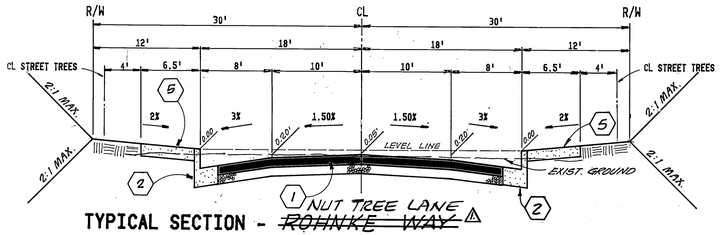
NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OF 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 DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

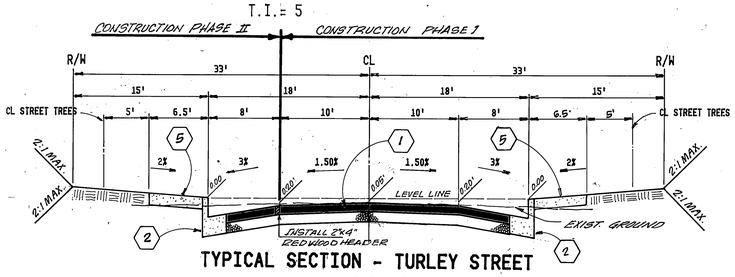
CONSTRUCTION NOTES

		QUANTITIES
1	CONSTRUCT 3" A.C. OVER 0" CRUSHED AGGREGATE BASE PER S.R.1191 R= 66.	34,914 S.F.
2	CONSTRUCT 6" CURB AND GUTTER (TYPE I) PER CITY STD. NO. 200	2680 L.F.
3	CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. NO. 220	800 S.F.
4	CONSTRUCT SIDEWALK RETURN (TYPE I & II) PER CITY STD. NO. 120 & WHEEL CHAIR RAMP PER CITY STD. NO. 304	3,000 S.F.
5	CONSTRUCT CONCRETE SIDEWALK PER CITY STD. NO. 325	16,000 S.F.
6	PLACE BIKELANE STRIPE PER CITY STD. NO. 111	
7	INSTALL STREET NAME SIGN PER CITY STD. NO. 662-A	3 EA.
8	PLANT STREET TREES PER CITY OF RIVERSIDE PARKS AND RECREATION DEPARTMENT STANDARDS	46 EA.
9	CONSTRUCT BARRICADE PER CITY STD. 180	1 EA.
10	INSTALL 2"X4" REDWOOD HEADER	598 L.F.
11	INSTALL TRAFFIC MARKERS PER CITY STD. NO. 665(TYPE "L")	3 EA.
12	CONSTRUCT 6' HIGH CONCRETE BLOCK WALL PER CITY STD. NO. 704 THIS WALL REQUIRES A PERMIT AND INSPECTION FROM THE PUBLIC WORKS ENGINEERING DIVISION.	430 L.F.
13	CONSTRUCT 3½" A.C. OVER 4" CRUSHED AGG. BASE, CL II PER S.R 1191 R= 66.	12,485 S.F.
14	CONST. TEMPORARY A.C. DIKE (6"C.F.)	82 L.F.



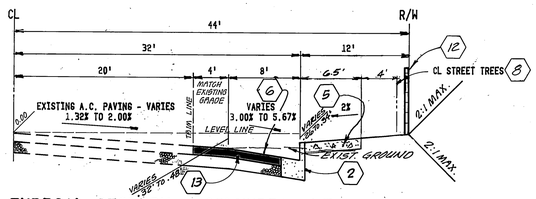
TYPICAL SECTION - ~~ROHNKE WAY~~ NUT TREE LANE ⚠

T.I.= 5



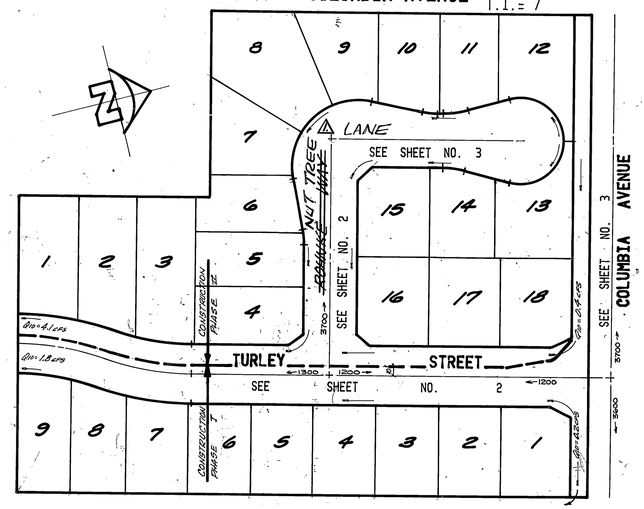
TYPICAL SECTION - TURLEY STREET

T.I.= 5



TYPICAL SECTION - COLUMBIA AVENUE

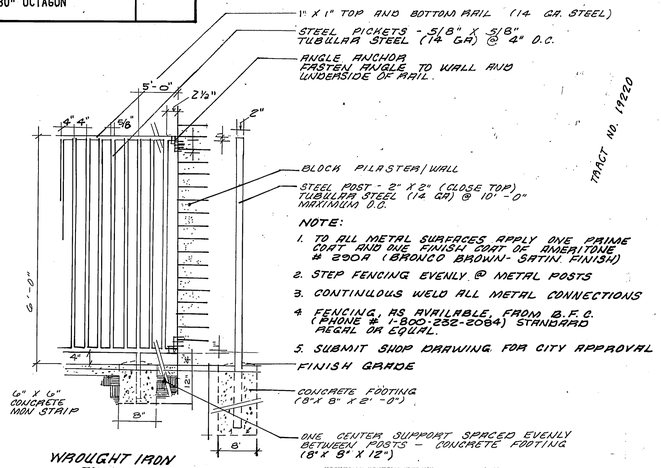
T.I.= 7



INDEX MAP

SCALE: 1"= 80'

SIGN SCHEDULE		
LOCATION	NAME	BLOCK #
A	COLUMBIA AVENUE	3600
	TURLEY STREET	1200
B	⚠ ~~ROHNKE WAY~~ NUT TREE LANE	3700
	TURLEY STREET	1800
D	W 53 (NOT A THRU STREET) 24"X24"	
E	R1 (STOP) 30" OCTAGON	



WROUGHT IRON FENCE

DETAIL "A" N.T.S.

TRACT NO. 19220

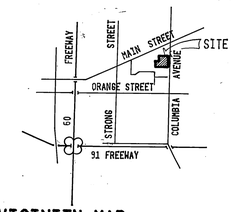
BENCH MARK:

P.K. NAIL & TAG IN EAST C.B. OF MAIN STREET
18'± SOUTH OF B.C.R. @ COLUMBIA AVENUE J7-K
F.B: 847/ 16 ELEV. 813.234

GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF THE 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 OF PUBLIC WORKS CONSTRUCTION, 1982 EDITION.
3. 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.
4. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
5. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREET TO TRAFFIC.
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. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
10. CURB AND GUTTER SHALL BE STAMPED WITH 3' OFFSETS AT 12.5' INTERVALS AND TWO RUNS OF NUMBER 3 RE-STAR SHALL BE PLACED IN GUTTER WHERE GRADE IS LESS THAN 0.40% PLACE ¾" DOWELL PINS AT ALL EXPANSION JOINTS.
11. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM CITY INSPECTORS.
12. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, TWO WORKING DAYS BEFORE DIGGINGS. 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.
13. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DESCREPANCIES ARISING DURING CONSTRUCTION THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AND ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
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. THE PRIVATE ENGINEER PREPARING THESE PLANS SHALL BE RESPONSIBLE FOR PRESERVING OF RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
16. 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.
17. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
18. 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 COMPLETE FOR START OF MAINTENANCE, AND 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).
19. THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTING FOR A MINIMUM PERIOD OF ONE (1) YEAR.
20. STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ.
COLUMBIA AVE.	PYRUS CALLERYANA, BRADFORD PEAR	15 GAL.	50'	7
TURLEY ST.	JACARANDA MIMOSIFOLIA/ JACARANDA	15 GAL	50'	21
⚠ ~~ROHNKE WAY~~ NUT TREE LANE	JACARANDA MIMOSIFOLIA/ JACARANDA	15 GAL.	50'	18



VICINITY MAP

NO SCALE

HAWKINS, ROBERTSON & ASSOCIATES
ENGINEERS SURVEYORS
3764 ELIZABETH ST. RIVERSIDE, CALIFORNIA
PH. 684-3522
Dale D. Hawkins 3-1-84
R.C.E. 17055 DATE

MARK	REVISIONS	APPR.	DATE
⚠	REVISED STREET NAME	PBD	7/13/90

DESIGNED BY D.G.G. DRAWN BY D.D. CHECKED BY E.E.R.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		8/22/84
PARK DEPARTMENT		7-6-84
TRAFFIC DIVISION		8/2
CHIEF PUB. WKS. ENGR.		
PLANNING DEPT.		7-30-84

APPROVED BY William D. Harding
DIRECTOR OF PUBLIC WORKS
BY
DATE 8-28-84

STREET PLAN AND PROFILE

TRACT 19119

TITLE SHEET

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

ACCOUNT No.

DRAWING NUMBER R-2601

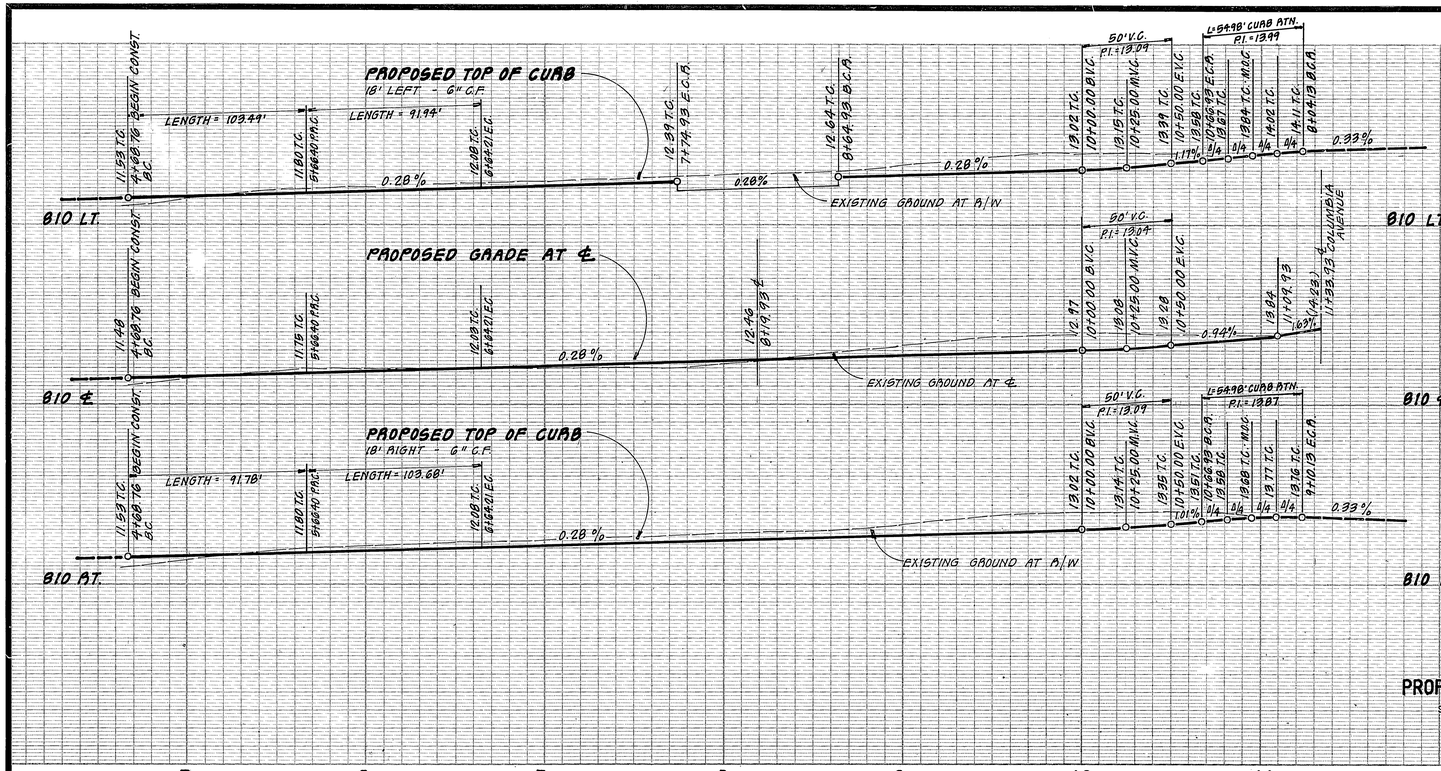
SHEET 1 OF 3

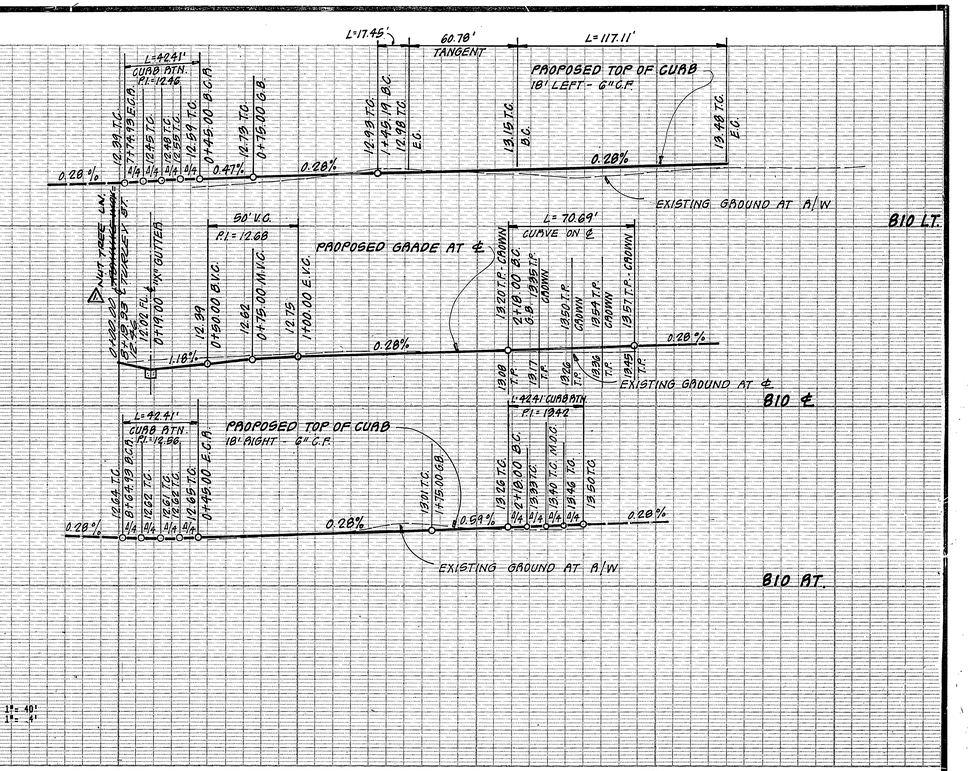
3482

INDEX 12

PC 1499

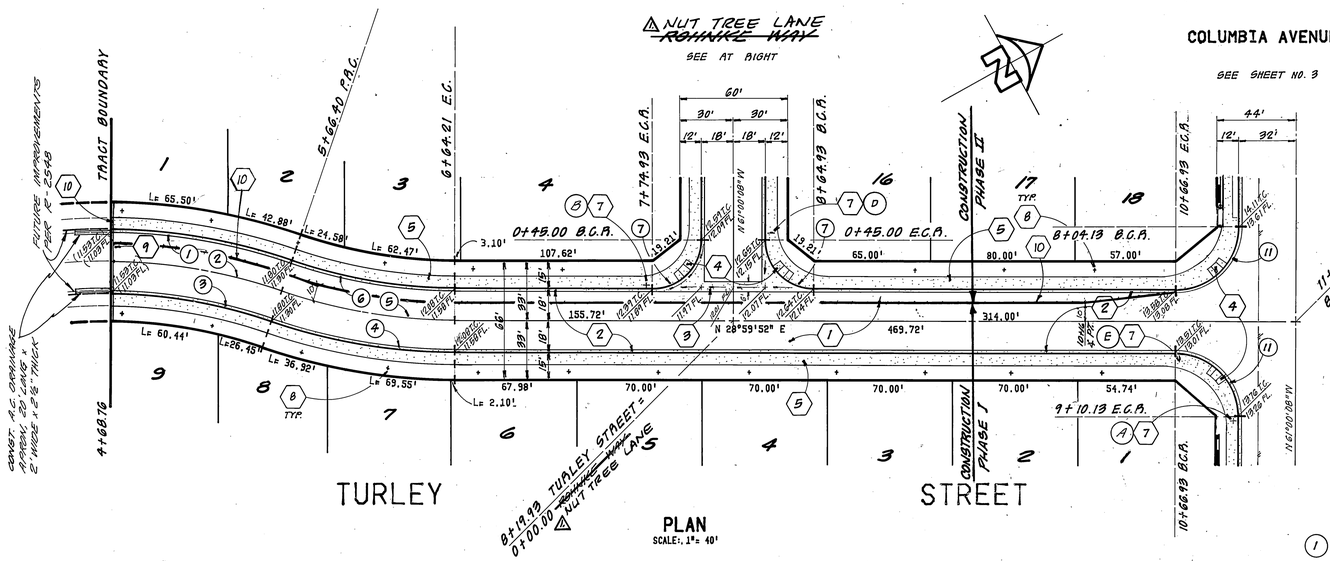
* As built 6-12-87 HE

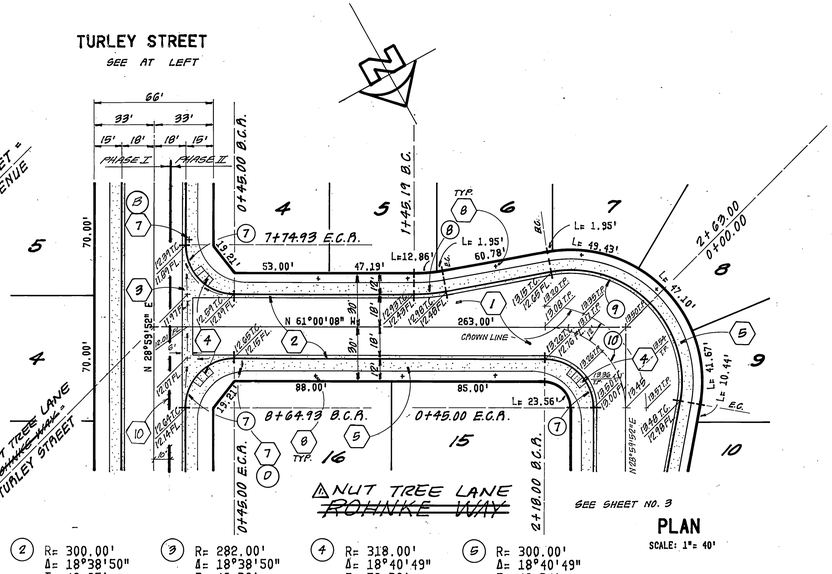




PROFILE

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





CONSTRUCTION NOTES

1. CONSTRUCT 3" A.C. OVER 8.00" CRUSHED AGGREGATE BASE PER S.R. 1191 R= 66
2. CONSTRUCT 6" CURB AND GUTTER (TYPE I) PER CITY STD. NO. 200
3. CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. NO. 220
4. CONSTRUCT SIDEWALK RETURN (TYPE I & II) PER CITY STD. NO. 120 & WHEEL CHAIR RAMP PER CITY STD. NO. 304
5. CONSTRUCT CONCRETE SIDEWALK PER CITY STD. NO. 325
7. INSTALL STREET NAME SIGN PER CITY STD. NO. 662-A
8. PLANT STREET TREES PER CITY OF RIVERSIDE PARKS AND RECREATION DEPARTMENT STANDARDS
9. CONSTRUCT BARRICADE PER CITY STD. 180.
10. INSTALL 2"x 4" REDWOOD HEADER

(1) R= 318.00' Δ= 18°38'50" T= 52.21' L= 103.49'
(2) R= 300.00' Δ= 18°38'50" T= 49.25' L= 97.64'
(3) R= 282.00' Δ= 18°38'50" T= 46.30' L= 91.78'
(4) R= 318.00' Δ= 18°40'49" T= 52.30' L= 103.68'
(5) R= 300.00' Δ= 18°40'49" T= 49.34' L= 97.81'
(6) R= 282.00' Δ= 18°40'49" T= 46.38' L= 91.94'
(7) R= 27.00' Δ= 90°00'00" T= 27.00' L= 42.41'
(8) R= 100.00' Δ= 10°00'00" T= 8.75' L= 17.45'
(9) R= 61.00' Δ= 110°00'00" T= 87.12' L= 117.11'
(10) R= 45.00' Δ= 90°00'00" T= 45.00' L= 70.69'
(11) R= 35.00' Δ= 90°00'00" T= 35.00' L= 54.98'

BENCH MARK:

P.K. NAIL & TAG IN EAST C.B. OF MAIN STREET
18'± SOUTH OF B.C.R. @ COLUMBIA AVENUE J7-K
F.B. 847/ 16 ELEV. 813.234

HAWKINS, ROBERTSON & ASSOCIATES
ENGINEERS SURVEYORS
3764 ELIZABETH ST. RIVERSIDE, CALIFORNIA
PH. 684-9522
Dale S. Hawkins 3-1-84
R.C.E. 17055 DATE

MARK	REVISIONS	APPR.	DATE
1	REVISED STREET NAME	RDD	7/9/84

DESIGNED BY D.S.G. DRAWN BY B.D. CHECKED BY C.E.P.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		8/27/84
PARK DEPARTMENT		8/27/84
TRAFFIC DIVISION		8/28/84
CHIEF PUB. WKS. ENGR.		8/28/84

APPROVED BY William D. Harrison
DIRECTOR OF PUBLIC WORKS
DATE 8-28-84

STREET PLAN AND PROFILE

TRACT 19119
TURLEY STREET
1 NUT TREE LANE
~~ROHNKE WAY~~

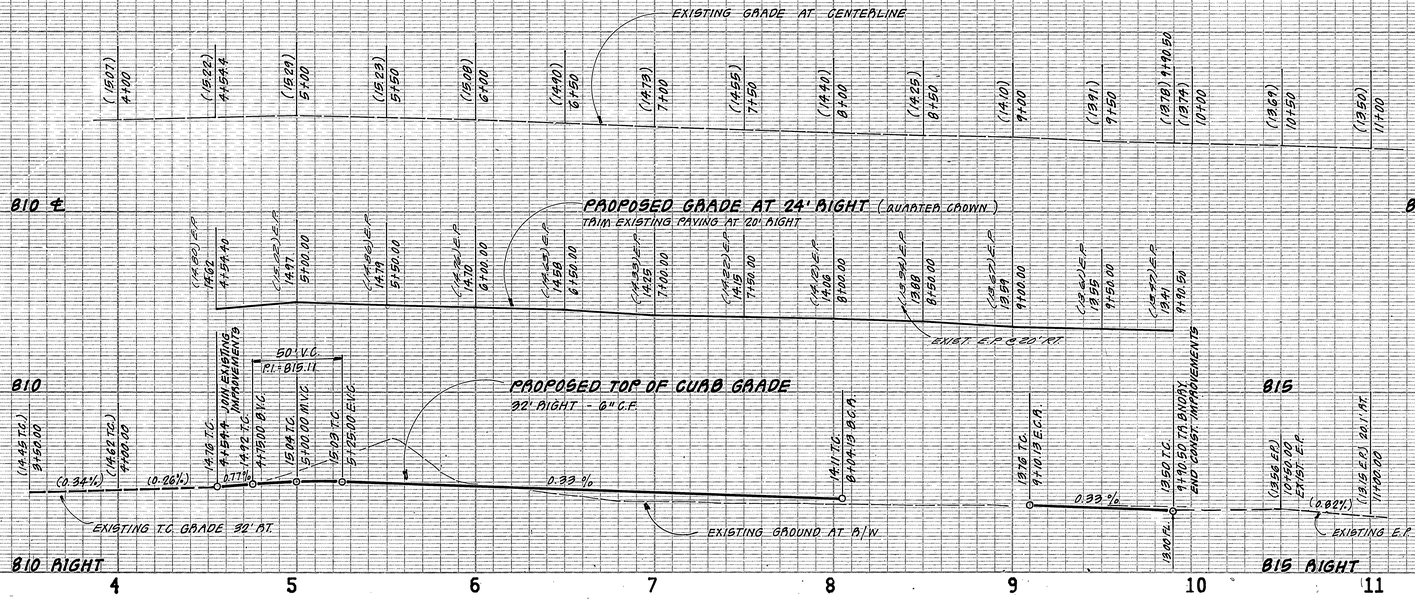
SCALE: HORIZ. 1"= 40' VERT. 1"= 4'

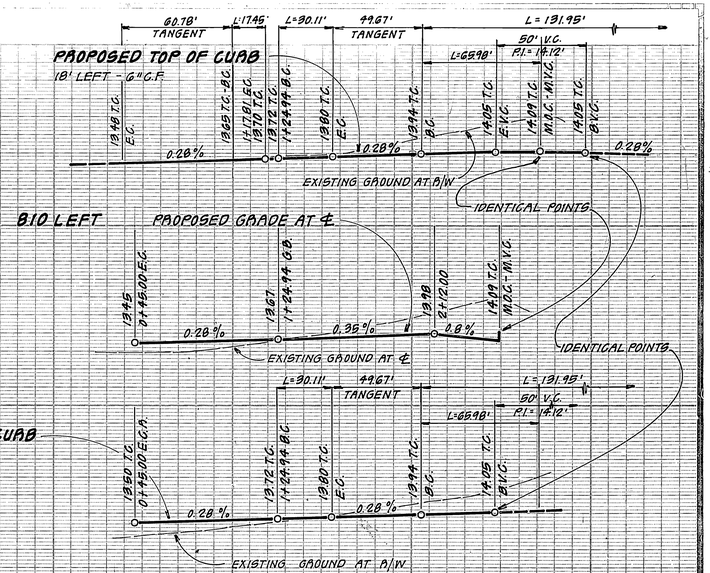
ACCOUNT No.
DRAWING NUMBER R-2601
SHEET 2 OF 3
3482

INDEX 45

*As built 6-12-87 TE

PC 1489





PROFILE

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

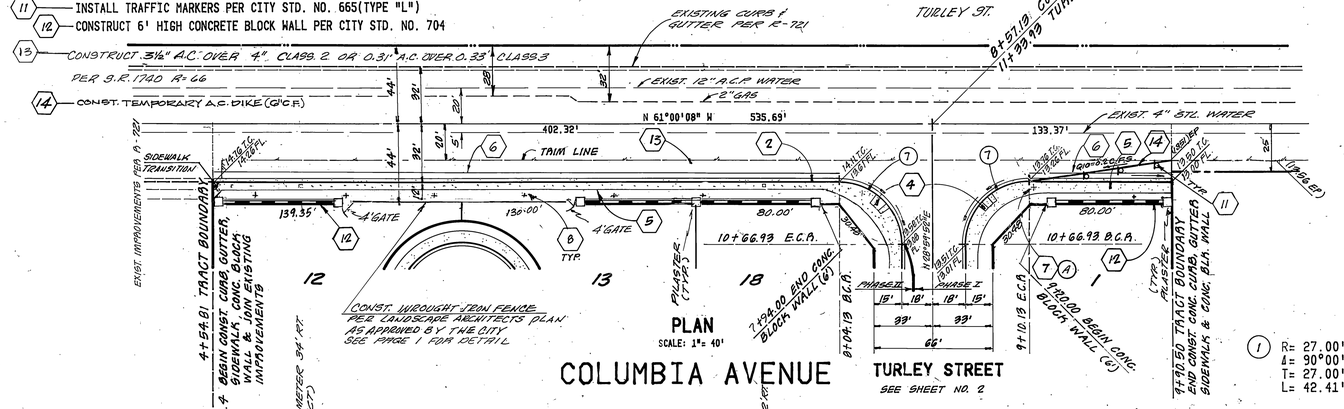
0 1 2 3 4 5 6 7 8 9 10 11

CONSTRUCTION NOTES

1. CONSTRUCT 3" A.C. OVER 0.0" D.G. PER TYPICAL SECTION PER S.R. 1191 - R=66
2. CONSTRUCT 6" CURB AND GUTTER (TYPE I) PER CITY STD. NO. 200
4. CONSTRUCT SIDEWALK RETURN (TYPE I & II) PER CITY STD. NO. 120 & WHEEL CHAIR RAMP PER CITY STD. NO. 304
5. CONSTRUCT CONCRETE SIDEWALK PER CITY STD. NO. 325
6. PLACE BIKELANE STRIPE PER CITY STD. NO. 111
7. INSTALL STREET NAME SIGN PER CITY STD. NO. 662-A
8. PLANT STREET TREES PER CITY OF RIVERSIDE PARKS AND RECREATION DEPARTMENT STANDARDS
11. INSTALL TRAFFIC MARKERS PER CITY STD. NO. 665(TYPE "L")
12. CONSTRUCT 6' HIGH CONCRETE BLOCK WALL PER CITY STD. NO. 704
13. CONSTRUCT 3½" A.C. OVER 4" CLASS 2 OR 0.31' A.C. OVER 0.33' CLASS 3 PER S.R. 1740 R=66
14. CONST. TEMPORARY A.C. DIKE (6" C.F.)

WALL NOTES

BLOCK TYPE - SLUMP STONE
COLOR - TAN
SIZE - 8"x6"x16"
MORTOR - MATCH BLOCK COLOR
CAP - 8" x 4" x 16" - TAN
OTHER - PLACE PILASTERS AT EACH WALL END AND EVERY 69' WEST OF TURLEY ST.

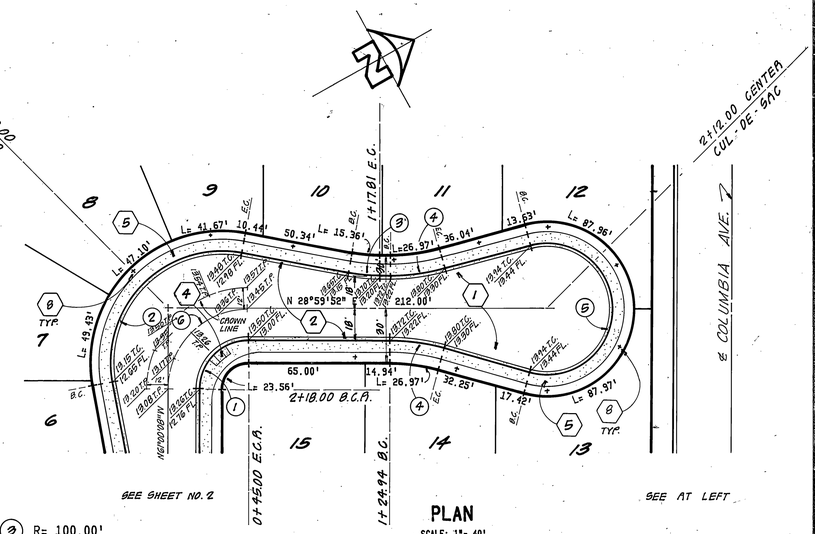


PLAN
SCALE: 1"= 40'

COLUMBIA AVENUE

SEE SHEET NO. 2

TURLEY STREET



PLAN
SCALE: 1"= 40'

⚠ NUT TREE LANE
~~ROHNKE WAY~~

1	R= 27.00' Δ= 90°00'00" T= 27.00' L= 42.41'	2	R= 61.00' Δ= 110°00'00" T= 87.12' L= 117.11'
3	R= 100.00' Δ= 10°00'00" T= 8.75' L= 17.45'	4	R= 115.00' Δ= 15°00'00" T= 15.14' L= 30.11'
5	R= 36.00' Δ= 210°00'00" L= 131.95'	6	R= 45.00' Δ= 90°00'00" T= 45.00' L= 70.69'
7	R= 35.00' Δ= 90°00'00" T= 35.00' L= 54.98'		

* As built 6-12-87 TE

BENCH MARK:

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Dale G. Hawkins 3-1-84
R.C.E. 17055 DATE

MARK	REVISIONS	APPROV.	DATE
⚠	REVISED STREET NAME	FDD	11/6/86

DESIGNED BY: D.G.H. DRAWN BY: B.D. CHECKED BY: E.E.R.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY:	BY	DATE
PRINCIPAL ENGINEER		8/22/86
PARK DEPARTMENT		8/27/87
TRAFFIC DIVISION		8/27/87
CHIEF P.W. ENGINEER		
PLANNING DEPT.		

APPROVED BY: William S. Hardesty
DIRECTOR OF PUBLIC WORKS
DATE 8-28-84

STREET PLAN AND PROFILE

TRACT 19119
COLUMBIA AVENUE
⚠ ~~ROHNKE WAY~~ NUT TREE LANE

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

ACCOUNT NO.
DRAWING NUMBER
R-2601
SHEET 3 OF 3
3482

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PC 1483