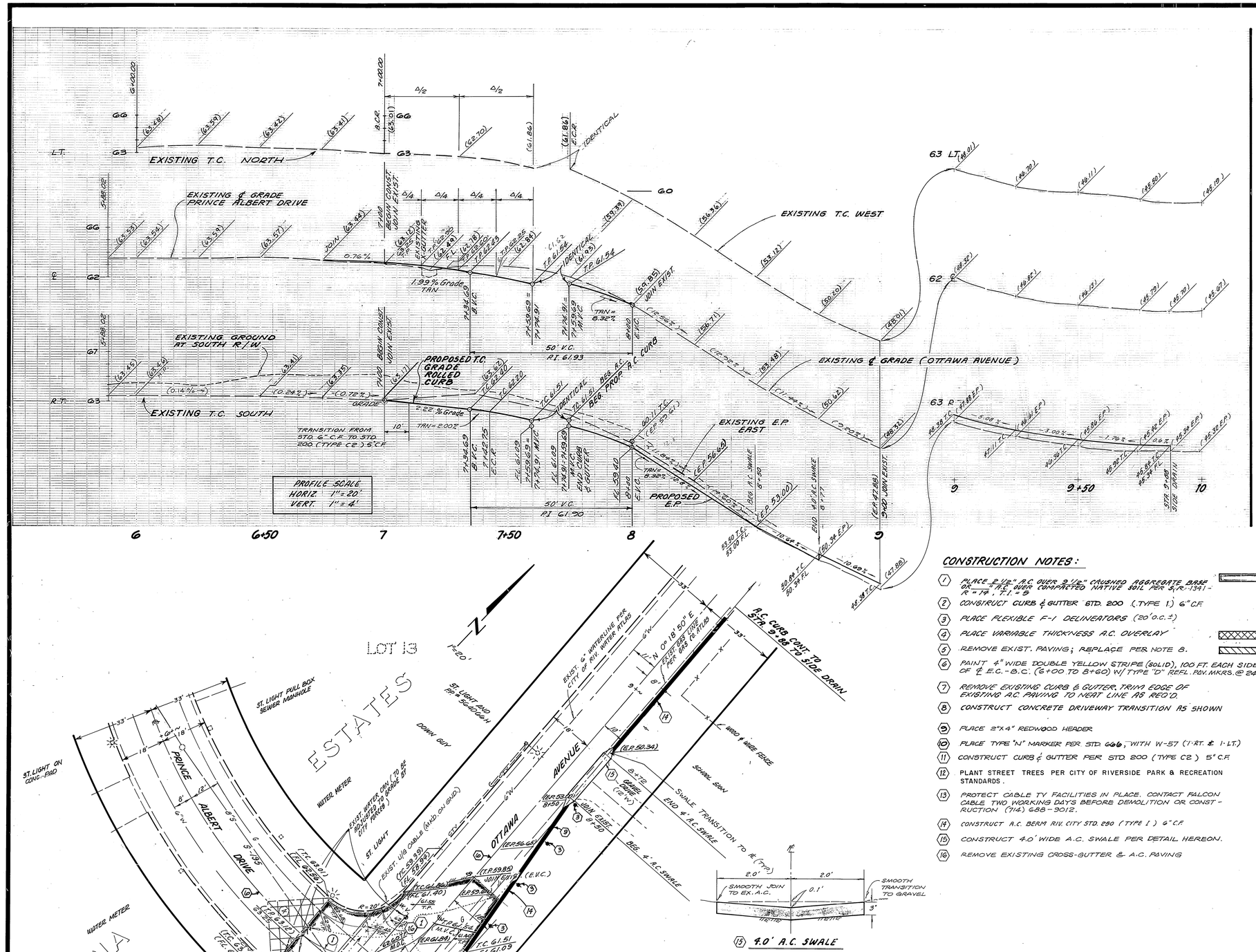


CONSTRUCTION NOTES:

1. PLACE 2 1/2" A.C. OVER 3 1/2" CRUSHED AGGREGATE BASE OR 4" A.C. OVER COMPACTED NATIVE SOIL PER S.R.-1341 - R = 79 , T.I. = 5
2. CONSTRUCT CURB & GUTTER STD. 200 (TYPE 1) 6" C.F.
3. PLACE FLEXIBLE F-1 DELINEATORS (20' O.C. ±)
4. PLACE VARIABLE THICKNESS A.C. OVERLAY
5. REMOVE EXIST. PAVING; REPLACE PER NOTE 8.
6. PAINT 4" WIDE DOUBLE YELLOW STRIPE (SOLID), 100 FT. EACH SIDE OF ℄ E.C.-B.C. (6+00 TO 8+60) W/ TYPE "D" REFL. PAV. MKRS. @ 24' O.C.
7. REMOVE EXISTING CURB & GUTTER, TRIM EDGE OF EXISTING A.C. PAVING TO NEAT LINE AS REQ'D.
8. CONSTRUCT CONCRETE DRIVEWAY TRANSITION AS SHOWN
9. PLACE 2"X4" REDWOOD HEADER
10. PLACE TYPE "N" MARKER PER STD. 666, WITH W-57 (1-RT. & 1-LT.)
11. CONSTRUCT CURB & GUTTER PER STD 200 (TYPE C2) 5" C.F.
12. PLANT STREET TREES PER CITY OF RIVERSIDE PARK & RECREATION STANDARDS.
13. PROTECT CABLE TV FACILITIES IN PLACE. CONTACT FALCON CABLE TWO WORKING DAYS BEFORE DEMOLITION OR CONSTRUCTION (714) 688-3012.
14. CONSTRUCT A.C. BERM RIV. CITY STD. 290 (TYPE I) 6" C.F.
15. CONSTRUCT 4.0' WIDE A.C. SWALE PER DETAIL HEREON.
16. REMOVE EXISTING CROSS-GUTTER & A.C. PAVING

CURVE DATA

SYM.	Δ	R	T	L	REMARKS
1	90° 00' 00"	38.00'	38.00'	59.69'	
2	90° 00' 00"	56.00'	56.00'	87.96'	
3	70° 31' 44"	10.00'	7.07'	12.31'	
4	123° 41' 34"	5.00'	9.34'	10.79'	

BENCH MARK

CITY OF RIV. STA. "MARTINEK" BRASS DISK IN CONC. ON SMALL RAISED EARTH AREA ON W'LY SIDE OF CHICAGO AVE. AT LE CONTE AVE. POINT IS 39.1' ± S'LY OF POLE # 19037 J & 35.4' W'LY OF EXISTING BERM OF CHICAGO AVE. FB 857/64

EL. 984.900

J.N. BEELER AND ASSOCIATES
Land Surveying and Mapping
7410 Indiana Avenue, Suite 205
Riverside, California 92504
(714) 351-8686

APPROVED BY: James N. Beeler DATE 19 Dec 86
R.C.E. 18166 EXPIRES 30 JUN 89

FOR: R.A. WIEST ET AL F.B. 1007

MARK	REVISIONS	APPR.	DATE

DESIGNED BY R.S. DRAWN BY M.H. KM CHECKED BY RSD PA

FALCON CABLE TV — APPROVED BY — DATE 9-2-87

SOUTHERN CALIFORNIA GAS CO. — APPROVED BY — DATE 8-5-87

PACIFIC TELEPHONE CO. — APPROVED BY — DATE 8-4-87

CITY OF RIVERSIDE - ELECTRIC — OVERHEAD & UNDERGROUND — CHIEF UTILITIES ENGINEER — DATE 8/6/87

CITY OF RIVERSIDE - WATER SYSTEM — APPROVED BY — DATE 3/16/88

* AS BUILT 8-30-91 4H

INDEXED 8-26-88 4H

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	—	—
PARK DEPARTMENT	3-17-88	
TRAFFIC DIVISION	3-4-88	
CHIEF P.W. ENGINEER	5-25-88	
	5/26/88	

APPROVED BY Barry Beal — PUBLIC WORKS DIRECTOR — DATE 5/26/88

STREET PLAN AND PROFILE

TRACT 21961
PRINCE ALBERT DRIVE

PRD-14-856

HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'

ACCOUNT NO. R-2913

SHEET 1 OF 2

84-005-03

GENERAL NOTES:

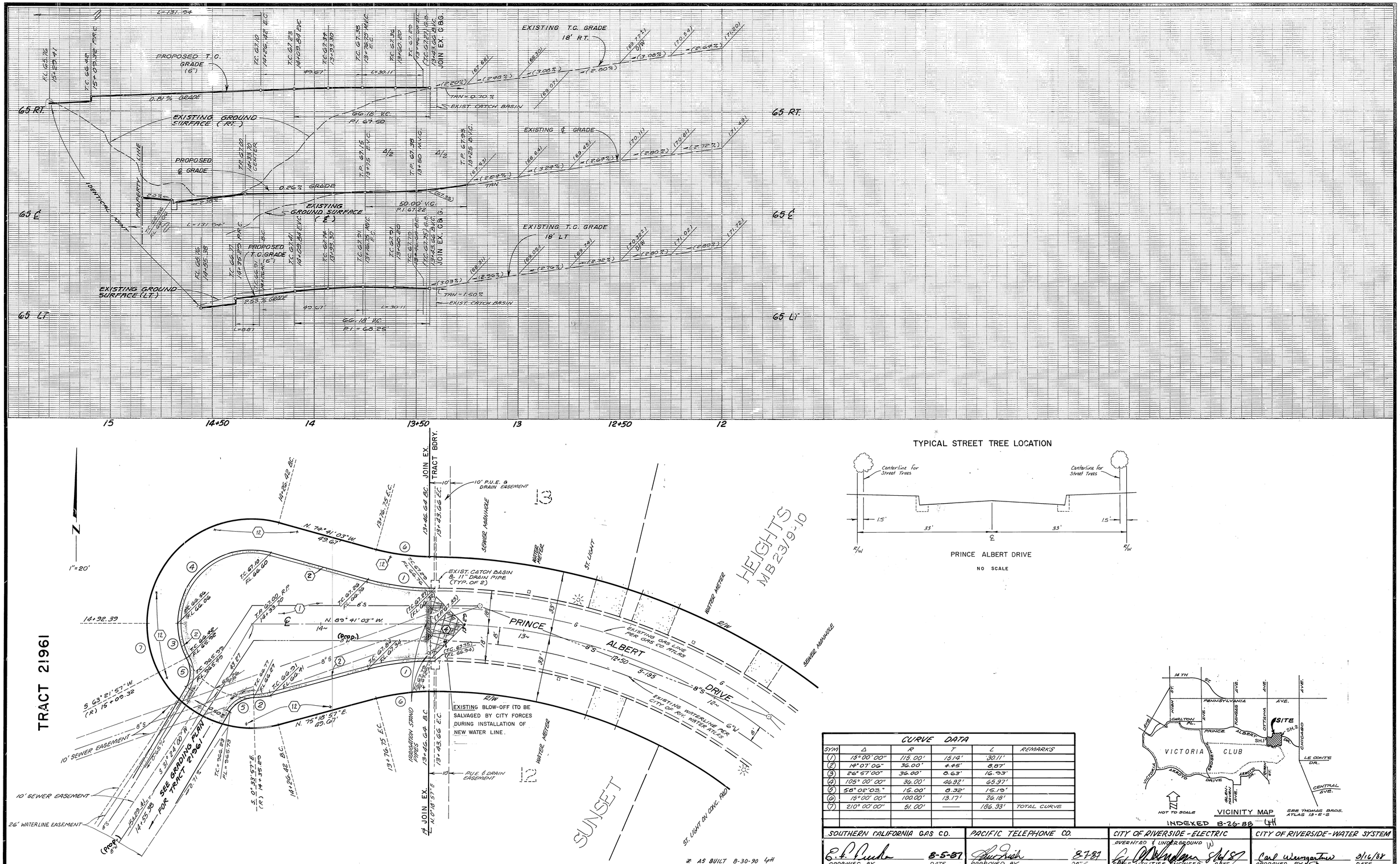
1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILTIY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION, AND STD. DRAWING NO. 10.
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.
4. CONSTRUCT DRIVEWAY APPROACHES PER STD. DRAWING 302. *(UNLESS OTHERWISE SHOWN)*
5. 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 3/4" DOWEL PINS AT ALL EXPANSION JOINTS.
6. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
7. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
8. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTOR.
9. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
10. 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 RELOCATED.
11. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
12. THE PRIVATE ENGINEER SIGNING THESE PLAN 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.
13. 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.
14. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
15. DEVELOPER TO GIVE CITY WATER DIVISION (5) WORKING DAYS NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. ~~(787-7611)~~ 351-6150
16. 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 PERMIT 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.
17. **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.**

GENERAL NOTES FOR PARK AND RECREATION DEPARTMENT:

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPT. STANDARDS.
2. CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 351-6126 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.
   d) AT END OF MAINTENANCE/FINAL ACCEPTANCE (CONTRACTOR/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 CONTRACTOR/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. SP.	NO. REQ
a. PRINCE ALBERT DR. (WEST)	(NO STREET TREE PLANTING REQUIRED)			
b. PRINCE ALBERT DR. (EAST)	LIQUIDAMBRR STYRACIFLUA / AMERICA SWEET GUM	15 GAL.	45'	8

5. PARK AND RECREATION DEPARTMENT AND PUBLIC WORKS DEPARTMENT PERMITS ARE 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 INSPSECTED BY THE CITY FOR PROPER COMPACTION.
6. ALL STREET TREES ARE TO BE AUTOMATICALLY IRRIGATED.



TYPICAL STREET TREE LOCATION

PRINCE ALBERT DRIVE

NO SCALE

INDEXED 8-26-88 LH

CURVE DATA					
SYM	Δ	R	T	L	REMARKS
1	15°00'00"	115.00'	15.14'	30.11'	
2	14°07'06"	36.00'	4.45'	8.87'	
3	26°57'00"	36.00'	8.63'	16.93'	
4	105°00'00"	36.00'	46.92'	65.97'	
5	58°02'03"	15.00'	8.32'	15.19'	
6	15°00'00"	100.00'	13.17'	26.18'	
7	210°00'00"	51.00'	——	186.93'	TOTAL CURVE

SOUTHERN CALIFORNIA GAS CO.	PACIFIC TELEPHONE CO.	CITY OF RIVERSIDE - ELECTRIC (OVERHEAD & UNDERGROUND)	CITY OF RIVERSIDE - WATER SYSTEM
APPROVED BY — DATE 8-5-87	APPROVED BY — DATE 8-7-87	CHIEF UTILITIES ENGINEER — DATE 8/6/87	APPROVED BY — DATE 8/16/88

BENCH MARK

CITY OF RIV. STA. "MARTINEZ" BRASS DISK IN CONC. ON SMALL RAISED EARTH AREA ON W'LY SIDE OF CHICAGO AVE. AT LE CONTE AVE. POINT IS 35'± S'LY OF POLE #19037 J & 35.4' W'LY OF EXIST'NG BERM OF CHICAGO AVE. FB 857/64

EL. 984.900

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APPROVED BY: James A. Beeler DATE 19 Dec 86
R.C.E. 18165 EXPIRES 30 Jun 88
FOR: RA WIEST ET AL F.B. 1007

MARK	REVISIONS	APPR.	DATE

DESIGNED BY R.S. DRAWN BY M.H. KM CHECKED BY

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		
PARK DEPARTMENT	3-17-88	
TRAFFIC DIVISION	5-2-88	
CHIEF P. W. ENGINEER	5-25	
	5/24/88	

APPROVED BY — PUBLIC WORKS DIRECTOR — DATE 5/26/88

STREET PLAN AND PROFILE

TRACT 21961
PRINCE ALBERT DRIVE

PRD-14-856

HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'

ACCOUNT NO. R-2913

SHEET 2 OF 2

84-005-05

PC 21961