GENERAL NOTES (CONT.)

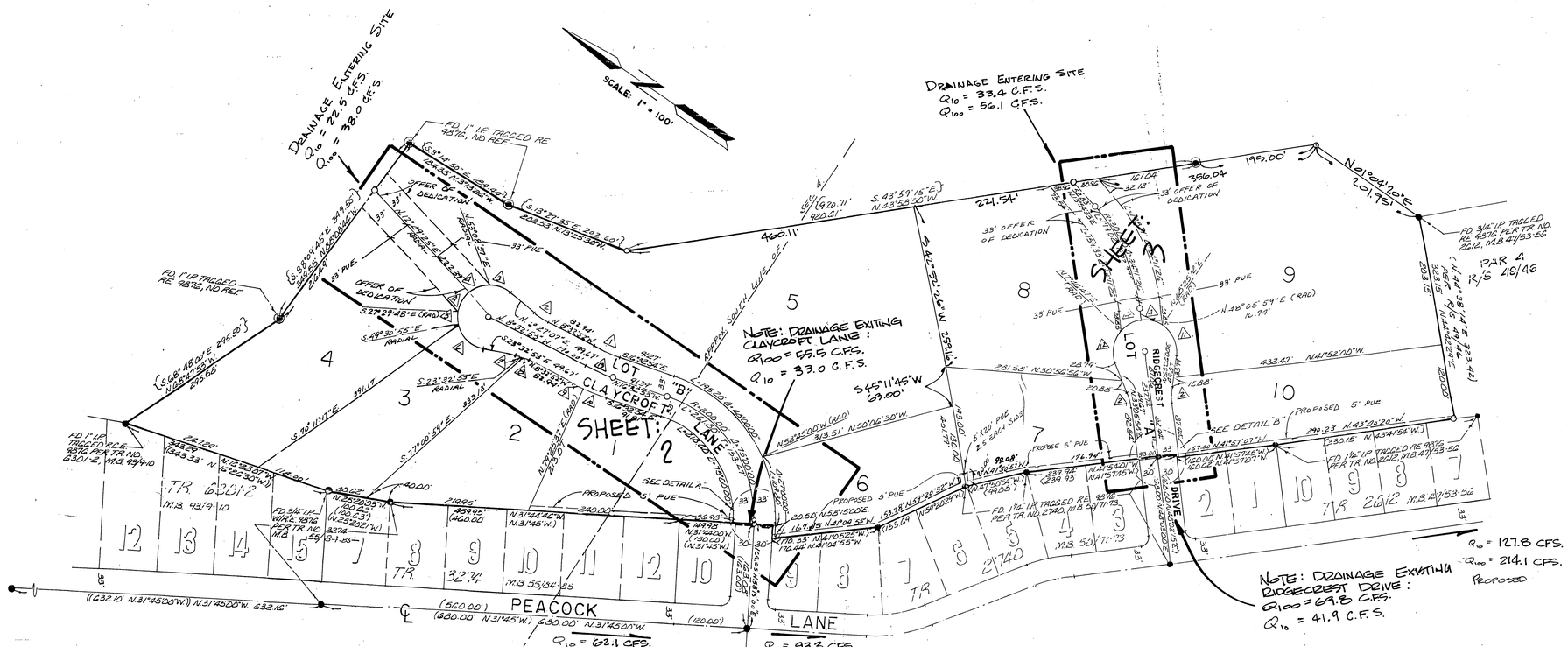
20. STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME:	BOTANICAL/COMMON NAME:	MIN. SIZE:	APPROX SPACING:	NO REQ:
CLAYCROFT LANE	LAGERSTROEMIA INDICA CRAPE MYRTLE	15 GAL.	45'	30
RIDGECREST DRIVE	LAGERSTROEMIA INDICA CRAPE MYRTLE	15 GAL.	45'	11

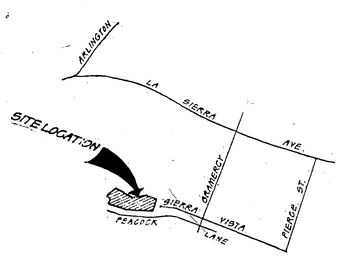
STREET IMPROVEMENT PLAN

FOR

TRACT 19735

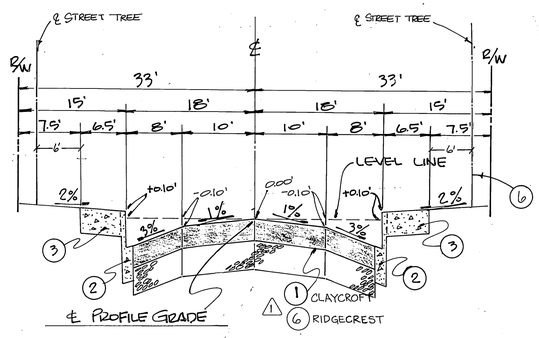


INDEX MAP



VICINITY MAP

N.T.S.



TYPICAL SECTION

N.T.S.

1 CLAYCROFT LANE

6 RIDGECREST DRIVE

T.I. = 5

BENCH MARK:

CHISELED "X" ON TOP OF CURB 1 FOOT SOUTH TRACT BOUNDARY, TRACT 2740 ON EAST SIDE OF PEACOCK LANE PER ROAD PLANS No. R-854 OF TRACT 2740. ELEVATION: 817.88

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. 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.
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 hereon.
6. See "Street Lighting Plans" 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 of 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.
11. 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.
12. 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.
13. Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
14. 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.
15. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
16. CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 351-6126 TO SCHEDULE INSPECTION. INSPECTIONS SHALL BE REQUIRED: (CONT.)

GENERAL NOTES (CONT.)

16. (A) WHEN PLANT LOCATIONS HAVE BEEN STAKED 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.

NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE STREET TREE NUMBERS AND LOCATIONS AS SHOWN ON APPROVED PLANS.

17. STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY.
18. THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTING FOR A MINIMUM PERIOD OF ONE (1) YEAR.
19. 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 INSPECTED BY THE CITY FOR PROPER COMPACTION. (CONT.)

CONSTRUCTION NOTES & QUANTITY ESTIMATE

1. PLACE 2½" ASPHALT CONC. ON 4" AGGREGATE BASE 32,427 S.F. PER S.R. 1406 R= 66 OR 3" A.C. OVER COMPACTED NATIVE.
2. CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 1719 L.F.
3. CONSTRUCT PCC CURB SIDEWALK PER CITY STD. 325 10,313 S.F.
4. REMOVE EXISTING BARRICADES 2 EA.
5. CONSTRUCT 8" CURB AND GUTTER PER CITY STD. 200.
6. PLACE 2½" A.C. OVER 4" AGGREGATE BASE OR 4" A.C. OVER COMPACTED NATIVE PER S.R. 1406, R=55.

EARTHWORK QUANTITIES

EXCAVATION 3733 C.Y. FILL 3155 C.Y.

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site 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.

California Council of Civil Engineers & Land Surveyors

REGISTERED PROFESSIONAL ENGINEER EUGENE P. EHE NO. 19120 CIVIL ENGINEERING STATE OF CALIFORNIA

ENVIRONMENTAL HIGHTECH ENGINEERING
• LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING
3272 N. "E" St., Suite A San Bernardino, CA 92405 (714) 886-1811
P.O. Box 1537 Running Springs, CA 92382 (714) 867-4363
Eugene P. Ehe 9-8-88
EUGENE P. EHE EXP: 9-30-89 DATE

MARK	REVISIONS	APPR.	DATE
1	Added Paving Sections S.R. 1406 R=66 & 55	WM	10/10/90

DESIGNED BY ASSL DRAWN BY GGA CHECKED BY EPE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	7-27-89	WM
PARK DEPARTMENT	3-9-89	CG
TRAFFIC DIVISION	8-20-88	WM
CHIEF P.W. ENGINEER	3-23-89	WM
	9/22/89	WM

APPROVED BY Barry Beal
PUBLIC WORKS DIRECTOR
DATE Oct. 2, 1989

STREET IMPROVEMENT PLAN
FOR
TRACT 19735
INDEX SHEET

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

ACCOUNT NO. R-3034

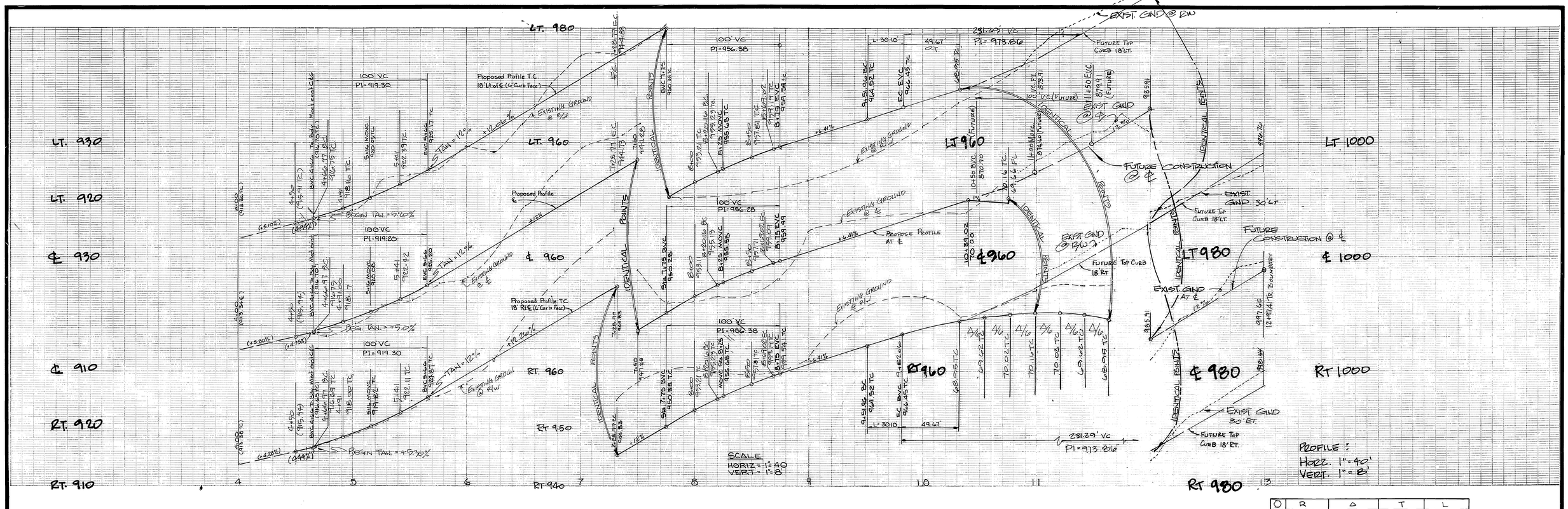
SHEET 1 OF 3

AS BUILT 2-12-90 B.ME

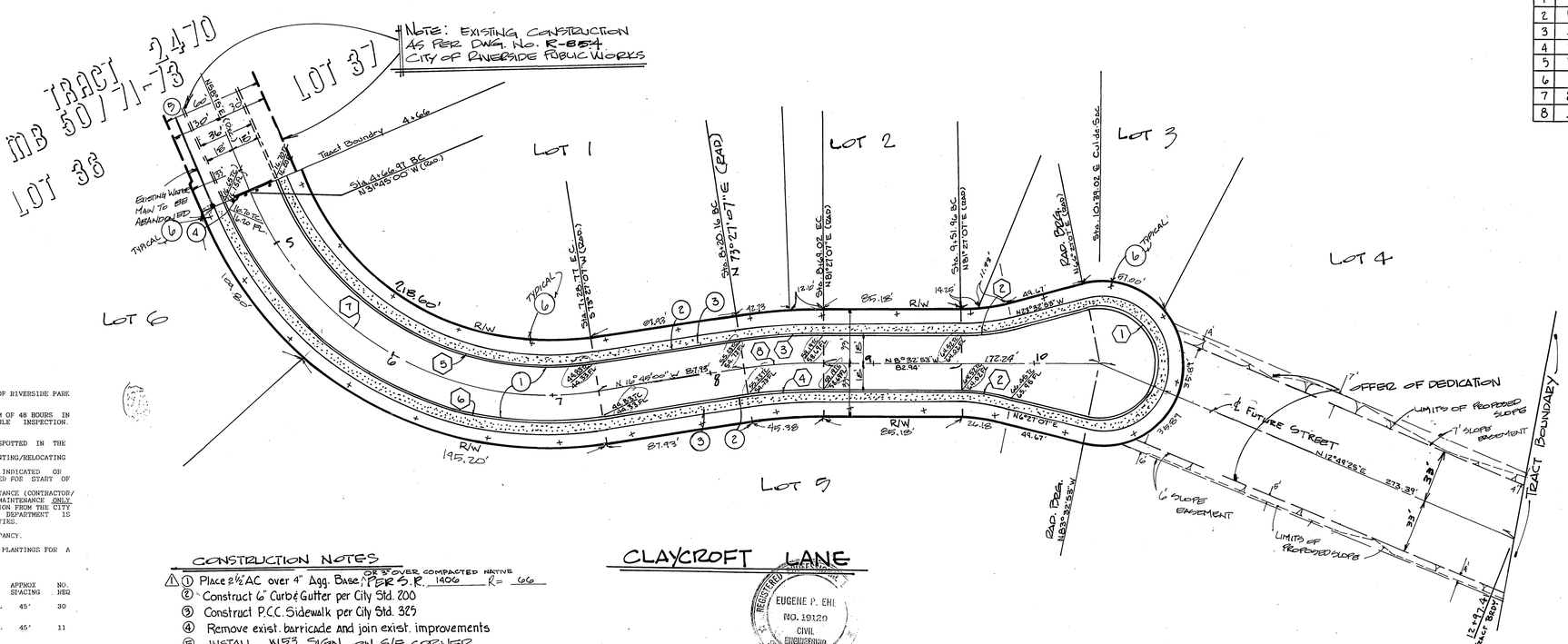
INDEXED 10/18/89 FH

CITY BUSINESS TAX CERTIFICATE No. 036443 EXP. DATE 4/90

PC-2028



○	R	Δ	T	L
1	36.00'	210°00'00"		131.95'
2	115.00'	15°00'00"	19.14'	30.10'
3	368.00'	7°59'55"	25.73'	51.37'
4	332.00'	7°59'55"	23.21'	46.35'
5	182.00'	75°00'00"	139.65'	238.24'
6	218.00'	75°00'00"	167.21'	285.36'
7	200.00'	75°00'00"	153.47'	261.80
8	350.00'	7°59'55"	24.47'	48.86'



GENERAL 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 (714) 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 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
CLAYCROFT LANE	LAGERSTROEMIA INDICA CRAPE MYRTLE	15 GAL	45'	30
RIDGECREST DRIVE	LAGERSTROEMIA INDICA CRAPE MYRTLE	15 GAL.	45'	11

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.

*NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE STREET TREE NUMBERS AND LOCATIONS AS SHOWN ON APPROVED PLANS.

CONSTRUCTION NOTES

1. Place 2½" AC over 4" Agg. Base OR 5" OVER COMPACTED NATIVE PER S.R. 1406 R= 66
2. Construct 6" Curb & Gutter per City Std. 200
3. Construct P.C.C. Sidewalk per City Std. 325
4. Remove exist. barricade and join exist. improvements
5. INSTALL W13 SIGN ON S/E CORNER CLAYCROFT LANE & PEACOCK LANE
6. PLANT STREET TREES TO SPECIFICATIONS OF PARK & RECREATION DEPT.

CLAYCROFT LANE

REGISTERED PROFESSIONAL ENGINEER
EUGENE P. EHE
NO. 19120
CIVIL
ENGINEERING
STATE OF CALIFORNIA

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• LAND PLANNING
• CIVIL ENGINEERING
3272 Peachwood Dr., Suite A, P.O. Box 3787, San Bernardino, CA 92404, (714) 886-1811
P.O. Box 1537, Running Springs, CA 92382, (714) 867-4383

Eugene P. Ehe 9-8-88
EUGENE P. EHE EXP: 9-30-89 DATE

MARK	REVISIONS	APPR.	DATE
1	Added Paving Sections, S.R. 1406; R=66	WLC	10/10/90

DESIGNED BY EHE DRAWN BY GRAY CHECKED BY EHE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	9-21-89	
PARK DEPARTMENT	3-7-89	
TRAFFIC DIVISION	9-20-89	
CHIEF P. W. ENGINEER	9.25	
	9/27/89	

APPROVED BY Barry Beck
PUBLIC WORKS DIRECTOR
DATE Oct. 2, 1989

STREET PLAN & PROFILE
CLAYCROFT LANE
FOR TRACT 19739

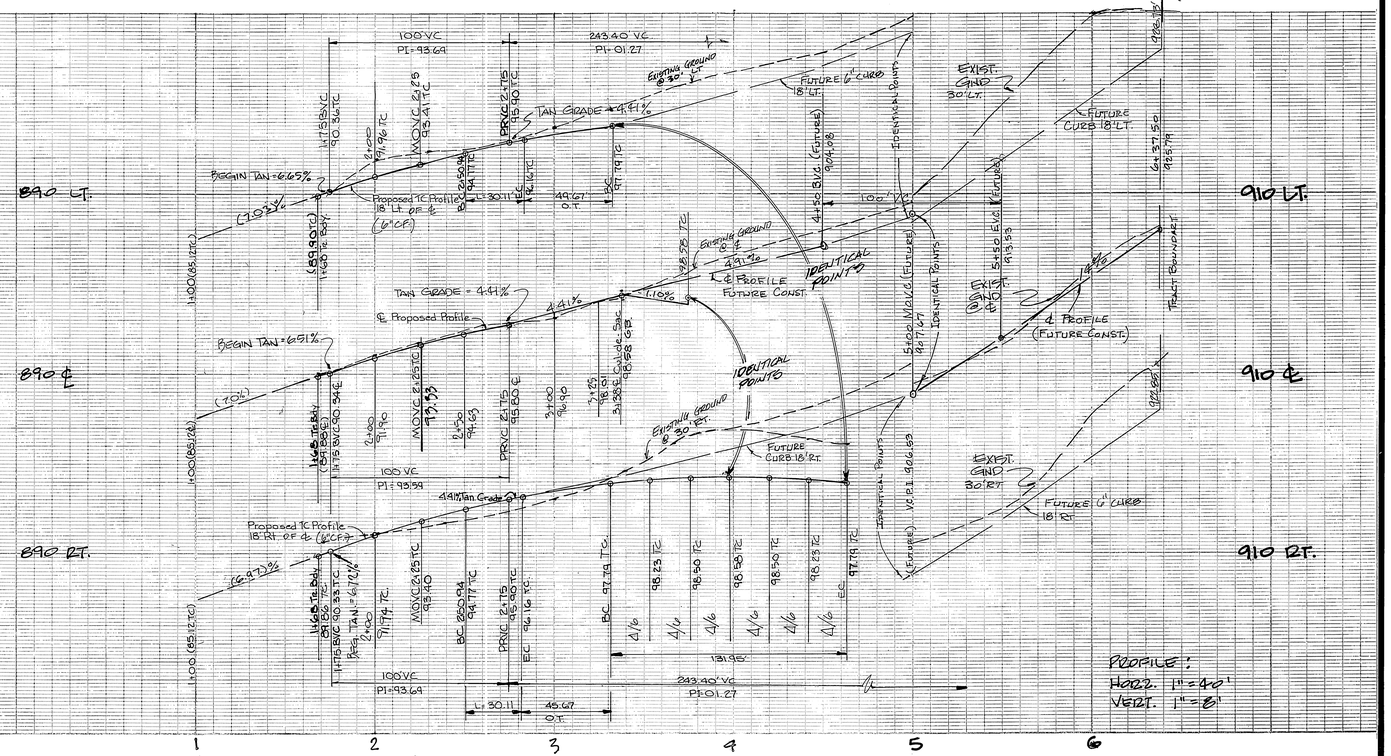
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

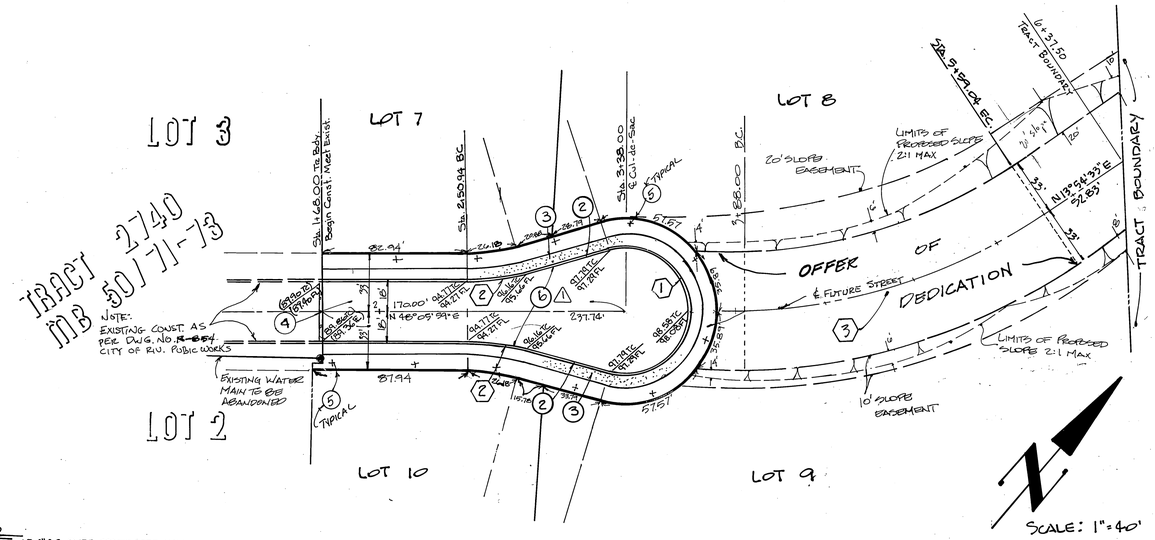
ACCOUNT NO. R-3034
SHEET 2 OF 3

#18 Built 6-12-90 B.M.

PC-2828

Indexed 10/18/89





RIDGECREST DRIVE

○	R	Δ	T	L
1	36.00	210°00'00"		131.95'
2	115.00'	15°00'00"	15.14'	30.11'
3	300.00'	34°11'26"	92.27'	179.02'

CONSTRUCT NOTES

1. ⑥ ⊗ Place 2½" A.C. on 4" Agg. Base (OR 4" AC OVER COMPACTED NATIVE) FEE 3,E 1406 K=55
2. ② Construct 6" Curb & Gutter per City Std. 200
3. ③ Construct P.C.C. Sidewalk per City Std. 325
4. ④ Remove Existing Barricade
5. ⑤ Plant Street Trees to Specifications of Parks & Recreation Dept.

REGISTERED PROFESSIONAL ENGINEER — EUGENE P. EHE — NO. 19120 — CIVIL ENGINEERING — STATE OF CALIFORNIA

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Eugene P. Ehe 9-8-88
EUGENE P. EHE EXP: 9-30-89 DATE

MARK	REVISIONS	APPR.	DATE
1	Added Paving Sections SR 1406; R=55		1/8/90

DESIGNED BY CLOW DRAWN BY GRAY CHECKED BY EHE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	9-21-89	
PARK DEPARTMENT	3-9-89	
TRAFFIC DIVISION	9-20-89	
CHIEF P. W. ENGINEER	9-25	
	9/27/89	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE Oct. 2, 1989

STREET PLAN & PROFILE
RIDGECREST DRIVE
FOR
TRACT 19735

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

ACCOUNT NO. R-3034
SHEET 3 OF 3

*AS BUILT 6-12-90 B.M.

PC 2828

INDEXED 10/18/89 LH