# TRACT NO. 19568

## 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 Department 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 dircted in the field to produce a smooth section. Private Engineer estimates overlay to be *30* tons.

4. Construct driveway approaches per Std. Dwg. 302. Exact size and location to be determined at the time of construction as approved by the Traffic Engineer.

5. Curb and gutter shall be staked with 3' offsets at 25' intervals.

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 the City of Riverside design standards and test procedures.

7. All flagged elevations shall be staked in the field by the private engineer.

8. 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.

9. In residential areas 6" x 6" or 6" diameter blockouts for mailboxes are required in curb sidewalk 10" to 14" from curb face at the property line between adjacent residences. For mailboxes for business, mobilehome parks or apartment houses, developer to check with the U.S.P.S. for the number and location of mailboxes.

10. 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.

11. On all areas within public right of way where the fill is one (1) foot or greater, a letter will be required form the soils engineer, certifying the compaction of the fill below subgrade, prior to issuance of the Construction Permit/Cut Sheets.

12. All traffic signs shall be installed prior to opening the streets to traffic.

13. See "Street Lighting Plans" for quantity and location of required street lights.

14. All overhanging tree limbs that are less than 14' above the street grade shall be trimmed back.

15. The developer and/or contractor shall contact the Public Service Department (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 relocted.

16. The developer and/or contractor shall contact the Public Works Department 30 days prior to beginning construction to negotiate the cost of the City's protion of the work.

17. In order to coordinate the City's portion of the work, the developer and/or contractor shall give the City 60 days' notice in order that the developer's and City's work may be installed concurrently. The developer shall prepare and compact rough subgrade (± .1') and is responsible for the condition of the subgrade until accepted by the City and until the City's contractor starts working. The developer is also responsible for barricading during this time.

18. Notice to contractor. The existence and location of any underground utility pipes or structures shown on these plans were 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 precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.

19. Final striping for traffic control and/or pavement marking to be the responsibility of the developer.

20. 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.

21. The developer is responsible for providing access paving. Should the developer and/or contractor decide to install the access paving prior to the City commencing its paving work, the developer shall cooridnate his installation of access paving on with the City inspector. Final course of paving in access area to be paid for by developer prior to the City commencing its paving operation. Developer will also install type "L" markers (Std. 665) at 20' on centers on outgoing taper.

22. Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

23. All related work shall conform to the city of Riverside, Park and Recreation Department standards.

24. 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/field 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).

25. See landscaping and sprinkler system plans for parkway on Indiana Avenue.

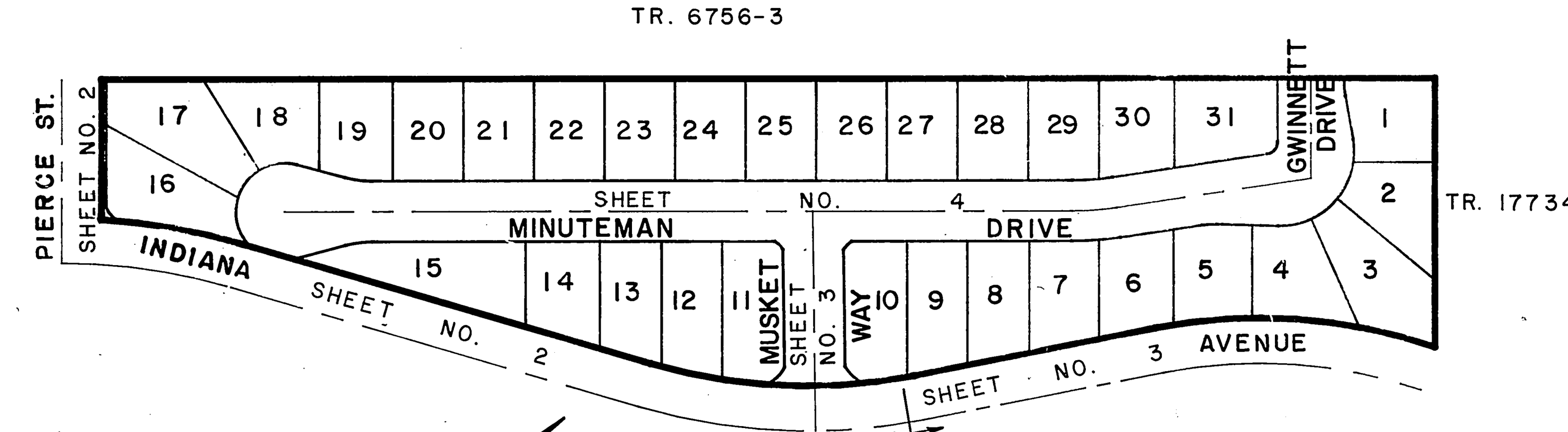
26. The developer shall maintain all plantings for a min. period of one year.

27. Street tree planting shall be as follows:

| STREET NAME | BOTANICAL NAME/CONMMON NAME | SIZE | SPACING | NO. |
|---|---|---|---|---|
| INDIANA AVE. / PIERCE ST. | See reverse frontage plan no. A-1648 prepared by ORTON ASSOC | | | |
| MUSKET WAY | Prunus Cerasifera/Red leaf Plum (Krauter Vesuvius) | 15 gal. | 45' | 4 |
| MINUTEMAN DR. | Prunus Cerasifera / Red Leaf Plum (Krauter Vesuvius) | 15 gal. | 45' | 45 |
| GWINNETT DR. | Pyrus Calleryana / Bradford Pear 'Bradford' | 15 gal. | 45' | 3 |

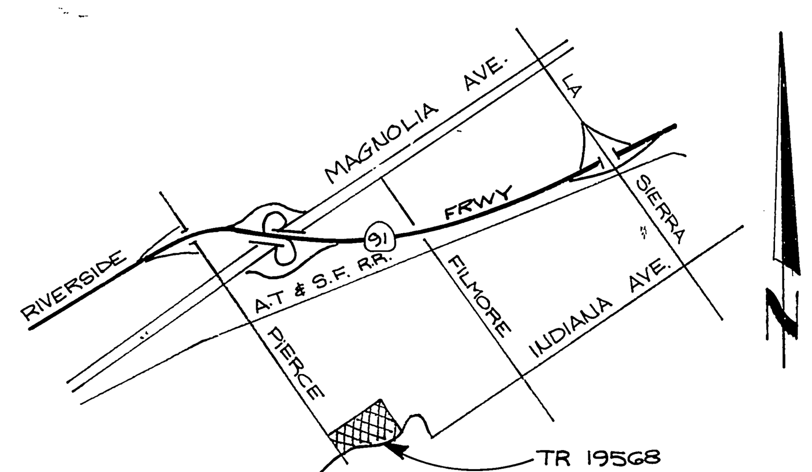
28. A public works department permit is required prior to commencement of tree relocation and/or removal work. For all trees within the ultimate pavement area, backfill of all joles is to be inspected by the City for property compaction.

29. Contractor is to give the City Water Division fifteen (15) working days written notice prior to start of construction and to allow City fifteen (15) days for completion of work. (787-7611)




**INDEX MAP**

SCALE 1"= 150'




**VICINITY MAP**

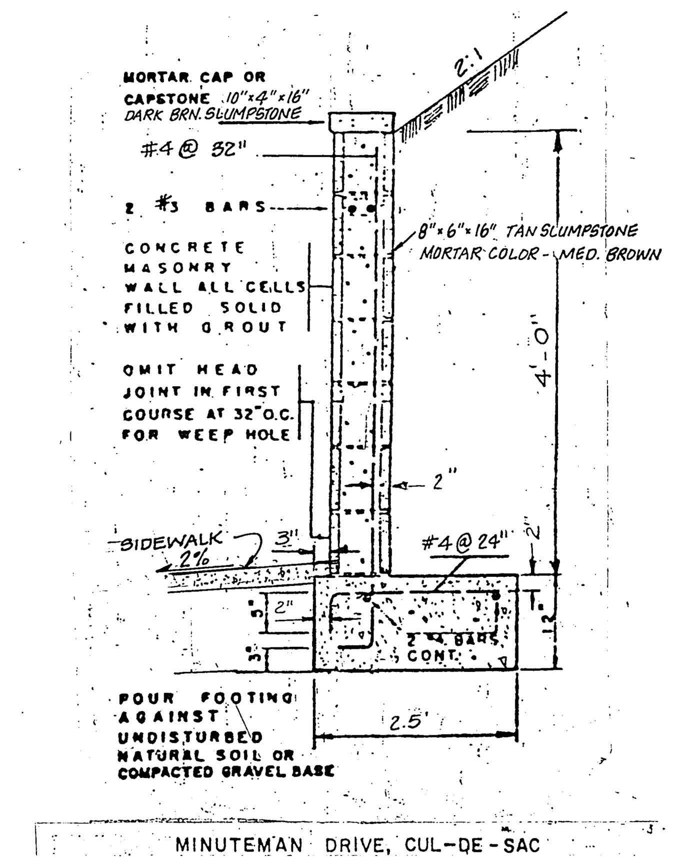
NO SCALE

## TRAFFIC SIGN SCHEDULE

| | | |
|---|---|---|
| A | MUSKET WAY | 3400 |
| A | INDIANA AVENUE | 11700 |
| B | MINUTEMAN DRIVE | 11700 |
| B | MUSKET WAY | 3400 |
| C | MINUTEMAN DRIVE | 11700 |
| C | GWINNETT DRIVE | 3400 |
| D | R-1 STOP SIGN 30" OCTAGON | |
| E | NOT A THROUGH STREET 24" X 24" (CONST. PER STD'S 662A & 666) | |

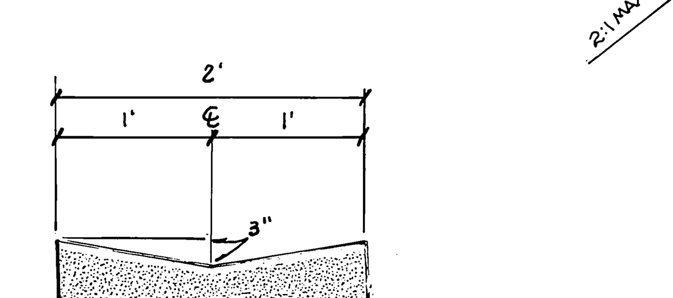
## CONSTRUCTION NOTES

1. Construct A.C. pavement over crushed aggregate base per typical section and per general note No. 6.
2. Construct curb and gutter per City of Riverside Std. Drwg. No. 200 (8" curb face).
3. Construct curb and gutter per City of Riverside Std. Drwg. No. 200. (6" curb face).
4. Construct P.C.C. cross gutter per City of Riverside Std. Drwg. No. 220.
5. Construct P.C.C. curb sidewalk per City of Riverside Std. Drwg. No. 325.
6. Construct wheelchair ramp per City of Riverside Std. Drwg. No. 304.
7. Construct curb outlet per City of Riverside Std. Drwg. No. 410.
8. Construct concrete block wall per section "A-A" Type/Color of Block Slumpstone/Tan Mortar Color Med. Brown Other ____ Size 6"x6"x16" Type/Color Cap Slumpstone/Dark Brn. 8"x4"x16" THIS WALL REQUIRES A PERMIT AND INSPECTION FROM THE PUBLIC WORKS ENGR. DIV.
9. Construct 6" A.C. berm per City of Riverside Std. Drwg. No. 250. (Type I).
10. Construct 6' concrete block wall per City of Riverside Std. Drwg. 704 Type / Color of Block Slumpstone/Tan Mortar Color Med. Brown Other ____ Size 6"x6"x16" Type / Color Cap Slumpstone/Dk. Brown 8"x4"x16" THIS WALL REQUIRES A PERMIT AND INSPECTION FROM THE PUBLIC WORKS ENGR. DIV.
11. Construct C.S.P. inlet per City of Riverside Std. Drwg. No. 412.
12. Install ~~? x 18"~~ 18" R.C.P. (CL ~~2000~~ 2500-D).
13. Construct 2' wide A.C. swale per detail this sheet.
14. Remove existing A.C. pavement.
15. Install under sidewalk drain per City of Riverside Std 411.
16. Install wrought iron fence per detail on sheet 2.



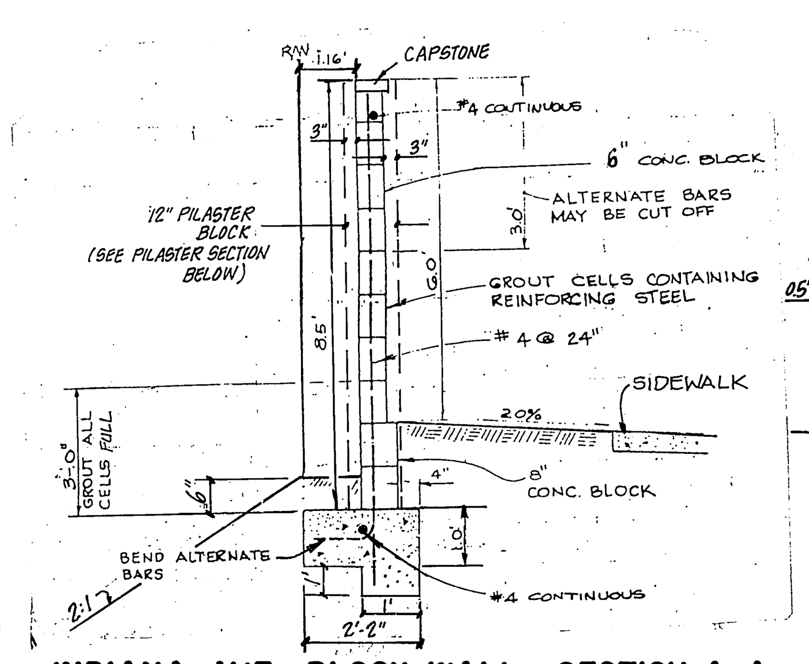

**CONC. BLOCK RETAINING WALL**

NO SCALE



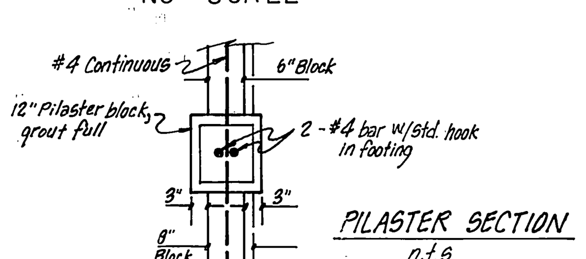

**TYPICAL SWALE SECTION**

NO SCALE



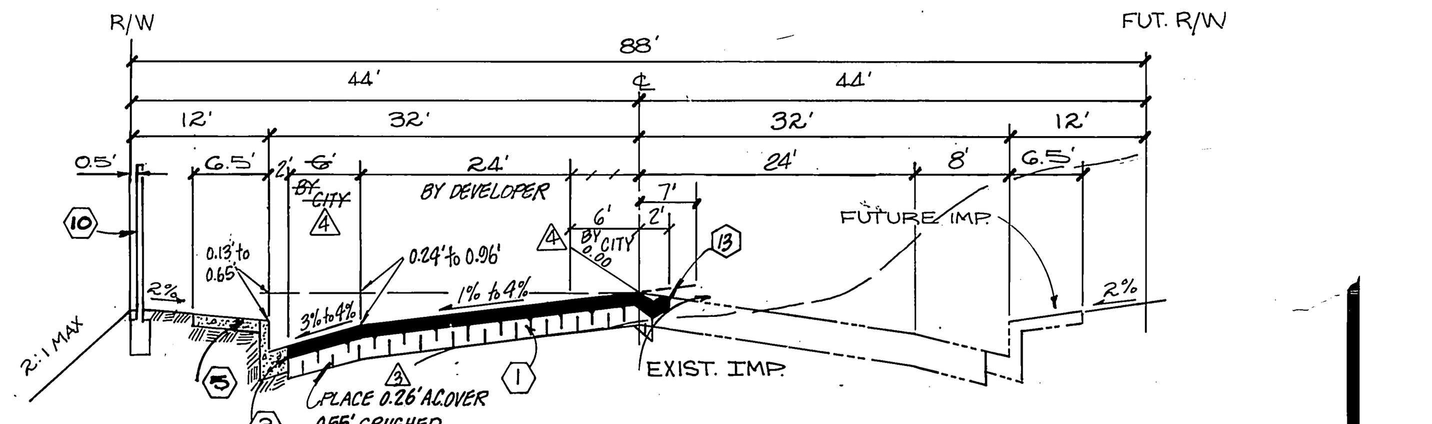

**INDIANA AVE. BLOCK WALL - SECTION A-A**

NO SCALE




*PILASTER SECTION*

*n.t.s.*



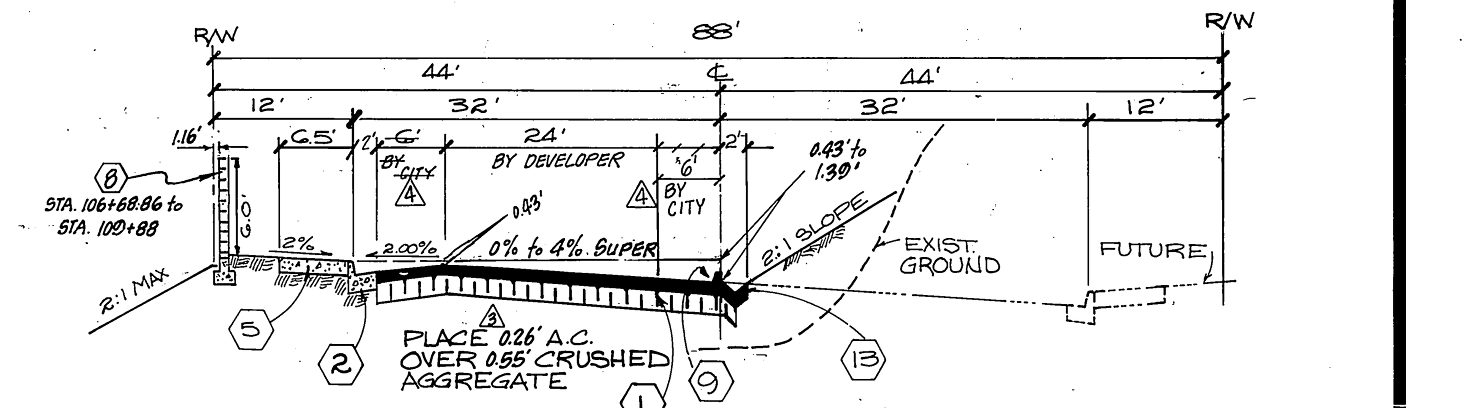

**TYPICAL SECTION**

*NO SCALE*

**INDIANA AVENUE T.I. = 7.0**

STA. 98+75 to 102+50

STA. 104+50 to 105+90



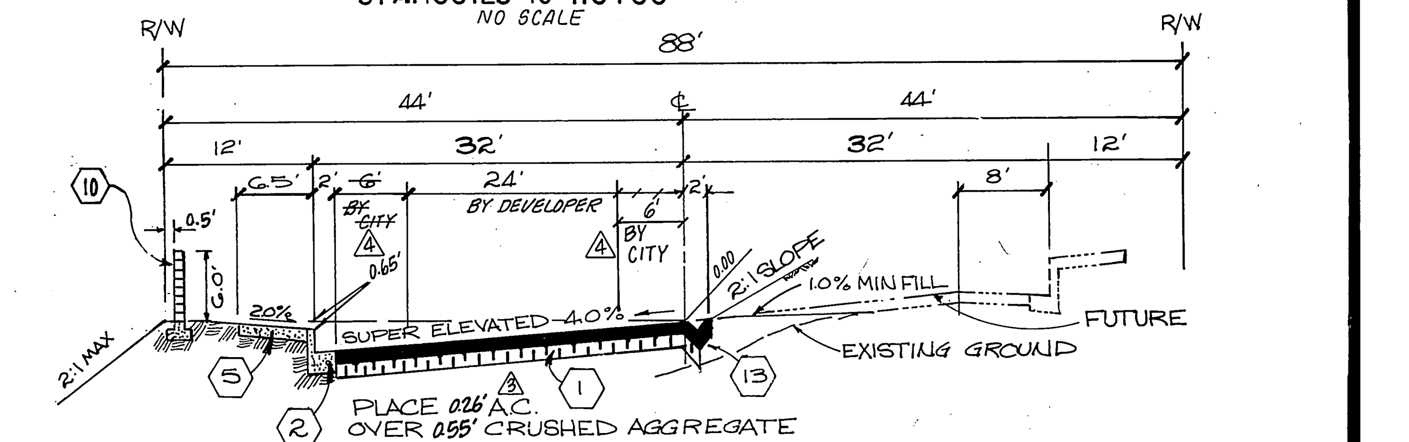

**TYPICAL SECTION T.I. = 7.0**

**INDIANA AVENUE**

STA. 96+06.59 to 98+44

STA. 106+25 to 110+00

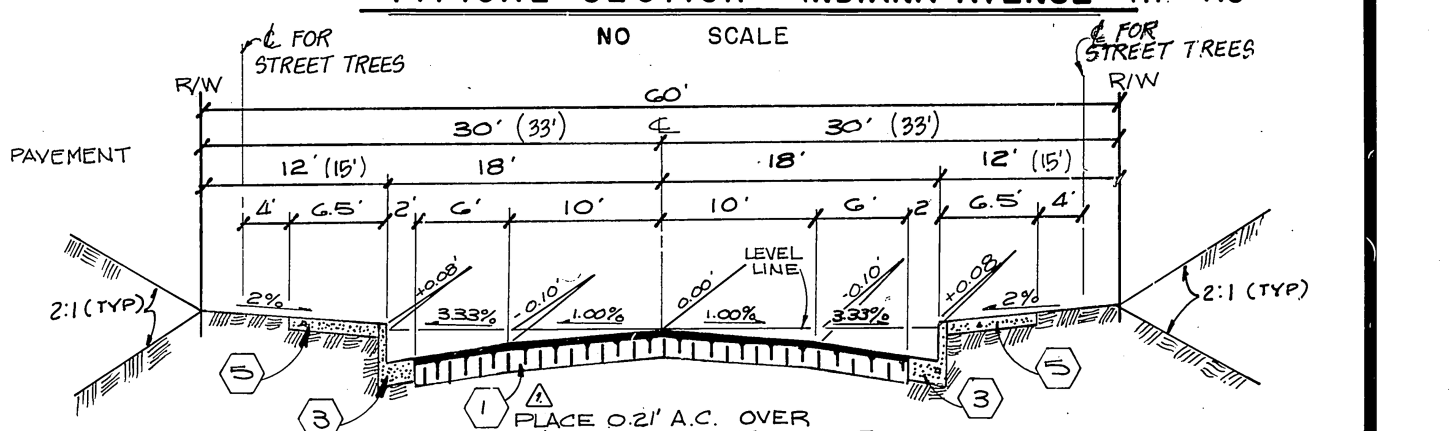
*NO SCALE*




SUPERELEVATION STA. 102+50 to STA. 104+50

**TYPICAL SECTION — INDIANA AVENUE T.I. = 7.0**

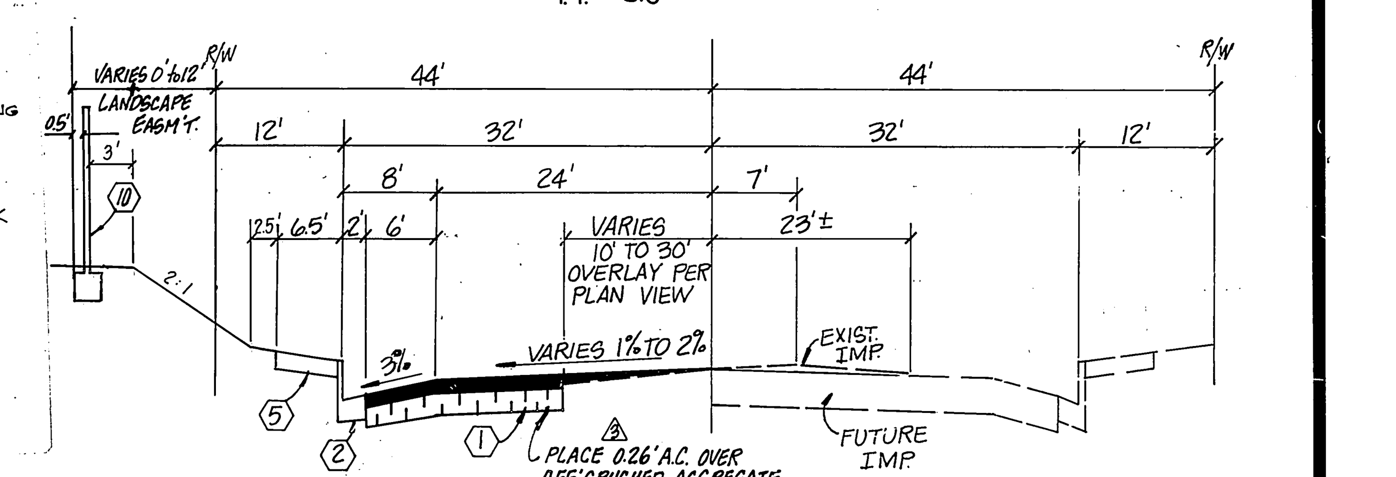
NO SCALE




**TYPICAL SECTION - MUSKET WAY, MINUTEMAN DRIVE & (GWINNETT DRIVE)**

NO SCALE

T.I. = 5.0




**TYPICAL SECTION**

*NO SCALE*

**PIERCE STREET**

T.I. = 7.0

| BENCH MARK |
|---|
| U.S.C. & G.S. B.M. K-38 1924 Disk in headwall on N.W. Cor. Fillmore and Santa Fe R.R. Tracks F.B. 706/34 Elev. 722.010. |

INDEX WF

CITY OF RIVERSIDE
WATER SYSTEM
APPROVED WATER — DATE 3-27-85

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS • SURVEYORS • PLANNERS
3426 TENTH STREET, RIVERSIDE, CAL. — 11200 S. MT. VERNON AVE. COLTON, CAL.
APPROVED BY [signature] DATE 11/7/84
R.E. No. 14312
FOR: CCH CORPORATION

| MARK | REVISIONS | APPR. | DATE |
|---|---|---|---|
| 4 | REVISED CITY'S PORTION OF PAVING PER R-2671 A | WLK | 8/22/85 |
| 3 | Added street section per S.R. 1232; R=50 | WLK | 7/12/85 |
| 2 | Revised R.C.P. Size | WLK | 7/2/85 |
| 1 | Added street section per S.R. 1227; R=48 | WLK | 5/29/85 |

DESIGNED BY GOLDI DRAWN BY DLF CHECKED BY EB/FRED

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

| APPROVED BY | BY | DATE |
|---|---|---|
| PRINCIPAL ENGINEER | | 4-15 |
| PARK DEPARTMENT | | |
| TRAFFIC DIVISION | | 4-15-85 |
| CHIEF P. W. ENGR. | | |
| PLANNING DEPT. | | 3-5-85 |

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

TRACT 19568
STREET IMPROVEMENT PLANS
TITLE SHEET

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

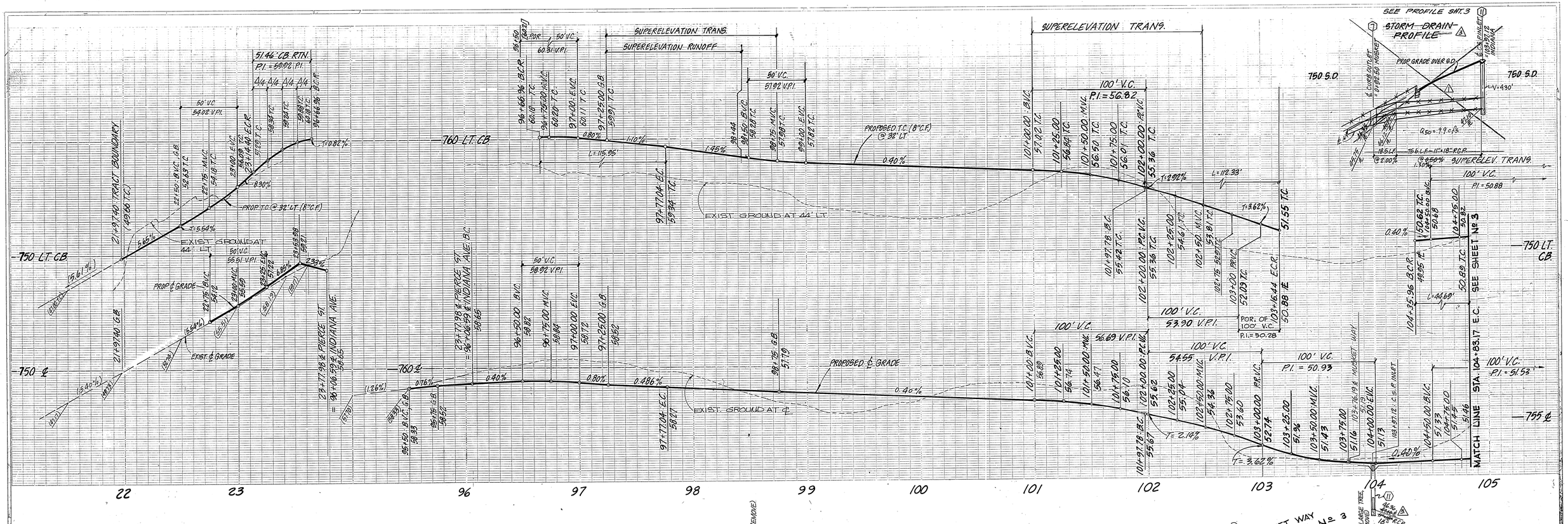
PROJECT NO. R-2671

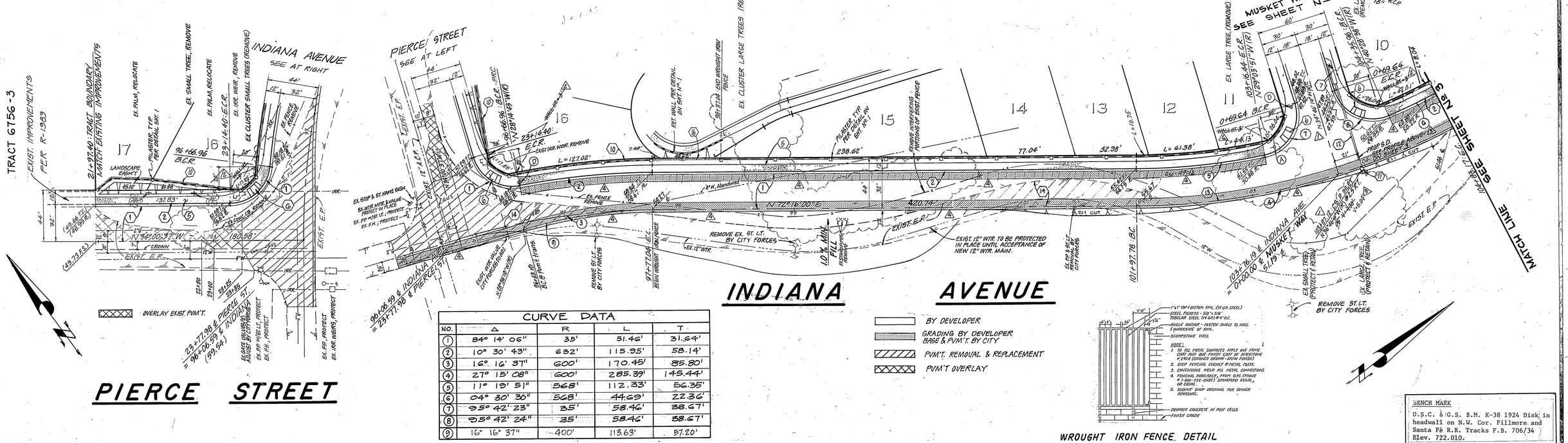
SHEET 1 OF 4

FILE NO. 83-8007

P.C. 1648

As Built 12/23/86




| CURVE DATA | | | | |
|---|---|---|---|---|
| NO. | Δ | R | L | T |
| 1 | 84° 14' 06" | 35' | 51.46' | 31.64' |
| 2 | 10° 30' 43" | 632' | 115.95' | 58.14' |
| 3 | 16° 16' 37" | 600' | 170.45' | 85.80' |
| 4 | 27° 15' 08" | 600' | 285.39' | 145.44' |
| 5 | 11° 19' 51" | 568' | 112.33' | 56.35' |
| 6 | 04° 30' 30" | 568' | 44.69' | 22.36' |
| 7 | 95° 42' 23" | 35' | 58.46' | 38.67' |
| 8 | 95° 42' 24" | 35' | 58.46' | 38.67' |
| 9 | 16° 16' 37" | 400' | 113.63' | 57.20' |

BY DEVELOPER
GRADING BY DEVELOPER BASE & PVM'T. BY CITY
PVM'T. REMOVAL & REPLACEMENT
PVM'T OVERLAY



WROUGHT IRON FENCE DETAIL
NOT TO SCALE

BENCH MARK
U.S.C. & G.S. B.M. K-38 1924 Disk in headwall on N.W. Cor. Fillmore and Santa Fe R.R. Tracks F.B. 706/34 Elev. 722.010.

INDEX UF

SOUTHERN CALIFORNIA GAS COMPANY
REVIEWED BY: E. H. Rude
BY: 2-27-85

PACIFIC TELEPHONE
APPROVED BY:
J. Damsma 2/15/85
PUBLIC IMPROVEMENT ENGINEER DATE

CITY OF RIVERSIDE
PUBLIC UTILITIES
ELECTRICAL DIVISION
John Johnson 2/8/85
FOR CHIEF UTILITIES ENGINEER, ELECTRICAL DATE

CITY OF RIVERSIDE
WATER SYSTEM
D. L. Parks 3-27-85
APPROVED WATER DATE

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS o SURVEYORS o PLANNERS
3426 TENTH STREET 11200 S. MT. VERNON AVE.
RIVERSIDE, CAL. COLTON, CAL.
APPROVED BY Ralph M. Hopkins DATE 11/9/84
R.E. No. 14312
FOR: CCH CORPORATION

| MARK | REVISIONS | APPR. | DATE |
|---|---|---|---|
| 4 | REV. CITY'S PORTION OF PAVING PER R-2671 | MLK | 8-28-85 |
| 3 | REV. STORM DRAIN @ MUSKET WAY | MLK | 7-3-85 |
| 2 | DELETE WALL HT. = 3' @ CORNER CUTBACKS | MLK | 5/14/85 |
| 1 | REV. ELEV. @ MUSKET WAY & S.D. PROFILE | MLK | 5/8/85 |

DESIGNED BY GDL DRAWN BY EMF CHECKED BY RLS

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

| APPROVED BY | BY | DATE |
|---|---|---|
| PRINCIPAL ENGINEER | MLK | 4-15-85 |
| PARK DEPARTMENT | | 4-17-85 |
| TRAFFIC DIVISION | | 4-15-85 |
| CHIEF P. W. ENGR. | | |
| PLANNING DEPT. | | 3-5-85 |

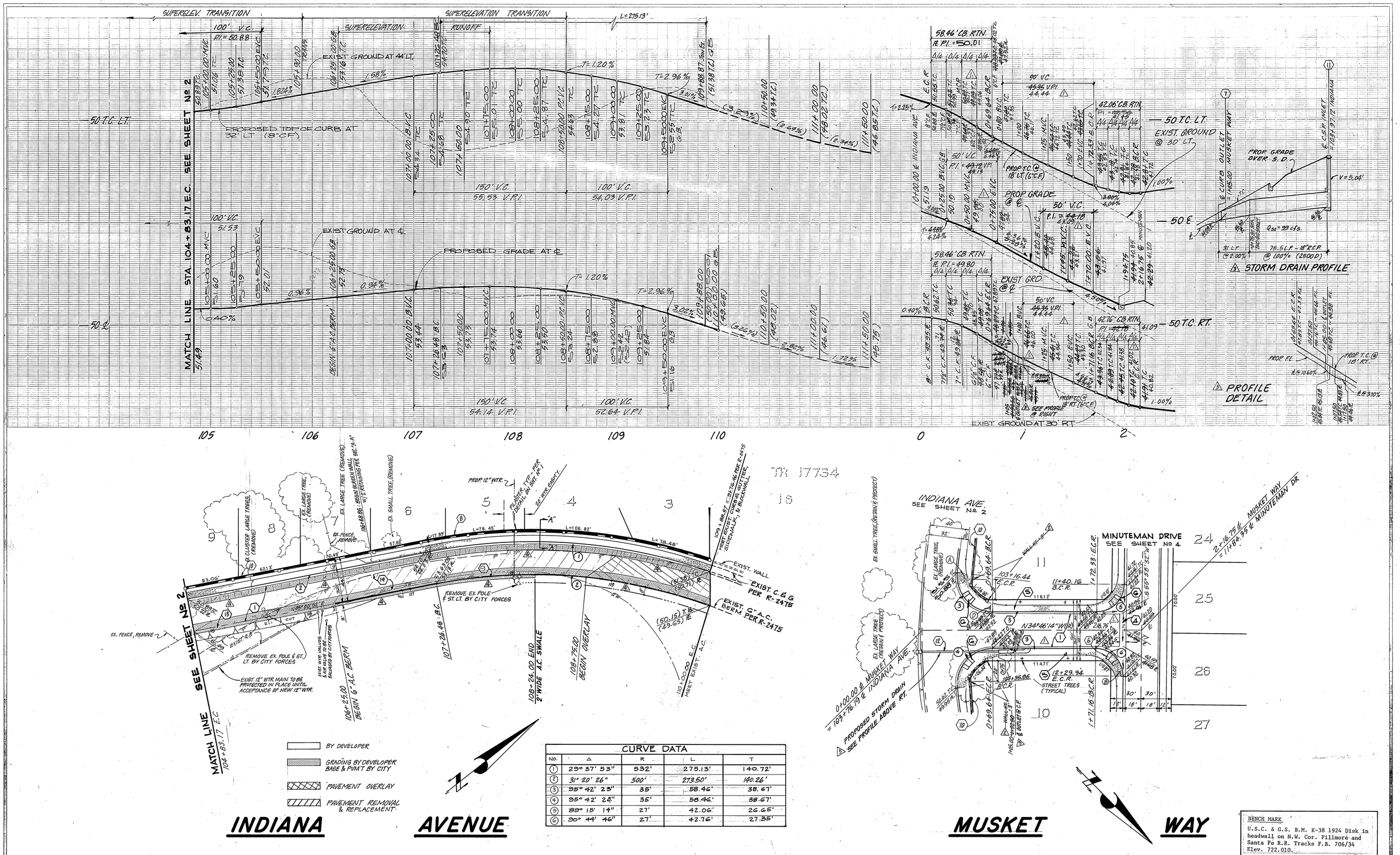
APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE APRIL 17, 1985

# TRACT 19568
## STREET PLAN & PROFILE
## PIERCE ST. & INDIANA AVE.

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

PROJECT NO. R-2671
SHEET 2 OF 4
FILE NO. 83-8007

PC 1648




| CURVE DATA | | | | |
|---|---|---|---|---|
| No. | Δ | R | L | T |
| 1 | 29° 37' 53" | 532' | 275.13' | 140.72' |
| 2 | 31° 20' 26" | 500' | 273.50' | 140.26' |
| 3 | 95° 42' 23" | 35' | 58.46' | 38.67' |
| 4 | 95° 42' 24" | 35' | 58.46' | 38.67' |
| 5 | 89° 15' 14" | 27' | 42.06' | 26.65' |
| 6 | 90° 44' 46" | 27' | 42.76' | 27.35' |

BENCH MARK
U.S.C. & G.S. B.M. K-38 1924 Disk in headwall on N.W. Cor. Fillmore and Santa Fe R.R. Tracks F.B. 706/34 Elev. 722.010.

INDEX WF

PACIFIC TELEPHONE
APPROVED BY:
2/15/85
PUBLIC IMPROVEMENT ENGINEER

CITY OF RIVERSIDE
PUBLIC UTILITIES
ELECTRICAL DIVISION
FOR John Johnson 2/8/85
CHIEF UTILITIES ENGINEER, ELECTRICAL DATE

CITY OF RIVERSIDE
WATER SYSTEM
3-27-85
APPROVED WATER DATE

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS ○ SURVEYORS ○ PLANNERS
3426 TENTH STREET RIVERSIDE, CAL. 11200 S. MT. VERNON AVE. COLTON, CAL.
APPROVED BY Ralph M. Hughes DATE 11/7/84
R.E. No. 14312
FOR: CCH CORPORATION

| MARK | REVISIONS | APPR. | DATE |
|---|---|---|---|
| 4 | REV. CITY'S PORTION OF PAVING PER R-2671A | WLK | 8/22/85 |
| 3 | REV. STORM DRAIN @ MUSKET WAY | WLK | 7/2/85 |
| 2 | DELETE WALL HT=3' @ CORNER CUTBACKS | WLK | 6/14/85 |
| 1 | REV. ELEV. @ MUSKET WAY | WLK | 5/3/85 |

DESIGNED BY GOLDI DRAWN BY C.M.F. CHECKED BY R.L.S.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

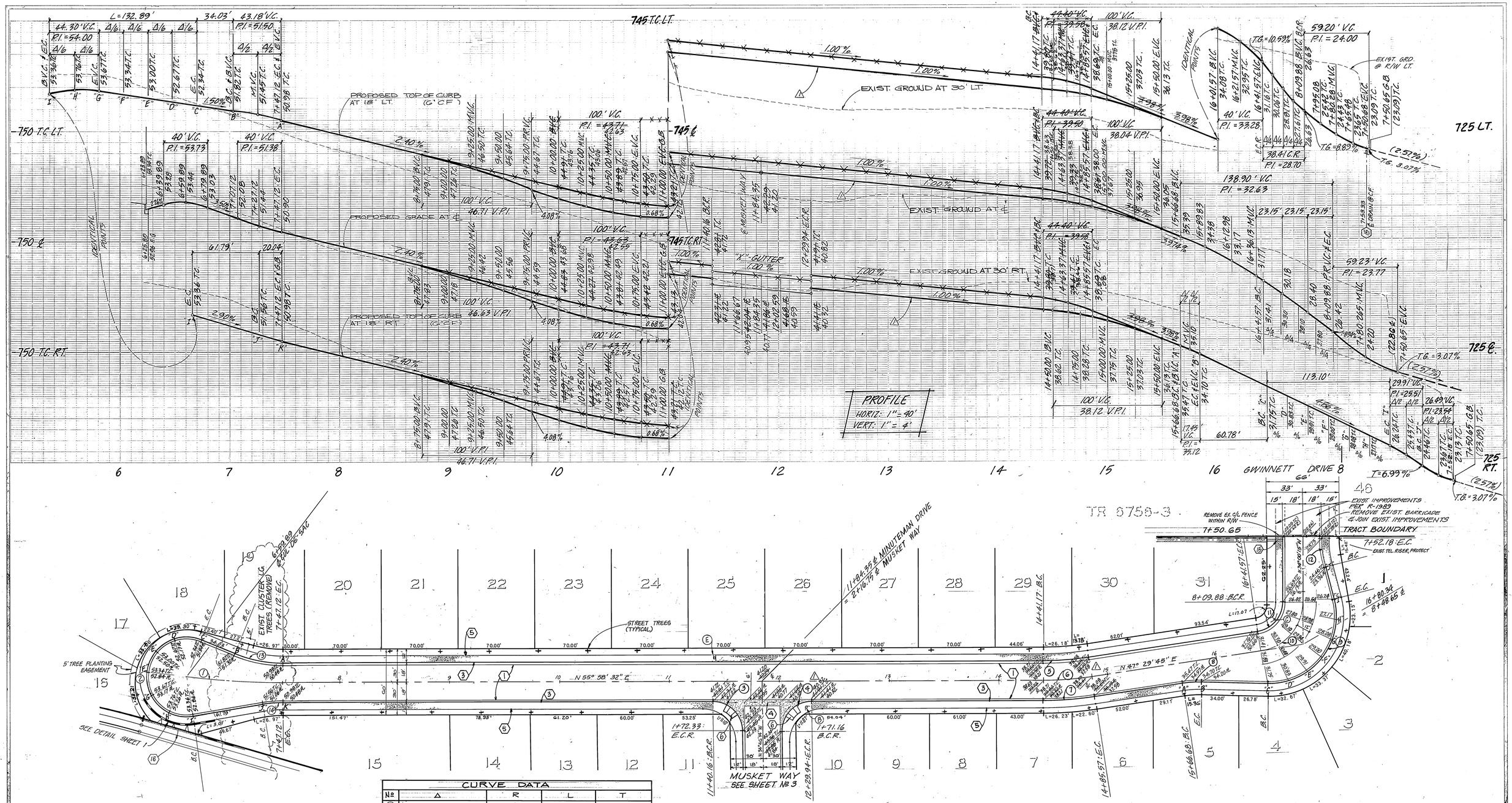
| APPROVED BY | BY | DATE |
|---|---|---|
| PRINCIPAL ENGINEER | | 4-15-85 |
| PARK DEPARTMENT | | |
| TRAFFIC DIVISION | | 4/15/85 |
| CHIEF P. W. ENGR. | | |
| PLANNING DEPT. | WLK | 3-5-85 |

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

TRACT 19568
STREET PLAN & PROFILE
INDIANA AVE. & MUSKET WAY
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PROJECT NO. R-2671
SHEET 3 OF 4
FILE NO. 83-8007

P.C. 1648




# MINUTEMAN DRIVE

| CURVE DATA | | | | |
|---|---|---|---|---|
| № | Δ | R | L | T |
| 1 | 06° 34' 33" | 760' | 87.23' | 43.66' |
| 2 | 211° 29' 55" | 36' | 132.89' | |
| 3 | 89° 15' 14" | 27' | 42.06' | 26.65' |
| 4 | 90° 44' 46" | 27' | 42.76' | 27.35' |
| 5 | 08° 28' 47" | 282' | 41.74' | 20.91' |
| 6 | 08° 28' 47" | 300' | 44.40' | 22.24' |
| 7 | 08° 28' 47" | 318' | 47.06' | 23.57' |
| 8 | 10° 00' 00" | 100' | 17.45' | 8.75' |
| 9 | 106° 14' 03" | 61' | 113.10' | 81.29' |
| 10 | 81° 30' 00" | 45' | 64.01' | 38.77' |
| 11 | 81° 30' 00" | 27' | 38.41' | 23.27' |
| 12 | 14° 44' 03" | 103' | 26.49' | 13.32' |

| CURVE DATA | | | | |
|---|---|---|---|---|
| № | Δ | R | L | T |
| 13 | 21° 30' 51" | 115' | 43.18' | 21.85 |
| 14 | 09° 59' 04" | 115' | 20.04' | 10.05' |

BENCH MARK
U.S.C. & G.S. B.M. K-38 1924 Disk in headwall on N.W. Cor. Fillmore and Santa Fe R.R. Tracks F.B. 706/34 Elev. 722.010.

INDEX WF

PACIFIC TELEPHONE
APPROVED BY:
2/15/85
PUBLIC IMPROVEMENT ENGINEER DATE

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS o SURVEYORS o PLANNERS
3426 TENTH STREET, RIVERSIDE, CAL.
11200 S. MT. VERNON AVE., COLTON, CAL.
APPROVED BY Ralph M. Hopkins DATE 4/7/84
R.E. No. 14312
FOR: CCH CORPORATION

| MARK | REVISIONS | APPR. | DATE |
|---|---|---|---|
| 1 | REV. PROFILE FOR EARTHWORK BALANCE | | 5/3/85 |

DESIGNED BY GOLDI DRAWN BY C.M.F. CHECKED BY R.L.S.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

| APPROVED BY | BY | DATE |
|---|---|---|
| PRINCIPAL ENGINEER | | 4-15-85 |
| PARK DEPARTMENT | | 4-15-85 |
| TRAFFIC DIVISION | | 4-15-85 |
| CHIEF P. W. ENGR. | | |
| PLANNING DEPT. | | 3-5-85 |

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

TRACT 19568
STREET PLAN & PROFILE
MINUTEMAN DR. & GWINNETT DRIVE
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PROJECT NO. R-2671
SHEET 4 OF 4
FILE NO. 83-8007

As Built 12/23/86