THE CITY OF RIVERSIDE
STREET IMPROVEMENT PLAN
TRACT 22575

GENERAL NOTES

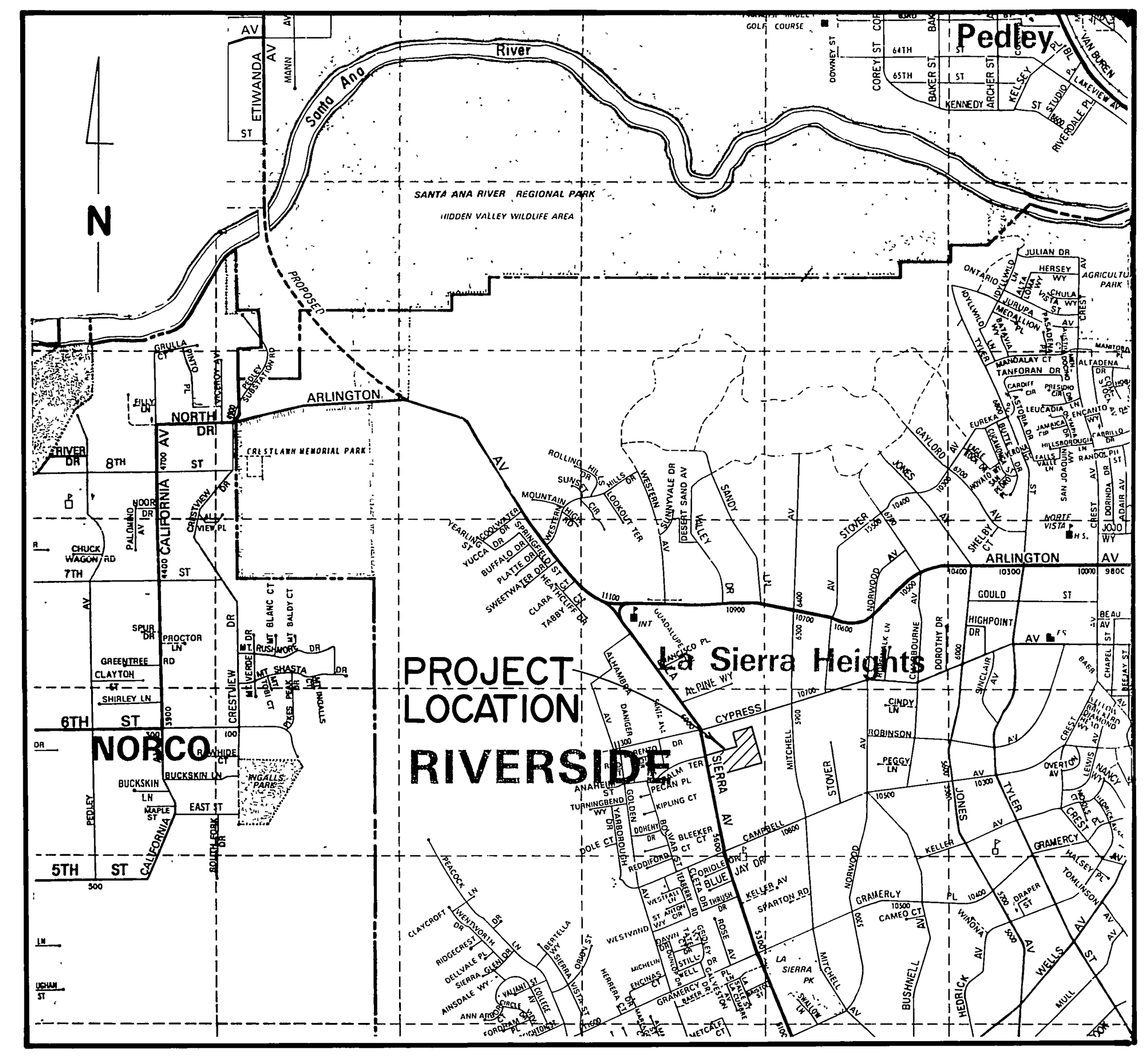
1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
3. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HERON. 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.
4. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HERON.
6. SEE "STREET LIGHTING PLANE" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
7. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8. 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.
9. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
10. 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 THE 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.
11. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
12. 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.
13. 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.
14. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
15. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGRAOUND 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.
16. IN PAVEMENT OVERLAY AREAS, DISTRESSES EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVINGS.
17. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THIS PLAN. THE CONTRACTOR IS RE QUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

COSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO 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 CONTINOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL AND OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN PLANS AND /OR FIELD CONDITIONS IMMEDIATELY TO THE DESIGN ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT SO REPORTED AND RESOLVED.

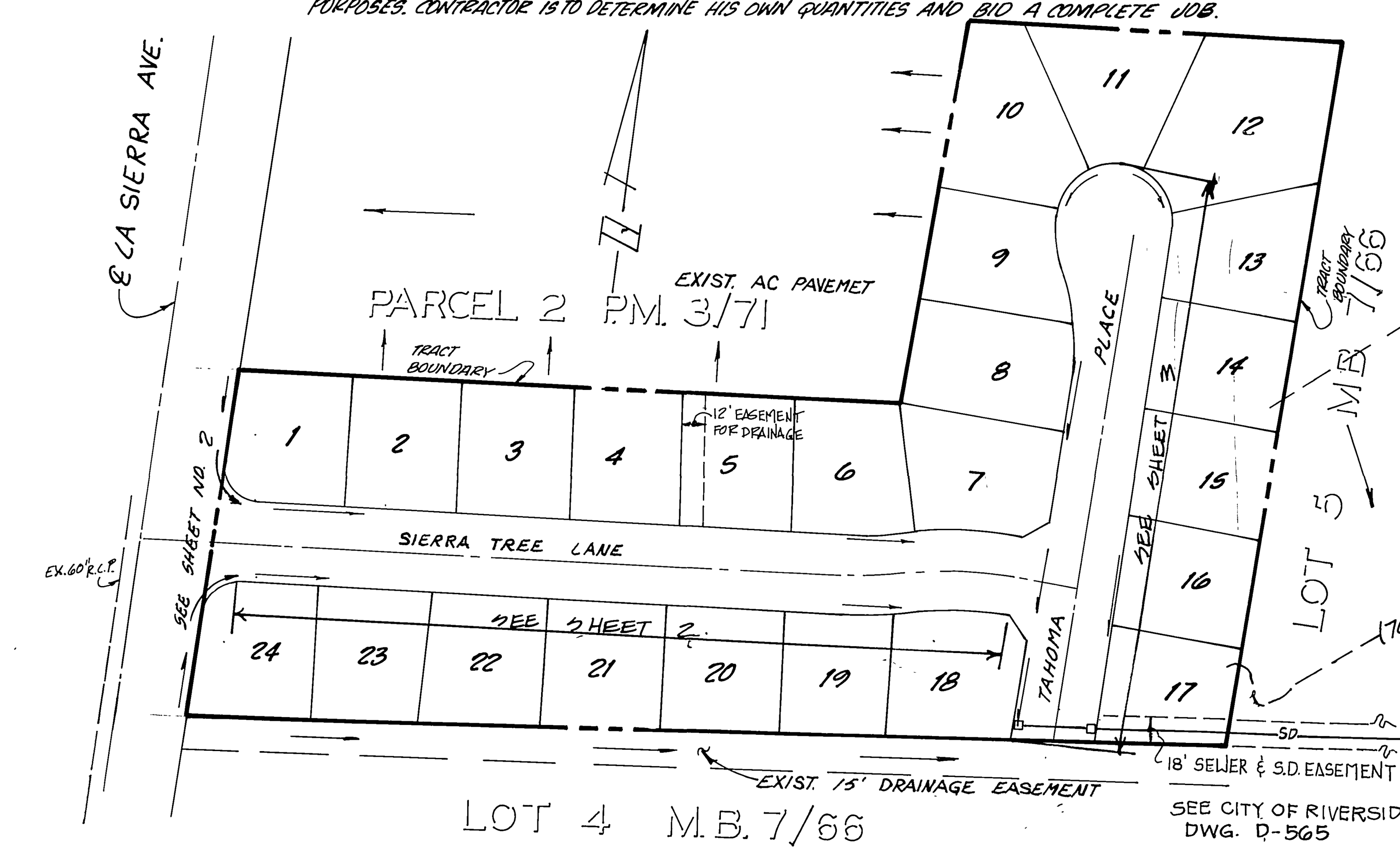


VICINITY MAP
N.T.S.

CONSTRUCTION NOTES AND ESTIMATED QUANTITIES *

1	CONST. A.C. OVER C.A.B. (SEE STREET SECTIONS BELOW FOR PVMT. STRUCTURAL SEC.) △	42,500	S.F.
2	CONST. 6" P.C.C. CURB & GUTTER, TYPE I, PER CITY OF RIV. STD. DWG. NO. 200	2,300	L.F.
3	CONST. P.C.C. SIDEWALK PER CITY OF RIV. STD. DWG. NO. 325	11,000	S.F.
4	CONST. P.C.C. WHEEL CHAIR RAMP PER CITY OF RIV. STD. DWG. NO. 304	4	EA.
5	CONST. P.C.C. CROSS-GUTTER PER CITY OF RIV. STD. DWG. NO. 220 (WIDTH=6')	750	S.F.
6	CONST. CURB OUTLET DRAIN PER CITY OF RIV. STD. DWG. NO. 410	2	EA.
7	CONST. A.C. OVERLAY PER CITY OF RIV. SPEC.'S	6,000	S.F.
8	INSTALL BARRICADE PER CITY OF RIV. STD. DWG. NO. 180	1	EA.
9	INSTALL REDWOOD HEADER	80	L.F.
10	CONST. 6" CURB ONLY, TYPE II, PER CITY OF RIV. STD. DWG. NO. 200	85	L.F.
11	PLANT STREET TREES PER CITY OF RIV. PARKS AND RECREATION DEP. STD'S.	47	EA.
12	RELOCATE EXISTING POWER POLE & STREET LIGHT	1	EA.
13	CONST. DRIVEWAY APROACH PER CITY OF RIV. STD. DWG. NO. 302	3,500	S.F.
14	CONST A.C. APRON & NUISANCE WATER PERCOLATION PIT PER DETAIL ON SHEET 3	1	EA.

* DENOTES QUANTITIES SHOWN ARE FOR PERMIT OR BONDING PURPOSES ONLY AND ARE NOT TO BE USED FOR PAY PURPOSES. CONTRACTOR IS TO DETERMINE HIS OWN QUANTITIES AND BID A COMPLETE JOB.



INDEX MAP
N.T.S.

PARK AND RECREATION NOTES

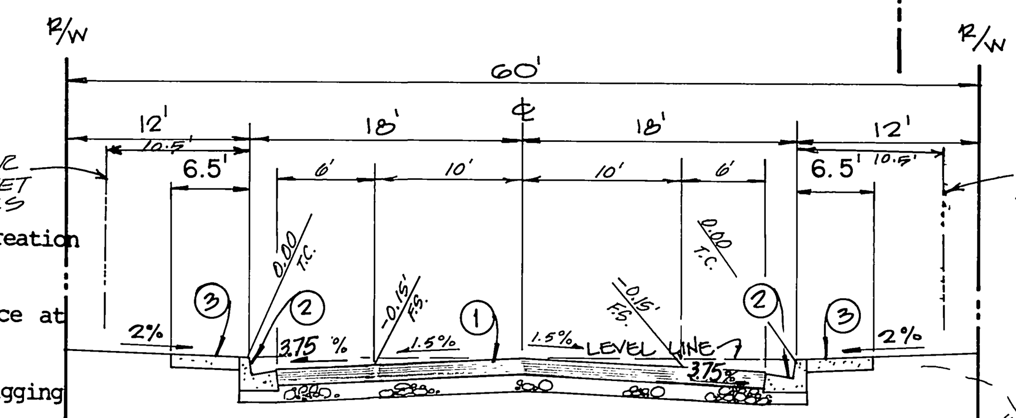
1. All related work shall conform to the City of Riverside Park and Recreation Department Standards.
2. Contact the Street Tree Inspector a minimum of 48 hours in advance at 351-6126 to schedule inspection. Inspections shall be required:
   a) When plant locations have been spotted in the field prior 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. STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY.
4. The Contractor/Developer shall maintain all plantings for a minimum period of one (1) year.
5. Street Tree planting shall be as follows:

Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing	No. Req.
'A' LA SIERRA AVE.	JACARANDA MIMOSIFOLIA / JACARANDA	15 GAL.	45'	2
'B' SIERRA TREE LANE	MAGNOLIA GRANDIFLORA / MAGNOLIA	15 GAL.	45'	26
'C' TAHOMA PLACE	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	15 GAL.	45'	18

6. 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 inspected by the City for proper compaction.

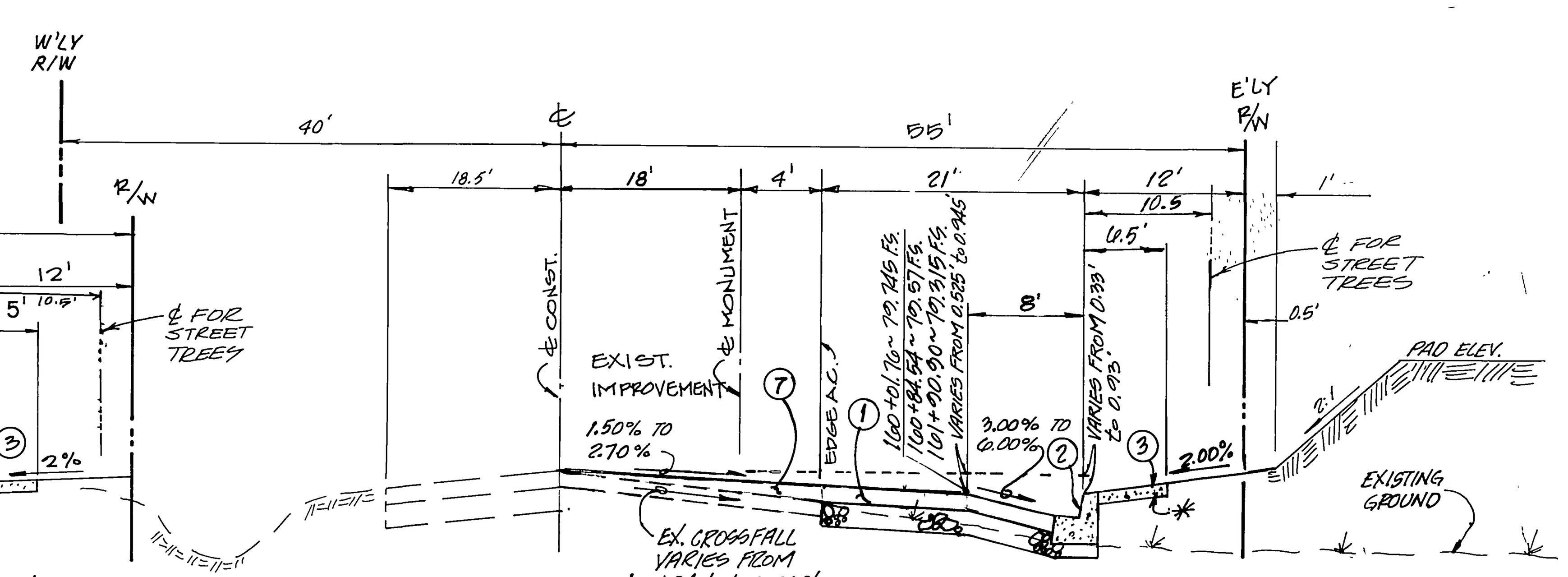
STREET NAME & TRAFFIC SIGN SCHEDULE		
A	LA SIERRA AVENUE	5800
	SIERRA TREE LANE	11000
B	SIERRA TREE LANE	11000
	TAHOMA PLACE	5800
C	R1 (STOP SIGN-36")	
D	W53 A (NO OUTLET-30")	

INSTALL PER CITY OF RIVERSIDE STD.'S 662 A & 666



△ 1 *SIERRA TREE LANE ~ 3" A.C. OVER 8" CRUSHED A.B.
**TAHOMA PLACE ~ 3" A.C. OVER NATIVE SOILS
PER S.R. 1399 R-VALUE = 29* & 74**

TYPICAL SECTION
TAHOMA PLACE AND SIERRA TREE LANE
NOT TO SCALE
TI = 5



△ 1 LA SIERRA AVENUE ~ 4.5" A.C. OVER 12" CRUSHED A.B.
PER S.R. 1399 R-VALUE = 29

TYPICAL SECTION
LA SIERRA AVE.
NOT TO SCALE
TI = 7.5

* DENOTES CURB SIDEWALK IS SHOWN AS TYPICAL, HOWEVER CURB SIDEWALK IS TO BE CONSTRUCTED SOUTH OF SIERRA TREE LANE AND PROPERTY LINE SIDEWALK IS TO BE CONSTRUCTED NORTH OF SIERRA TREE LANE.

OWNER:
ORANGE CREST DEV.
1245 W. 6TH. STREET
CORONA, CA 91720
TEL: (714) 272-0101

BENCH MARK:
62-B (RESET)
P.K. NAIL AND CITY ENGR. TAG IN SW'LY. CURB RETURN OF CAMPBELL AVE. AT LA SIERRA AVE.
EL. 770.448

CSL ENGINEERING, INC.
119 MAPLE STREET SUITE "N" CORONA, CA 91720 (714) 737-8190
PREPARED UNDER THE SUPERVISION OF:
Richard A. Scianni 5/2/89
RICHARD A. SCIANNI R.C.E. 25917 DATE

MARK	REVISIONS	APPR.	DATE
△	ADDED STRUCTURAL SECTIONS (PVMT)		12/20/89

DESIGNED BY V.S. DRAWN BY V.S. CHECKED BY J.J.L.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	7-12-89	
PARK DEPARTMENT	5-15-89	
TRAFFIC DIVISION	7-11-89	
CHIEF P. W. ENGINEER	8-21	
	7/12/89	

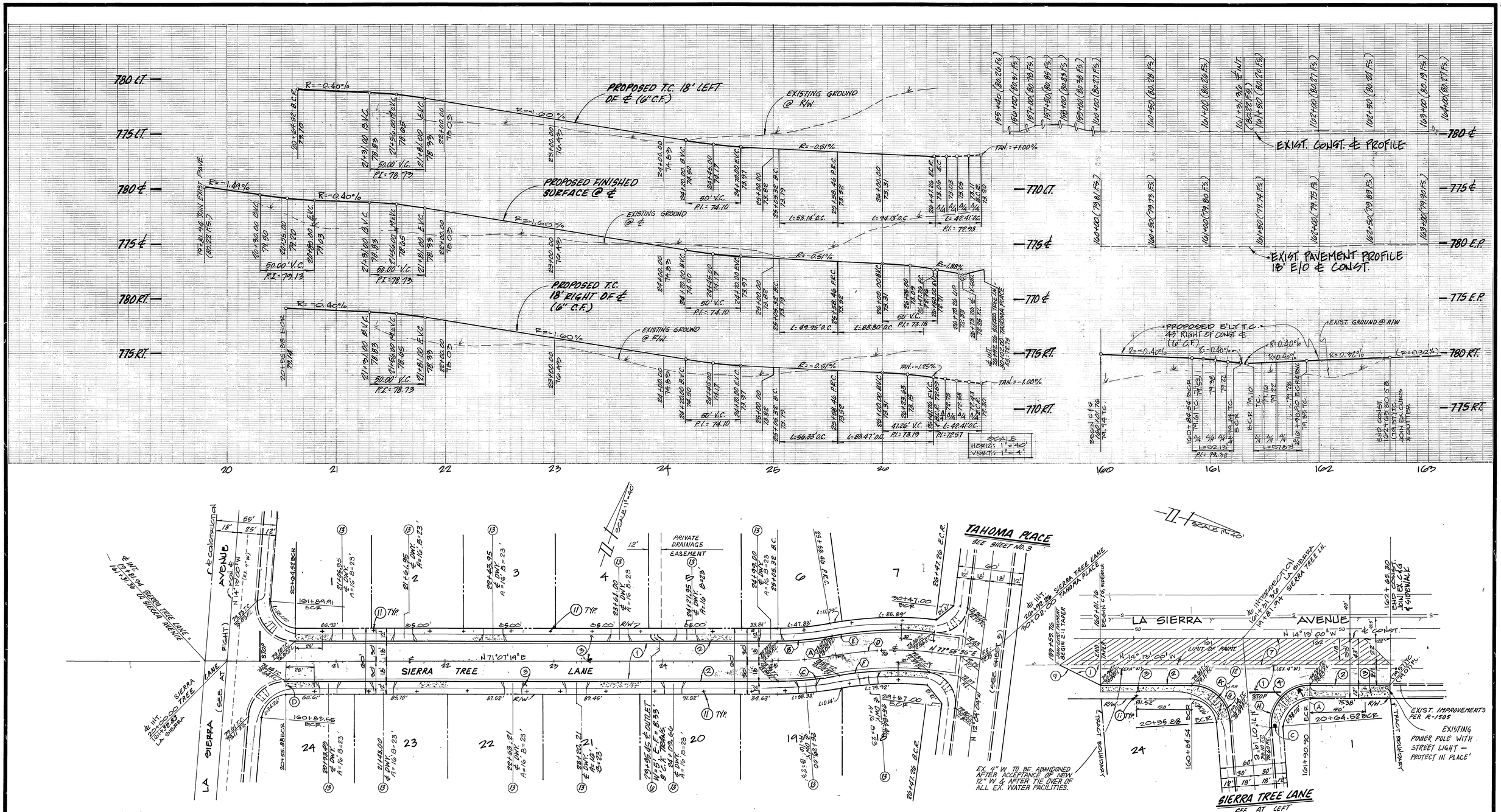
APPROVED BY Barry Beck
PUBLIC WORKS DIRECTOR
DATE 8/21/89

PLAN & PROFILE FOR:
STREET IMPROVEMENT
TRACT № 22575
TITLE SHEET

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

ACCOUNT NO.
R-3026
SHEET 1 OF 3

INDEXED 10/18/89 LH
J.N. 216
FRED
PL 2754



SIERRA TREE LANE

LA SIERRA AVENUE

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. SCIANNI
25917
EXPIRES 12/31/89
CIVIL
STATE OF CALIFORNIA

H	94° 39' 41"	35.00'	57.82'	37.97'
G	85° 20' 19"	35.00'	52.13'	32.26'
F	16° 57' 34"	282.00'	83.47'	42.04'
E	16° 57' 34"	318.00	94.13'	47.41'
D	16° 57' 34"	300.00'	88.80'	44.73'
C	10° 08' 57"	318.00'	56.33'	28.24'
B	10° 08' 57"	300.00'	53.14'	26.64'
A	10° 08' 57"	282.00'	49.95'	25.04'
⬡	△	R	L	T

CURVE DATA

CITY OF RIVERSIDE
WATER SYSTEM
Richard S. Drobek 6-28-89
APPROVED DATE

ELEC. DEPARTMENT
Wm Whitten 6/23/89
APPROVED DATE

BENCH MARK:
G2-B (RESET)
P.K. NAIL AND CITY ENGR. TAG IN SW'LY. CURB RETURN OF CAMPBELL AVE. AT LA SIERRA AVE.
EL. 770.448

CSL ENGINEERING, INC.
119 MAPLE STREET SUITE "N" CORONA, CA 91720 (714) 737-8190
PREPARED UNDER THE SUPERVISION OF:
Richard A. Scianni 5/2/89
RICHARD A. SCIANNI R.C.E. 25917 DATE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY V.S. DRAWN BY V.S. CHECKED BY J.J.L.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
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PARK DEPARTMENT	5-15-89	
TRAFFIC DIVISION	7-11-89	
CHIEF P. W. ENGINEER	8.21	
	7/12/89	

APPROVED BY Barry Bed
PUBLIC WORKS DIRECTOR
DATE 8/21/89

PLAN & PROFILE FOR:
SIERRA TREE LANE
LA SIERRA AVENUE
TRACT No 22575

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

ACCOUNT NO. R-3026
SHEET 2 OF 3

PC 2754

INDEXED 10/18/89 LH

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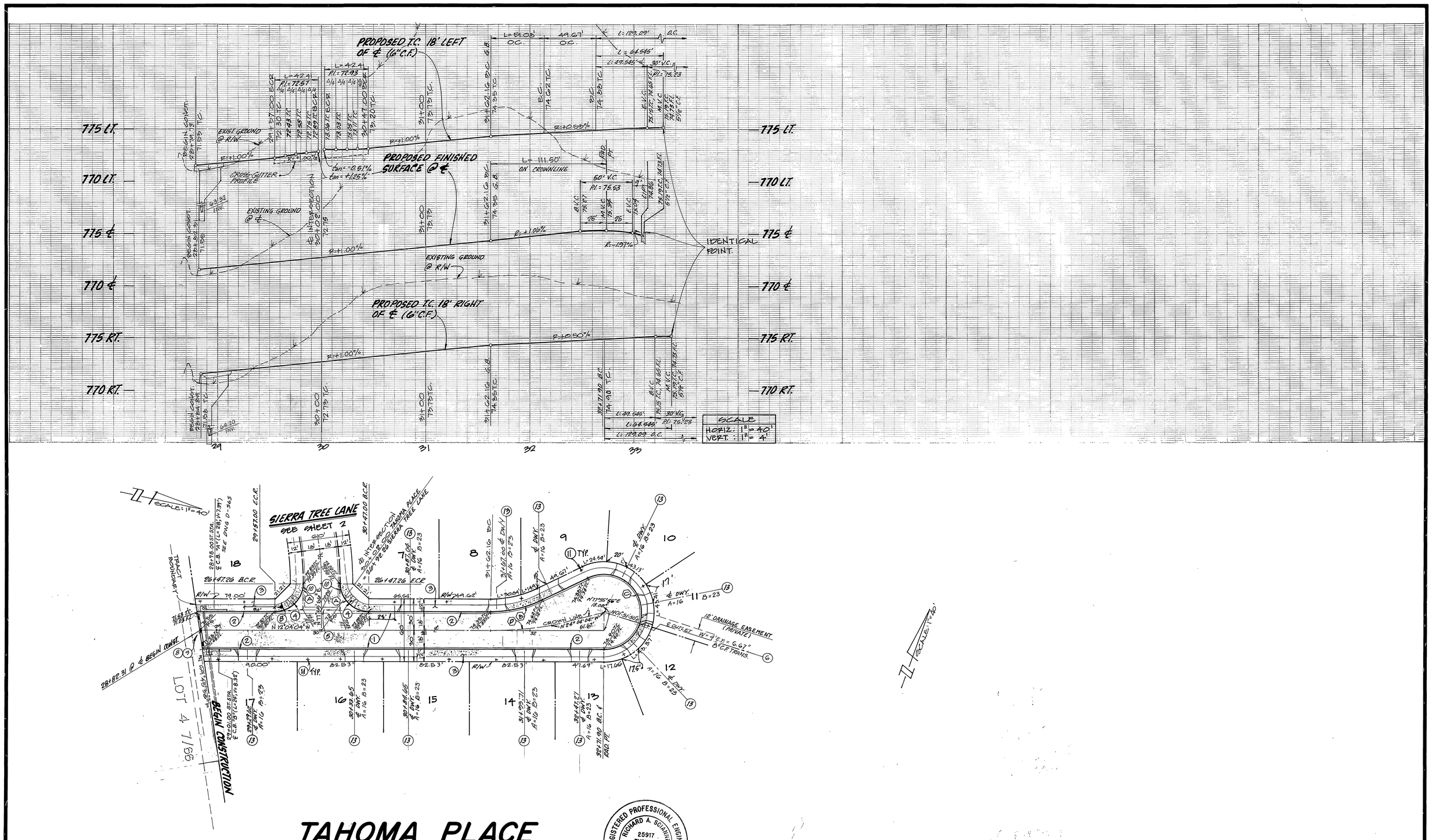

TAHOMA PLACE

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. SCIANNI
25917
EXPIRES 12/31/89
CIVIL
STATE OF CALIFORNIA

D	12° 43' 34"	269.36'	59.83'	30.04'
C	205° 27' 05"	36.00	129.09	—
B	25° 27' 05"	115.00	51.08	25.97
A	90° 00' 00"	27.00	42.41	27.00
⬡	△	R	L	T

CURVE DATA

BENCH MARK:
G2-B (RESET)
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MARK	REVISIONS	APPR.	DATE

DESIGNED BY V.S. DRAWN BY V.S. CHECKED BY J.J.L.

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PLAN & PROFILE FOR:
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