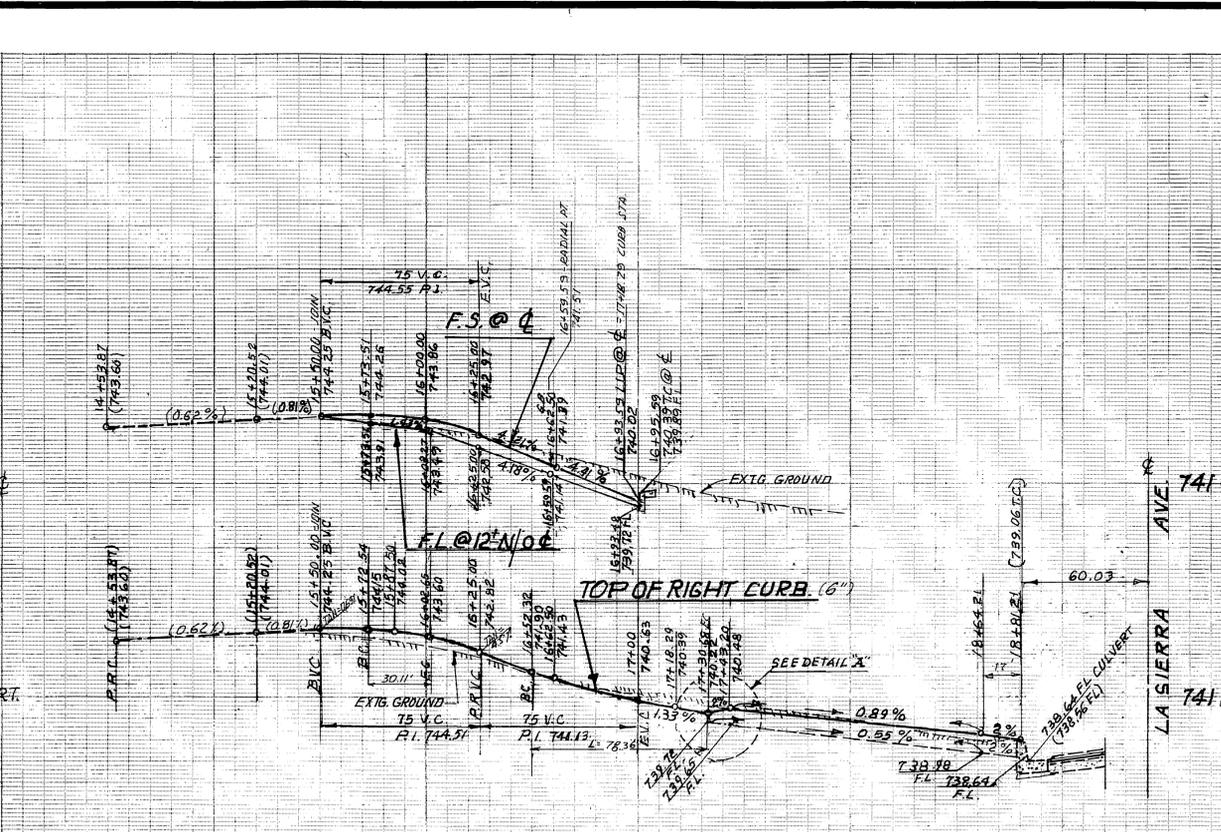


VICINITY MAP

- CONSTRUCTION NOTES:**
- CURB & GUTTER 6" C.P. TYPE "A" PER CITY OF RIVERSIDE STANDARD PLAN NO. 200
 - SIDEWALK 6.5" WIDE PER CITY OF RIVERSIDE STANDARD PLAN NO. 302
 - CONST. 2" A.C. OVER COMPACTED NATIVE PER "CP" PLAN 2-2503 R VALUE = 65
 - DRIVEWAY APPROACHES PER CITY OF RIVERSIDE STANDARD PLAN NO. 302
 - UNDER-SIDEWALK DRAIN PER CITY OF RIVERSIDE STANDARD PLAN NO. 441
 - CONST. 6" A.C. BEEM PER CITY OF RIVERSIDE STANDARD PLAN NO. 250
 - REMOVE EXIST. 1" CONC. NEW CURB CUT-OUT 6" C.P. TYPE "A" PER CITY OF RIVERSIDE STD. PLAN NO. 200
 - CONC. V.G. THICKNESS A.C. OVERLAY
 - REMOVE & RECONSTRUCT EXIST. SIDEWALK AS NECESSARY
 - STREET TREE PLANTING TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
 - REMOVE STREET TREE IN SIDEWALK CUT-OUT TO THE SPECIFICATIONS OF PARK AND RECREATION DEPARTMENT
 - REMOVE ANY TREES WITHIN THE PUBLIC RIGHT-OF-WAY OF 17'

QUANTITIES

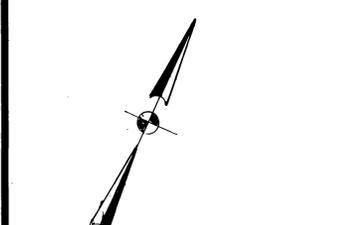
292 L.F.	17'	160.03	7410
1068 S.F.	1.50'	6.50'	EXTG. CURB & GUT.
3925 S.F.	3 BACH		EXTG. ST. TREES
	121 L.F.		LA SIERRA AVE. TYP. SEC. N.T.S. 741 RT.
	22 L.F.		
	1.5		
	1.5		



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

- GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION:**
- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
 - WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 351-6126 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
 - AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERAL HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS, ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR;
 - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES;
 - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE; AT THE END OF MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (714) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
 - ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
 - THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
 - STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NUMBER REQUIRED
BAKER	ULMUS PARVIFOLIA	15 GAL.	45'	3
LA SIERRA	EVERGREEN ELM FOLIA/JACARANDA	15 GAL.	45'	3
 - BOTH A STREET TREE RELOCATION/REMOVAL PERMIT AS ISSUED BY THE PARK AND RECREATION DEPARTMENT AND A STREET OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPARTMENT ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL EXISTING TREES WITHIN WHAT WILL ULTIMATELY BE THE PUBLIC RIGHT-OF-WAY PAVEMENT AREA, BACKFILL OF ALL HOLES MUST BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR PROPER COMPACTION.
 - ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENTIAL USES.
- NOTE:** IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

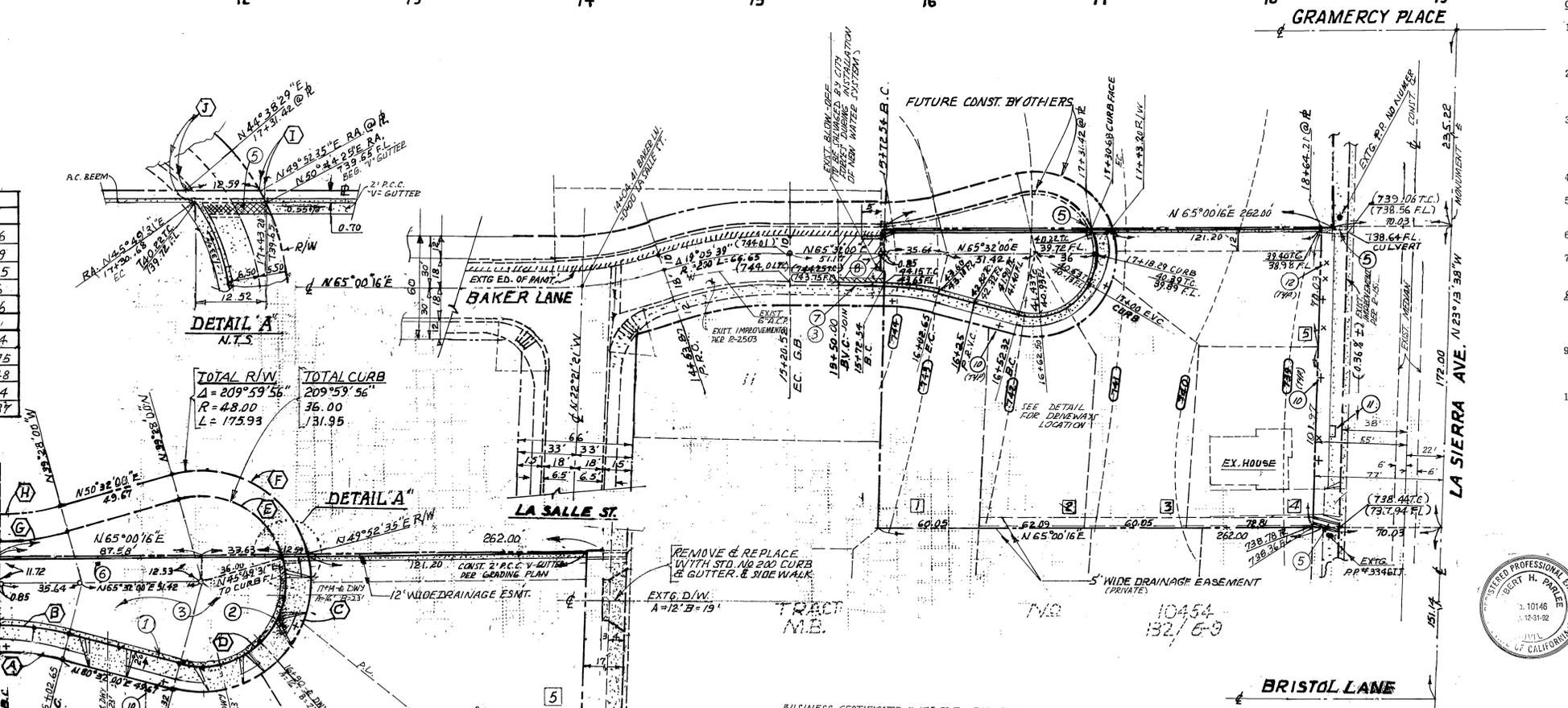


R/W CURVE DATA

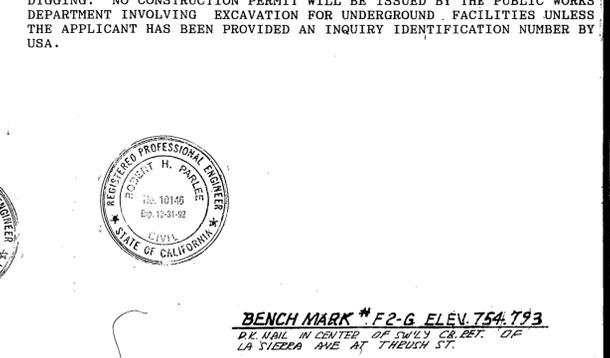
STATION	BEARING	R.	L.	T.
A	15°00'00"	103.00	26.97	13.56
C	119°47'39"	48.00	100.36	82.79
F	89°20'35"	48.00	74.85	47.45
H	15°00'00"	103.00	26.97	13.56
I	00°51'50"	48.00	0.72	0.36

CURB CURVE DATA

STATION	BEARING	R.	L.	T.
B	15°00'00"	115.00	30.11	15.14
D	124°42'29"	36.00	78.36	68.75
E	84°06'29"	36.00	52.85	32.48
G	15°00'00"	115.00	30.11	15.14
J	01°11'02"	36.00	2.74	0.37



- GENERAL NOTES:**
- 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.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
 - 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.
 - QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
 - 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.
 - ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
 - CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING NO. 302. EXACT SIZE AND LOCATION TO BE SHOWN & STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF CURB & GUTTER.
 - THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
 - 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.
 - THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 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 USA.



SCALE 1"=30'

DETAIL A
N.T.S.

TOTAL R/W
A = 209°59'56"
R = 48.00
L = 175.93

TOTAL CURB
A = 209°59'56"
R = 36.00
L = 131.95

CITY OF RIVERSIDE WATER SYSTEM

PAUL CALVO & ASSOC.
1325 CATALINA AVE.
SEAL BEACH CA 90740
1-310-431-4384
PREPARED UNDER THE SUPERVISION OF:

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY: *Dany Bal*
PRINCIPAL ENGINEER
DATE: 10/20/92

APPROVED BY: *Dany Bal*
PUBLIC WORKS DIRECTOR
DATE: 10/20/92

DESIGNED BY: PC DRAWN BY: VT CHECKED BY: RBL

STREET PLAN & PROFILE

TRACT NO. 26015

BAKER LANE

EXTENDED EAST FROM STA. 15+72.34 TO STA. 16+59.60

ACCOUNT NO. P-3266

SHEET 1 OF 1

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

PC-3467-S