IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

STREET PLANS
TRACT NO. 20804

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, Standard Drawing No. 10 and the Standard Specifications for Public Works Construction, current 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.
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. Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
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. The subdivider shall arrange for a soil test to be made by a soils engineer after the streets have been prepared to rough grade and prior to curb and gutter construction. Depth of base material and A.C. paving shall be determined by the City of Riverside design standards and test procedures.
10. See "Street Lighting Plans" for quantity and location of required street lights.
11. All flagged elevations shall be staked in the field by the private engineer.
12. 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.
13. On all areas within the 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.
14. 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.
15. Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for jobsite conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.
16. 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.
17. THE DEVELOPER TO GIVE CITY WATER DIVISION FIVE(5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF GRADING AND/OR CONSTRUCTION AND TO ALLOW CITY TEN(10) WORKING DAYS FOR COMPLETION OF WORK. (351 - 6150)
18. THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION(351-6127) 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.
19. PLANT STREET TREES TO THE SPECIFICATIONS OF PARK AND RECREATION DEPARTMENT.

TREE PLANTING 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 planting 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 specific work has been completed 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).
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. SPACING	NUMBER
⚠2	Capriole Rd. Riverhill Pl.	Cinnamomum Camphora/ Camphor tree	15 gal.	45'	28 10

5. Public Works and Park and Recreation 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 inspected by the City for proper compaction.

CONSTRUCTION NOTES & QUANTITY ESTIMATE

	ITEM DESCRIPTION	UNIT	QUANTITIES	QUANTITIES
				ENTIRE ENTRYWAYS
⚠2	① CONSTRUCT 0.21' A.C. PAVEMENT OVER ~~0.33'~~ 0.58' AGGREGATE BASE	S.F.	25840.0	6976
	② CONSTRUCT CURB & GUTTER PER C/R STD. DWG Nº 200 (TYPE I -8"C.F.)	L.F.	1320.0	—
	③ CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD. DWG. Nº 325	S.F.	7938.0	2730.0
⚠4	CONSTRUCT WHEEL CHAIR RAMPS PER C/R STD. DWG. NO. 304	EA	—	2
⚠5	CONSTRUCT 6' WIDE CROSS GUTTER PER C/R STD. DWG NO. 220	SF	—	700
⚠6	CONSTRUCT CURB & GUTTER PER C/R STD DWG. Nº 200 (TYPE I-6"C.F.)	LF	—	410
⚠7	CONSTRUCT CURB & GUTTER TRANSITION FROM 6" TO 8" CF	L.F.	—	76.5

CURVE DATA

	DELTA	RADIUS	TANGENT	LENGTH
A	33°57'54"	256.83'	78.44'	152.25'
B	33°57'54"	274.83'	83.93'	162.92'
C	33°57'54"	292.83'	84.43'	173.59'
D	19°45'52"	292.83'	51.01'	101.01'
E	19°45'52"	214.83'	47.88'	94.81'
F	19°45'52"	256.83'	44.74'	88.59'
G	38°53'37"	268.00'	94.62'	181.92'
H	38°53'37"	250.00'	88.27'	169.71'
I	38°53'37"	232.00'	81.91'	157.49'
J	31°53'07"	232.00'	66.27'	129.11'
K	31°53'07"	250.00'	71.42'	139.13'
L	31°53'07"	268.00'	76.56'	149.14'
⚠3 M	90°21'09"	27.00'	27.17'	42.58'
⚠3 N	72°08'54"	27.00'	19.64'	33.96'

STREET NAMES AND TRAFFIC SIGN SCHEDULE

Ⓐ	INDIANA AVENUE	1200
	CAPRIOLE ROAD	3500
Ⓑ	R-1 STOP SIGN, 36" OCTAGON	
	CONST. PER C/R STD. 662 A & 668	
⚠2 Ⓒ	CAPRIOLE ROAD	
	RIVERHILL PLACE	

BENCH MARK: E2-D
P.K. NAIL
LOCATED @ SOUTHEAST CURB RETURN AT THE INTERSECTION OF INDIANA AVENUE AND FILLMORE STREET
ELEVATION = 738.970

REGISTERED PROFESSIONAL ENGINEER — BRIAN L. JENSEN — 30534 Exp. 3/31/88 — CIVIL — STATE OF CALIFORNIA

CITY OF RIVERSIDE
WATER SYSTEM
⚠2 Carl Weingartner 12/14/87
APPROVED Carl Weingartner 5/8/87 DATE

THE KEITH COMPANIES
5225 CANYON CREST DR. BLDG. 300, SUITE 307 RIVERSIDE, CA 92507 (714) 682 - 1170
• Planning • Civil Engineering • Architecture • Landscape Architecture • Land Surveying • Construction Management
FOR THE INLAND EMPIRE
PLANS PREPARED UNDER THE DIRECTION OF: Brian L. Jensen R.C.E. NO. 30534 4-30-87 DATE

MARK	REVISIONS	APPR.	DATE
⚠2	ADDED STREET FOR P.M. 22580	WLW	9/11/87
⚠1	REVISED CONST. NOTE "C" PER S.R. 215, R=30'+0'	WLW	10/15/87

DESIGNED BY H.A. DRAWN BY W.W./R.M. CHECKED BY B.L.J.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	5-22-87	
PARK DEPARTMENT	5-13-87	
TRAFFIC DIVISION	5-27-87	
CHIEF P. W. ENGINEER	5-27	
	5/26/87	

APPROVED BY Barry Beck PUBLIC WORKS DIRECTOR
DATE 5/27/87

⚠2 PARCEL MAP 22580 RIVERHILL PLACE

TITLE AND PLAN SHEET
STREET IMPROVEMENT PLANS
FOR
TRACT NO. 20804
CAPRIOLE ROAD.

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

ACCOUNT NO. R-2878

SHEET 1 OF 2

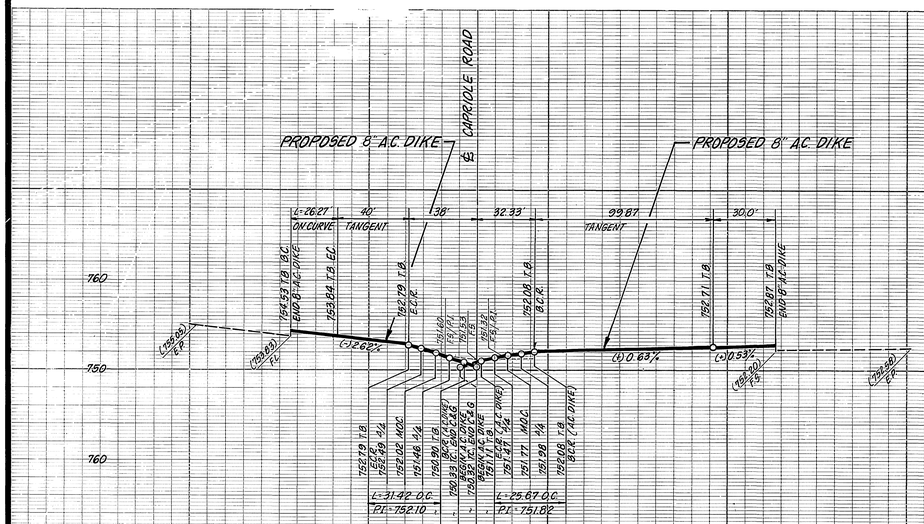
PROFILE
HORIZ. 1"=40'
VERT. 1"=8'

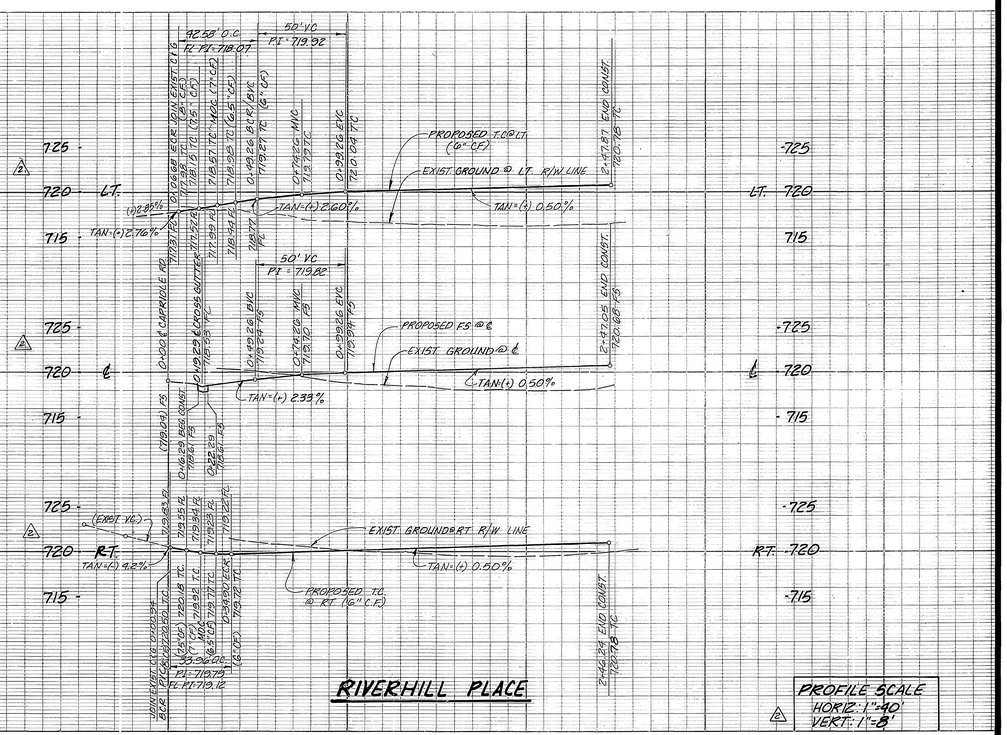
PLAN
SCALE: 1"=40'

VICINITY MAP
NOT TO SCALE

TYPICAL STREET SECTION T.I.=5
NOT TO SCALE
CAPRIOLE ROAD

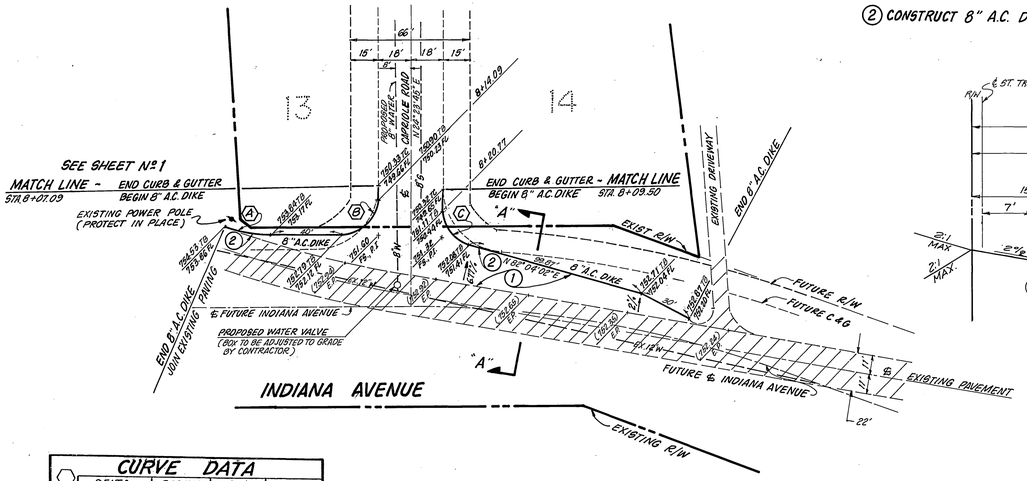
SCALE: 1"=40'

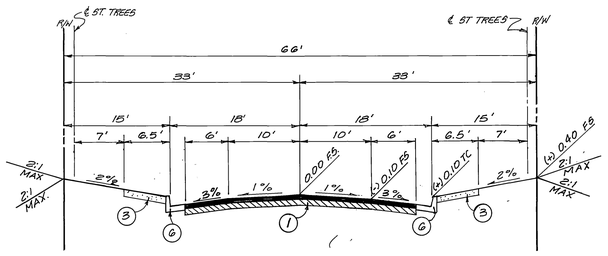




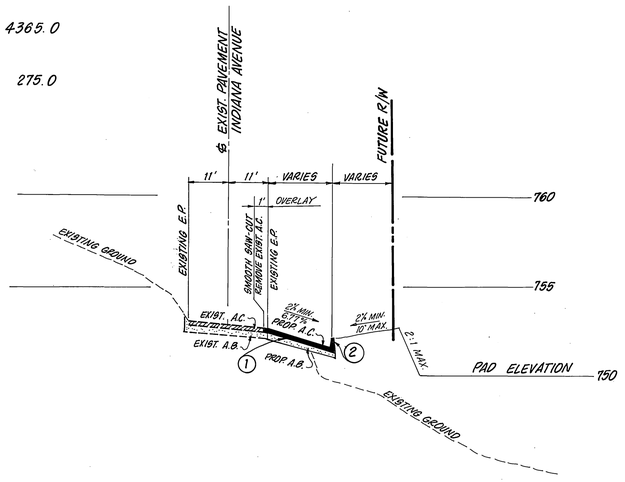
CONSTRUCTION NOTES & QUANTITY ESTIMATE

ITEM	DESCRIPTION	UNIT	QUANTITES
△1	CONSTRUCT 0.21' A.C. PAVEMENT OVER ~~0.33'~~ 0.58' AGGREGATE BASE	S.F.	4365.0
2	CONSTRUCT 8" A.C. DIKE PER C/R STD. DWG. Nº 250 (TYPE I)	L.F.	275.0





△2 TYPICAL STREET SECTION T.I.=5.0
RIVERHILL PLACE
NOT TO SCALE



STREET SECTION ("A" - "A") T.I. = 7.0
NOT TO SCALE

CURVE DATA				
	DELTA	RADIUS	LENGTH	TANGENT
A	21° 30' 00"	70.00'	26.27'	13.29'
B	90° 00' 00"	20.00'	31.42'	20.00'
C	73° 32' 13"	20.00'	25.67'	14.95'

REGISTERED PROFESSIONAL ENGINEER
BRIAN L. JENSEN
30534
Exp. 3/31/88
CIVIL
STATE OF CALIFORNIA

CITY OF RIVERSIDE
WATER SYSTEM
△2 Carl Weingartner 12/14/87
Carl Weingartner 5/18/87
APPROVED DATE

THE KEITH COMPANIES
5225 CANYON CREST DR.
BLDG. 300, SUITE 307
RIVERSIDE, CA. 92507
(714) 682 - 1170
*Planning
*Civil Engineering
*Structures
*Construction Management
*Land Surveying
*Landscape Architecture
FOR THE INLAND EMPIRE
PLANS PREPARED UNDER THE DIRECTION OF:
Brian L. Jensen
R.C.E. NO. 30534
4/30/87
DATE

MARK	REVISIONS	APPR.	DATE
△2	ADDED RIVERHILL TYP. SEC. & PROFILE	PRED	11/1/05
△1	REVISED CONST. NOTE Nº 1 PER S.R. 1318; R-2878	VAH	6/25/87

DESIGNED BY H.A. DRAWN BY R.A.M. CHECKED BY B.L.J.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	5-22-87	[illegible]
PARK DEPARTMENT	12-16-87	[illegible]
TRAFFIC DIVISION	5-22-87	[illegible]
CHIEF P.W. ENGINEER	5-27	[illegible]
	5/26/87	[illegible]

APPROVED BY Barry Bell
PUBLIC WORKS DIRECTOR
DATE 5/27/87

△2 PARCEL MAP 22580
RIVERHILL PLACE : PROFILE

TITLE AND PLAN SHEET
STREET IMPROVEMENT PLANS
FOR
TRACT NO. 20804
INTERIM IMPROVEMENT OF INDIANA AVE.
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

W.O. Init. 5-9-88 mb

ACCOUNT NO.
R-2878
SHEET 2 OF 2

Pg 2161