMBER R-2662
SHEET 4 OF 4
84-120 A

INDEX WF

P.E. 10/87