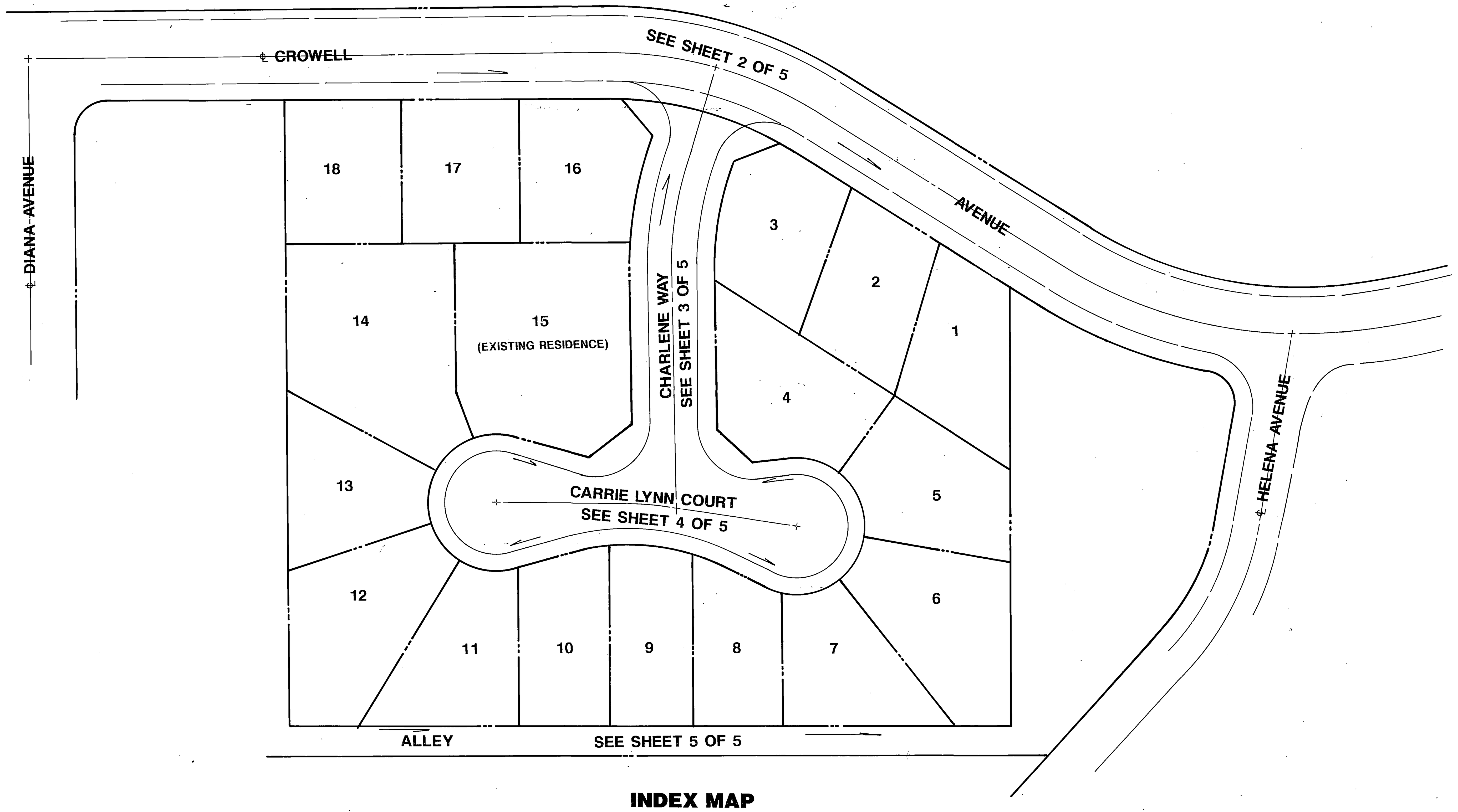
STREET IMPROVEMENT PLANS
TRACT 27731
CITY OF RIVERSIDE



INDEX MAP

PRIVATE ENGINEER'S NOTES TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN ON THESE PLANS ARE 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 ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

CONTRACTOR AGREES THAT HE SHALL 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 CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OR WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTE:

- REFERENCE SHALL BE MADE TO ONSITE 'ROUGH GRADING PLAN' FOR REMOVALS REQUIRED FOR TREES WITHIN RIGHT OF WAY.
- REFERENCE SHALL BE MADE TO WATER IMPROVEMENT AND SEWER IMPROVEMENT PLANS FOR TRACT 27731, PREPARED BY THATCHER ENGINEERING FOR THE LOCATION OF THOSE IMPROVEMENTS.

TRAFFIC AND STREET NAME SIGN SCHEDULE

SYMBOL	DESCRIPTION	
Ⓐ	CROWELL AVENUE CHARLENE WAY	3500 8100
Ⓑ	CHARLENE WAY CARRIE LYNN CT.	8100 3500
Ⓒ	R1 - 30"-"STOP" SIGN	
Ⓓ	W53B - 30"-"NO OUTLET" SIGN	

INSTALL PER C/R STD'S 662 & 666

STREET IMPROVEMENTS GENERAL NOTES:

1. 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.

2. 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.

3. CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER AND AS APPROVED BY THE TRAFFIC ENGINEER.

4. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.

5. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.

6. 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 INSPECTOR.

7. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.

8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.

9. 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.

10. 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

11. 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.

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. 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.

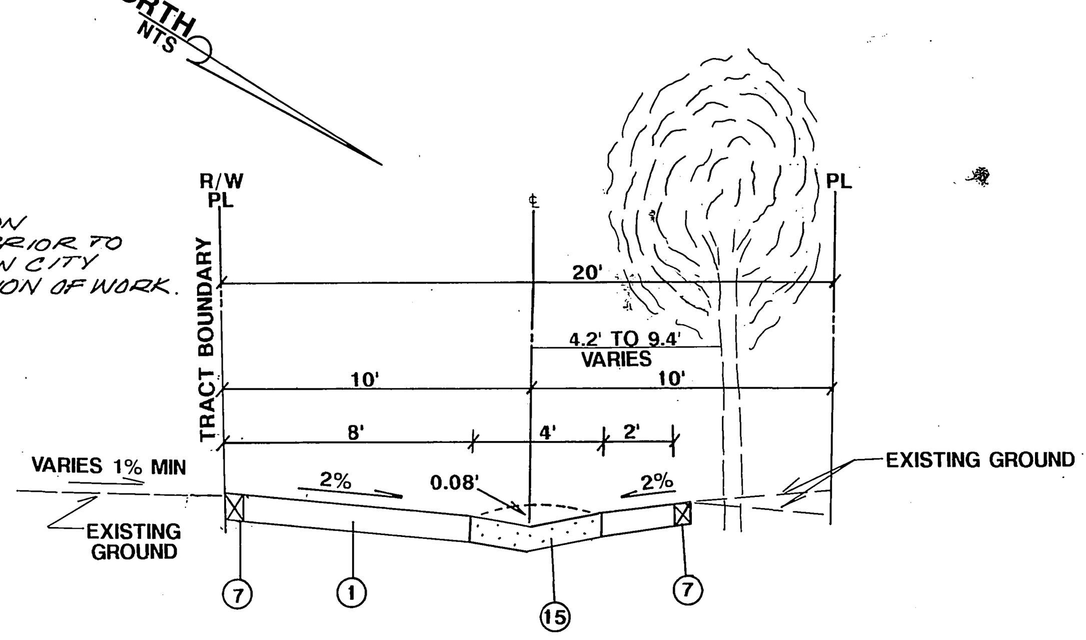
14. QUANTITIES SHOWN HEREON ARE PROVIDED FOR BONDING PURPOSES ONLY. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING AND CONSTRUCTION.

15. CONTACT THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT AT (909) 782-5404 FORTY FIVE DAYS PRIOR TO CONSTRUCTION FOR STREET LIGHT AND ELECTRICAL DISTRIBUTION DESIGN PLANS

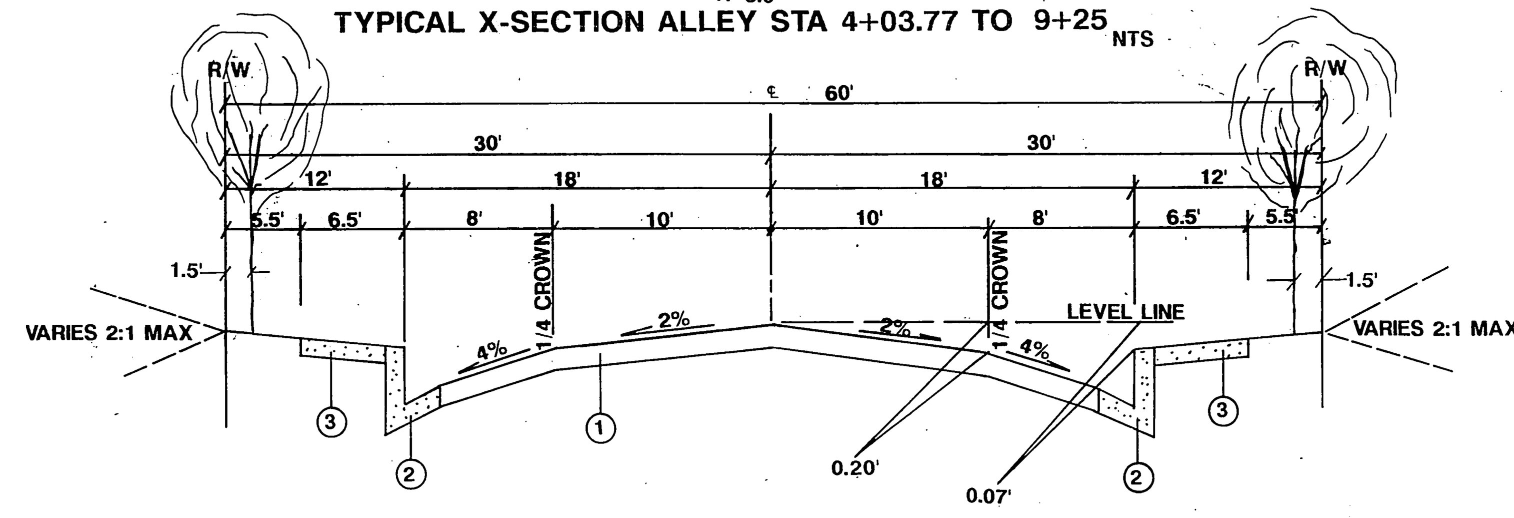
16. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

Underground Service Alert
Call: TOLL FREE
1-800 422-4133
TWO WORKING DAYS BEFORE YOU DIG

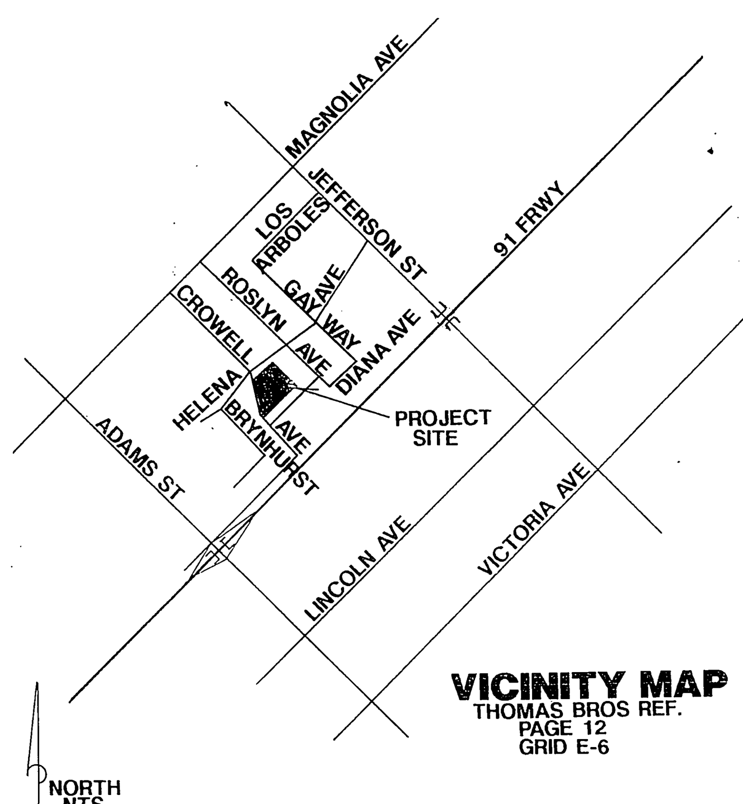
GENERAL NOTE
DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (909) 351-6150



TYPICAL X-SECTION ALLEY STA 4+03.77 TO 9+25 NTS



TYPICAL X-SECTION CARRIE LYNN CT STA 8+73.43 TO 10+87.06
CHARLENE WAY STA 10+00 TO 13+16.85
NTS



VICINITY MAP
THOMAS BROS REF.
PAGE 12
GRID E-6

GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
2. 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:
   A. 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;
   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 THE 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:
3. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY 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. REQUIRED
CROWELL	CINNAMOMUM CAMPHOR (CAMPHOR TREE)	15 GAL.	45'	8
CHARLENE	PITTOSPOROM UNOJLATUM (VICTORIAN BOX)	15 GAL	45'	8
CARRIE LYNN	PITTOSPORUM UNOJLATUM (VICTORIAN BOX)	15 GAL	45'	12

6. 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.
7. 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 OF STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATION SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

NOTE: REFERENCE SHALL BE MADE AND ADHERENCE TO RECOMMENDATION OF PRELIMINARY SOILS REPORT PREPARED BY TERRA GEOSCIENCES DATED APRIL 22, 1993 THIER PROJECT NUMBER 93512-01.
TERRA GEOSCIENCES, P.O. BOX 1099, LOMA LINDA, CA, 92345, (909) 796-4667

CONSTRUCTION NOTES/ESTIMATE OF QUANTITIES

No.	Item	Quantity
①	INSTALL 3" AC OVER 4" CRUSHED AGG BASE (PER S.R. #1478, R-VALUE = 72)	426 TONS AC 586 TONS BASE
②	INSTALL PCC CURB & GUTTER(TYPE I) PER CITY STND 200	1194 LF
③	INSTALL PCC SIDEWALK PER CITY STND 325	7924 SF
④	INSTALL RESIDENTIAL DRIVEWAY APPROACH (A=20, B=27) PER CITY STND 302 (TO BE FIELD LOCATED)	3249 SF
⑤	INSTALL PCC CROSS-GUTTER PER CITY STND 220	1320 SF
⑥	INSTALL WHEELCHAIR RAMP PER CITY STND 304	4 EA
⑦	INSTALL 2"X4" REDWOOD HEADER	576 LF
⑧	SAWCUT EXISTING AC PAVEMENT	130 SF
⑨	REMOVE EXISTING AC PAVEMENT	260 SF
⑩	REMOVE EXISTING CURB & GUTTER	130 LF
⑪	REMOVE EXISTING PCC DRIVEWAY APPROACH & SIDEWALK	260 SF
⑫	INSTALL 2' MIN. AC FEATHER	260 SF
⑬	INSTALL STREET NAME SIGN PER CITY STND 662	2 EA
⑭	INSTALL LUMINAIRES PER PUBLIC UTILITY PLANS	6 EA
⑮	INSTALL 6" PCC GUTTER PER CITY STND 110 (TYPE 1)	2250 SF
⑯	INSTALL TRAFFIC SIGN PER SCHEDULE SHEET 1	3 EA

NOTE: ANY EXISTING POWER POLES CONFLICTING WITH CABLES LINES WILL BE RELOCATED AT OWNERS EXPENSE.

CITY BUSINESS LICENCE 055169 EXP 10-1-93

APPROVED BY	DATE	BY
ELECTRIC DEPT.	7/15/93	W.Manor
CROWN CABLE TV	7/15/93	[signature]
SOUTHERN CA. GAS CO.	7-15-93	[signature]

CITY OF RIVERSIDE WATER SYSTEM
APPROVED [signature] DATE 7-22-93
VOID ONE YEAR FROM THIS DATE

BENCHMARK
CITY BENCHMARK
BEING A BRASS DISC STAMPED "G5-A" LOCATED AT THE INTERSECTION OF MAGNOLIA AVENUE AND ADAMS STREET.
ELEV. 797.890

THATCHER ENGINEERING & ASSOCIATES
34636 COUNTY LINE RD. STE. 34
YUCAIPA, CA. 92399
(909) 795-1419
CIVIL ENGINEERING — LAND PLANNING — SURVEYING
[signature] 7-21-93
Melvin W. Thatcher, III R.C.E. 39964 Exp. Dec. 31, 1993

REGISTERED PROFESSIONAL ENGINEER — MELVIN W. THATCHER III — No. 39964 — CIVIL ENGINEERING — STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY MWT DRAWN BY KM CHECKED BY MWT

FRED

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	8/5/93	[initials]
PARK DEPARTMENT	7-21-93	[initials]
TRAFFIC DIVISION	8/4/93	[initials]
CHIEF P.W. ENGINEER	8/10/93	R4.6
	8/9/93	[initials]

APPROVED BY [signature]
PUBLIC WORKS DIRECTOR
DATE 8/11/93

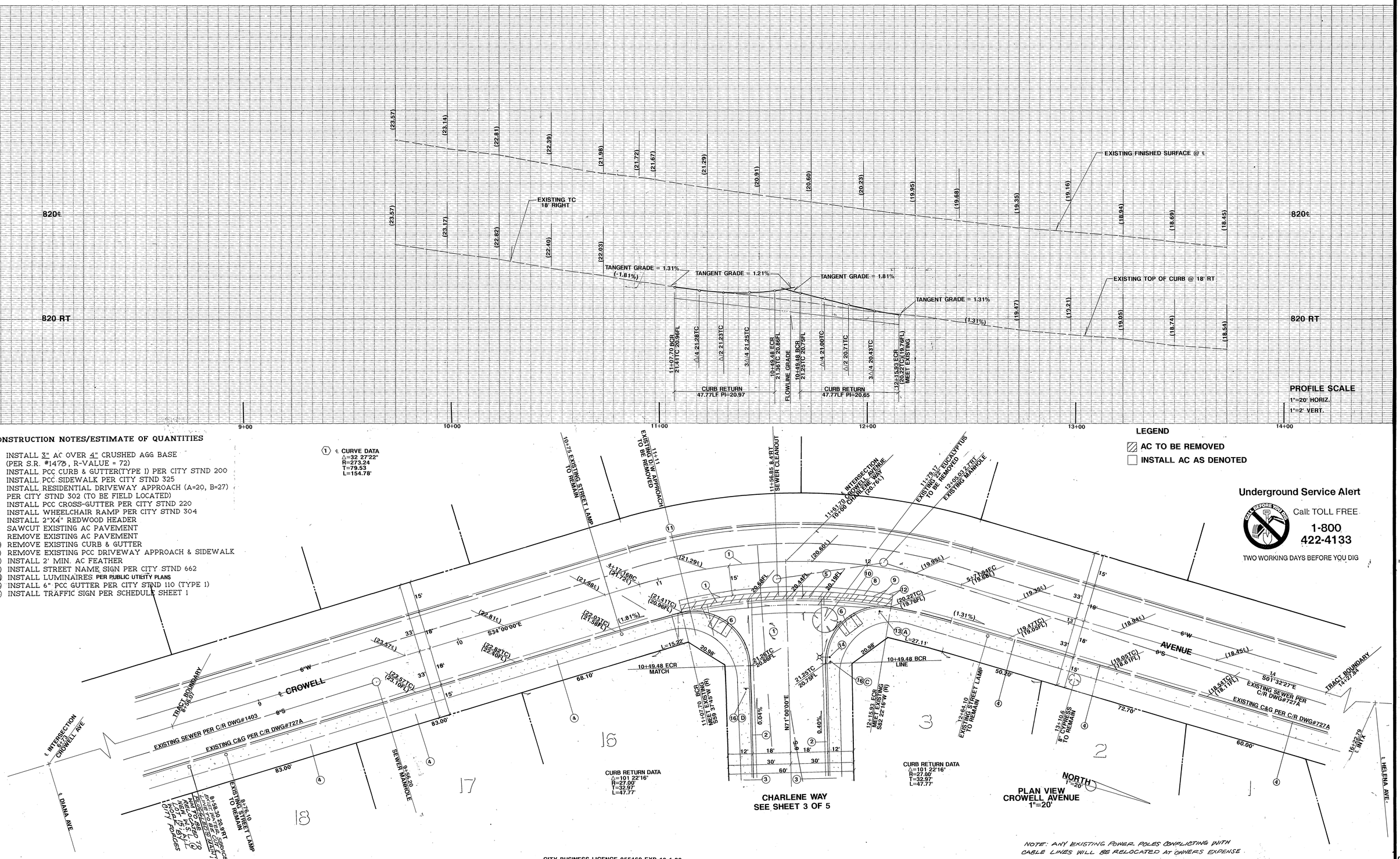
STREET IMPROVEMENT PLANS
TRACT 27731
TITLE PAGE

HORIZONAL SCALE: N/A

ACCOUNT NUMBER: R-3344
SHEET 1 OF 5
VERTICAL SCALE: N/A

PC 3643-S

INDEXED 9-9-93 GH



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12. INSTALL 2' MIN. AC FEATHER
13. INSTALL STREET NAME SIGN PER CITY STND 662
14. INSTALL LUMINAIRES PER PUBLIC UTILITY PLANS
15. INSTALL 6" PCC GUTTER PER CITY STND 110 (TYPE 1)
16. INSTALL TRAFFIC SIGN PER SCHEDULE SHEET 1

① ℄ CURVE DATA
Δ=32.2722"
R=273.24
T=79.53
L=154.78'

10+75 EXISTING STREET LAMP TO REMAIN
11+11 EXISTING D/W APPROACH TO BE REMOVED
11+56.85 8.4RT SEWER CLEANOUT
℄ INTERSECTION CROWELL AVENUE & CHARLENE WAY (24.7 ℄)
11+73.17 EXISTING 36" EUCALYPTUS TO BE REMOVED
12+05.03 2.7RT EXISTING MANHOLE

LEGEND
- AC TO BE REMOVED
- INSTALL AC AS DENOTED

Underground Service Alert
Call: TOLL FREE
1-800 422-4133
TWO WORKING DAYS BEFORE YOU DIG

℄ CROWELL
6"W
8"S
AVENUE
TRACT BOUNDARY
EXISTING SEWER PER C/R DWG#1403
EXISTING C&G PER C/R DWG#727A
EXISTING SEWER PER C/R DWG#727A
℄ INTERSECTION CROWELL AVE
℄ DIANA AVE
℄ HELENA AVE.
TRACT BOUNDARY T.M. 27-84
S34°00'00"E
S01°32'27"E
N71°00'00"E
S59°47'45"W (M)
S62°22'16"W (M)
10+49.48 ECR MATCH
10+49.48 BCR LINE
68.10'
83.00'
72.70'
60.00'
50.20'
SEWER MANHOLE
EXISTING STREET LAMP TO REMAIN
EXISTING STREET LAMP TO REMAIN
EXISTING TREE TO REMAIN
EXISTING TREE TO REMAIN
CURB RETURN DATA
Δ=101 22'16"
R=27.00'
T=32.97'
L=47.77'
CURB RETURN DATA
Δ=101 22'16"
R=27.00'
T=32.97'
L=47.77'
CHARLENE WAY
SEE SHEET 3 OF 5
PLAN VIEW
CROWELL AVENUE
1"=20'
NORTH
1"=20'
NOTE: ANY EXISTING POWER POLES CONFLICTING WITH CABLE LINES WILL BE RELOCATED AT OWNERS EXPENSE.

CITY BUSINESS LICENCE 055169 EXP 10-1-93

APPROVED BY	DATE	BY
ELECTRIC DEPT.	7/15/93	MM
CROWN CABLE TV	7/15/93	
SOUTHERN CA. GAS CO.	7-15-93	AGS

CITY OF RIVERSIDE WATER SYSTEM
Richard L. Deutsch 7-22-93
APPROVED DATE
VOID ONE YEAR FROM THIS DATE

BENCHMARK
CITY BENCHMARK #G5-A
BEING A BRASS DISC STAMPED "G5-A" LOCATED AT THE INTERSECTION OF MAGNOLIA AVENUE AND ADAMS STREET.
ELEV. 797.890

THATCHER ENGINEERING & ASSOCIATES
34636 COUNTY LINE RD. STE. 34
YUCAIPA, CA. 92399
(909) 795-1419
CIVIL ENGINEERING
LAND PLANNING SURVEYING
REGISTERED PROFESSIONAL ENGINEER — MELVIN W. THATCHER III — No. 39964 — CIVIL ENGINEERING — STATE OF CALIFORNIA
7-21-93
Melvin W. Thatcher, III R.C.E. 39964 Exp. Dec. 31,1993

MARK	REVISIONS	APPR.	DATE

DESIGNED BY MWT DRAWN BY KM CHECKED BY MWT

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	8/5/93	
PARK DEPARTMENT	7-21-93	
TRAFFIC DIVISION	8/4/93	
CHIEF P.W. ENGINEER	8/10/93	
	8/9/93	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 8/11/93

STREET IMPROVEMENT PLANS
TRACT 27731
CROWELL AVENUE

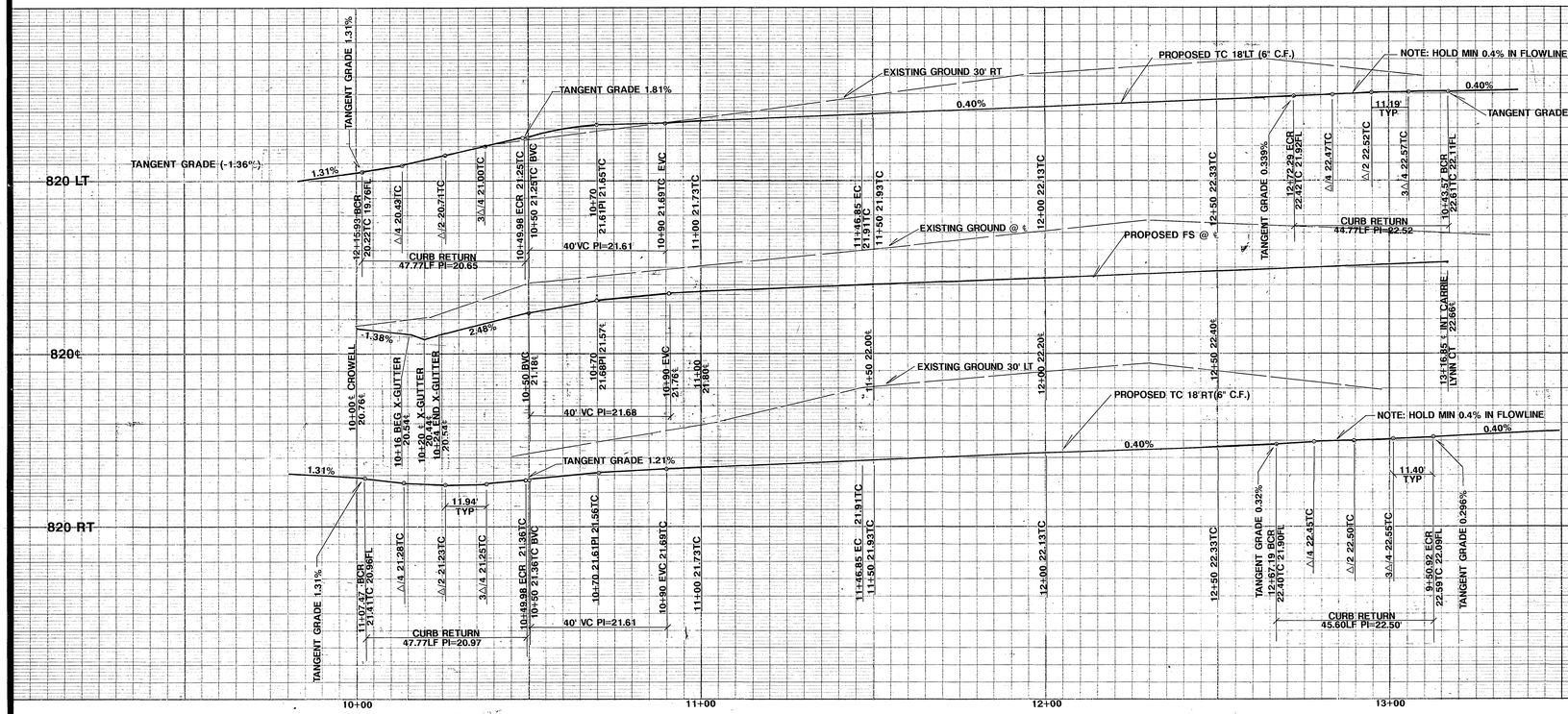
HORIZONAL SCALE: 1"=20'

ACCOUNT NUMBER:
R-3344
SHEET 2 OF 5
VERTICAL SCALE: 1"=2'

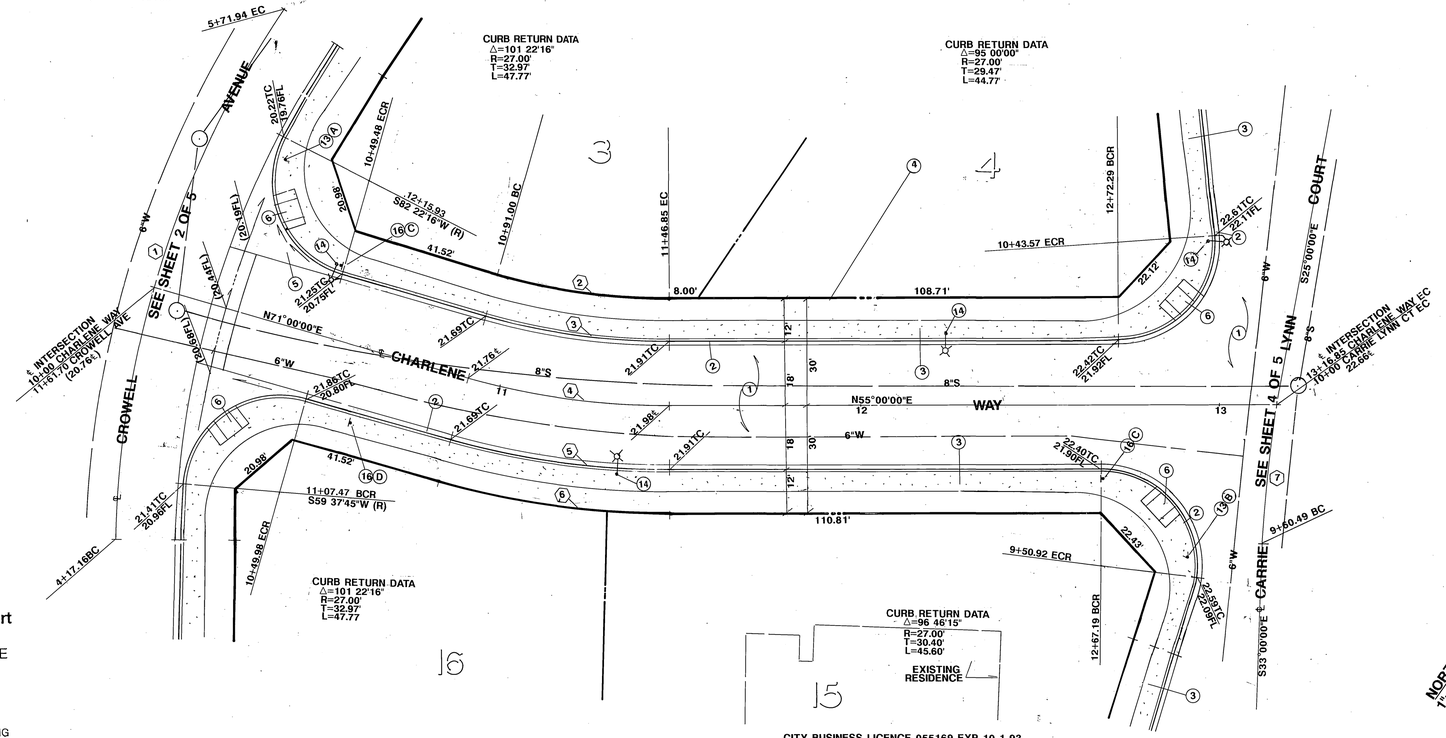
PC 3643-S

RIVERSIDE BLUEPRINT - RIVERSIDE, CALIF.

FILED
INDEXED 9-1-93 GH



PROFILE SCALE
1"=20' HORIZ.
1"=2' VERT.



LEGEND
- AC TO BE REMOVED
- INSTALL AC AS DENOTED

CURVE DATA

⬡	Δ	R	T	L
①	32° 27' 22"	273.24	79.58	154.78
②	16° 00' 00"	170.00	23.89	47.47
③	16° 00' 00"	182.00	25.58	50.82
④	16° 00' 00"	200.00	28.11	55.85
⑤	16° 00' 00"	218.00	30.64	60.88
⑥	16° 00' 00"	230.00	32.32	64.23
⑦	8° 00' 00"	283.00	19.79	39.51

CONSTRUCTION NOTES/ESTIMATE OF QUANTITIES

① INSTALL 3" AC OVER 4" CRUSHED AGG BASE (PER S.R. #1478 , R-VALUE = 72)
② INSTALL PCC CURB & GUTTER(TYPE I) PER CITY STND 200
③ INSTALL PCC SIDEWALK PER CITY STND 325
④ INSTALL RESIDENTIAL DRIVEWAY APPROACH (A=20, B=27) PER CITY STND 302 (TO BE FIELD LOCATED)
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⑥ INSTALL WHEELCHAIR RAMP PER CITY STND 304
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⑬ INSTALL STREET NAME SIGN PER CITY STND 662
⑭ INSTALL LUMINAIRES PER PUBLIC UTILITY PLANS
⑮ INSTALL 6" PCC GUTTER PER CITY STND 110 (TYPE I)
⑯ INSTALL TRAFFIC SIGN PER SCHEDULE SHEET 1

NORTH 1"=20'

PLAN VIEW CHARLENE WAY

NOTE: ANY EXISTING POWER POLES CONFLICTING WITH CABLE LINES WILL BE RELOCATED AT OWNERS EXPENSE

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CITY OF RIVERSIDE WATER SYSTEM
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Melvin W. Thatcher, III R.C.E. 39964 Exp. Dec. 31, 1993
CITY BUSINESS LICENCE 055169 EXP 10-1-93

MARK	REVISIONS	APPR	DATE

DESIGNED BY MWT DRAWN BY KM CHECKED BY MWT

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	8/5/93	JR
PARK DEPARTMENT	7/21/93	MM
TRAFFIC DIVISION	8/11/93	RS
CHIEF P.W. ENGINEER	8/10/93	RLD
	8/9/93	DLC

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 8/11/93

STREET IMPROVEMENT PLANS
TRACT 27731
CHARLENE WAY

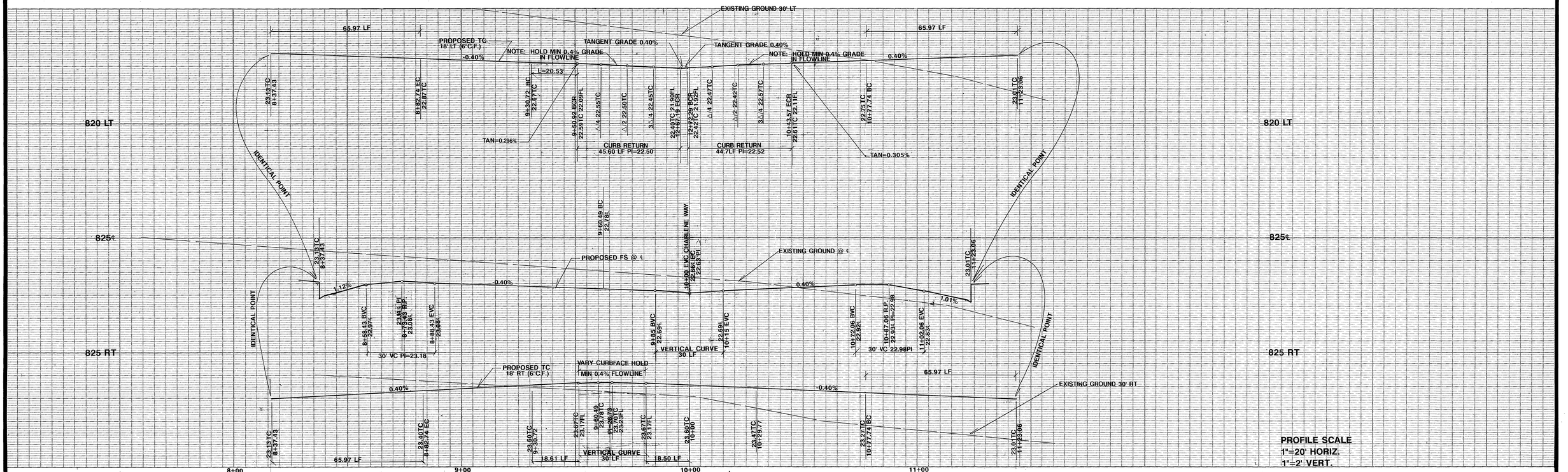
HORIZONTAL SCALE: 1"=20'

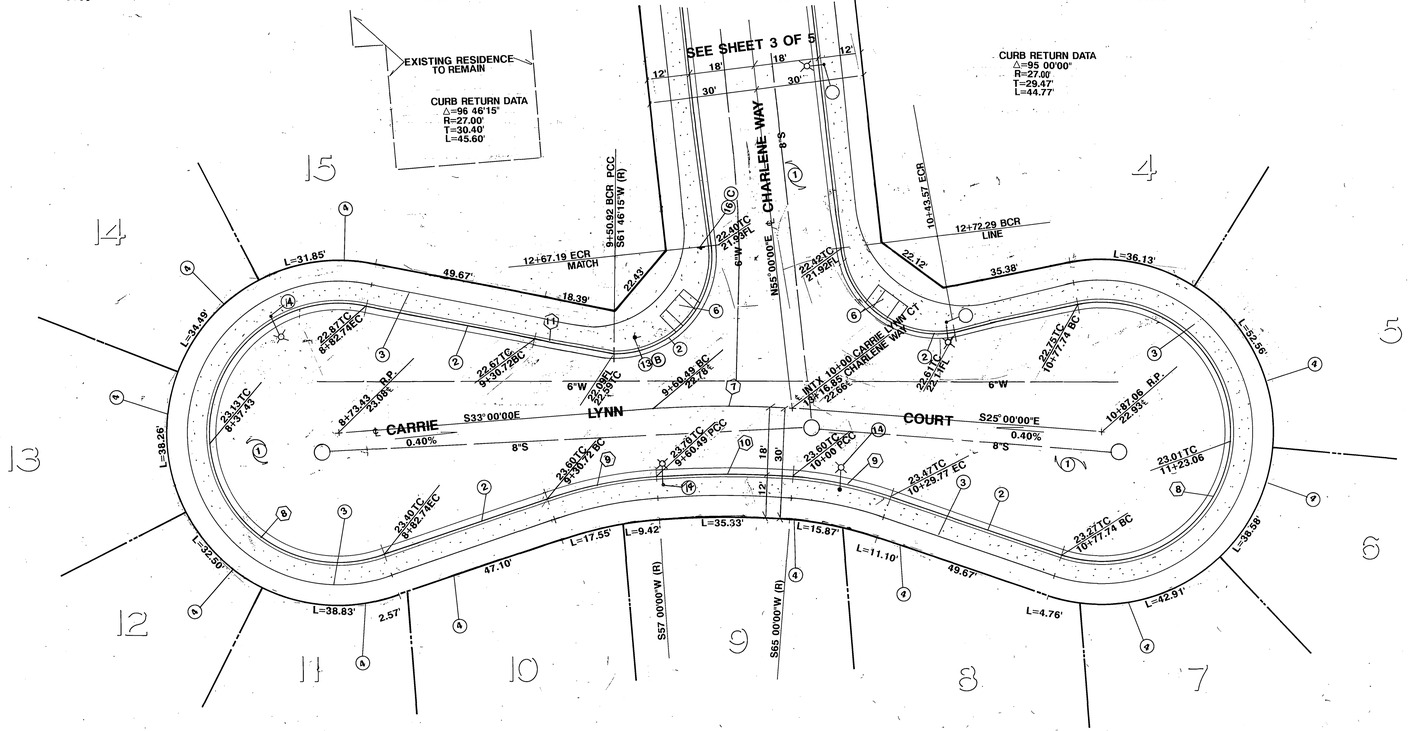
ACCOUNT NUMBER
R-3344
SHEET 3 OF 5
VERTICAL SCALE: 1"=2'

PC 3643-S

FRED

INDEXED 9-1-93 GH





LEGEND

- AC TO BE REMOVED
- INSTALL AC AS DENOTED

CURVE DATA

	Δ	R	T	L
⑦	8° 00' 00"	283.00	19.79	39.51
⑧	210° 00' 00"	36.00		131.95
⑨	15° 00' 02"	115.00	15.14	30.11
⑩	8° 00' 00"	265.00	18.53	37.00
⑪	10° 13' 45"	115.00	10.29	20.53

CONSTRUCTION NOTES/ESTIMATE OF QUANTITIES

1. INSTALL 3" AC OVER 4" CRUSHED AGG BASE (PER S.R. #1478, R-VALUE = 72)
2. INSTALL PCC CURB & GUTTER(TYPE I) PER CITY STND 200
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5. INSTALL PCC CROSS-GUTTER PER CITY STND 220
6. INSTALL WHEELCHAIR RAMP PER CITY STND 304
7. INSTALL 2"X4" REDWOOD HEADER
8. SAWCUT EXISTING AC PAVEMENT
9. REMOVE EXISTING AC PAVEMENT
10. REMOVE EXISTING CURB & GUTTER
11. REMOVE EXISTING PCC DRIVEWAY APPROACH & SIDEWALK
12. INSTALL 2' MIN. AC FEATHER
13. INSTALL STREET NAME SIGN PER CITY STND 662
14. INSTALL LUMINAIRES **PER PUBLIC UTILITY PLANS**
15. INSTALL 6" PCC GUTTER PER CITY STND 110 (TYPE 1)
16. INSTALL TRAFFIC SIGN PER SCHEDULE SHEET 1

NORTH 1"=20'

PLAN VIEW CARRIE LYNN COURT

NOTE: ANY EXISTING POWER POLES CONFLICTING WITH CABLE LINES WILL BE RELOCATED AT OWNERS EXPENSE.

Underground Service Alert

CALL BEFORE YOU DIG

Call: TOLL FREE

1-800 422-4133

TWO WORKING DAYS BEFORE YOU DIG

APPROVED BY	DATE	BY
ELECTRIC DEPT.	7/15/93	WAM
CROWN CABLE TV	7/15/93	
SOUTHERN CA. GAS CO.	7-15-93	KDS

CITY OF RIVERSIDE WATER SYSTEM

Richard A Dunbar 7-22-93

APPROVED DATE

VOID ONE YEAR FROM THIS DATE

BENCHMARK

CITY BENCHMARK #G5-A
BEING A BRASS DISC STAMPED "G5-A" LOCATED AT THE INTERSECTION OF MAGNOLIA AVENUE AND ADAMS STREET.
ELEV. 797.890

CITY BUSINESS LICENCE 055169 EXP 10-1-93

THATCHER ENGINEERING & ASSOCIATES
34636 COUNTY LINE RD. STE. 34
YUCAIPA, CA. 92399
(909) 795-1419
CIVIL ENGINEERING
LAND PLANNING SURVEYING

REGISTERED PROFESSIONAL ENGINEER — MELVIN W. THATCHER III — No. 39964 — CIVIL ENGINEERING — STATE OF CALIFORNIA

7-21-93

Melvin W. Thatcher, III R.C.E. 39964 Exp. Dec. 31,1993

MARK	REVISIONS	APPR.	DATE

DESIGNED BY MWT DRAWN BY KM CHECKED BY MWT

FRED

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	8/6/93	
PARK DEPARTMENT	7/21/93	
TRAFFIC DIVISION	8/4/93	
CHIEF P.W. ENGINEER	8/10/93	
	8/9/93	

APPROVED BY PUBLIC WORKS DIRECTOR

DATE 8/11/93

STREET IMPROVEMENT PLANS
TRACT 27731
CARRIE LYNN COURT

ACCOUNT NUMBER: R-3344

SHEET 4 OF 5

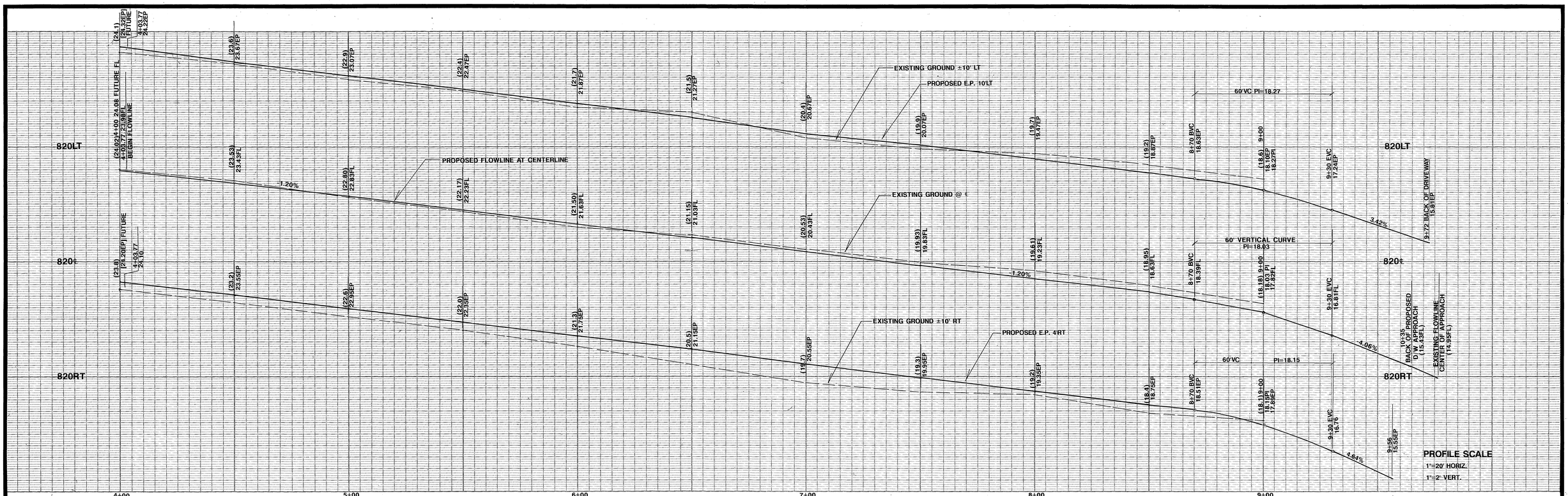
HORIZONAL SCALE: 1"=20'

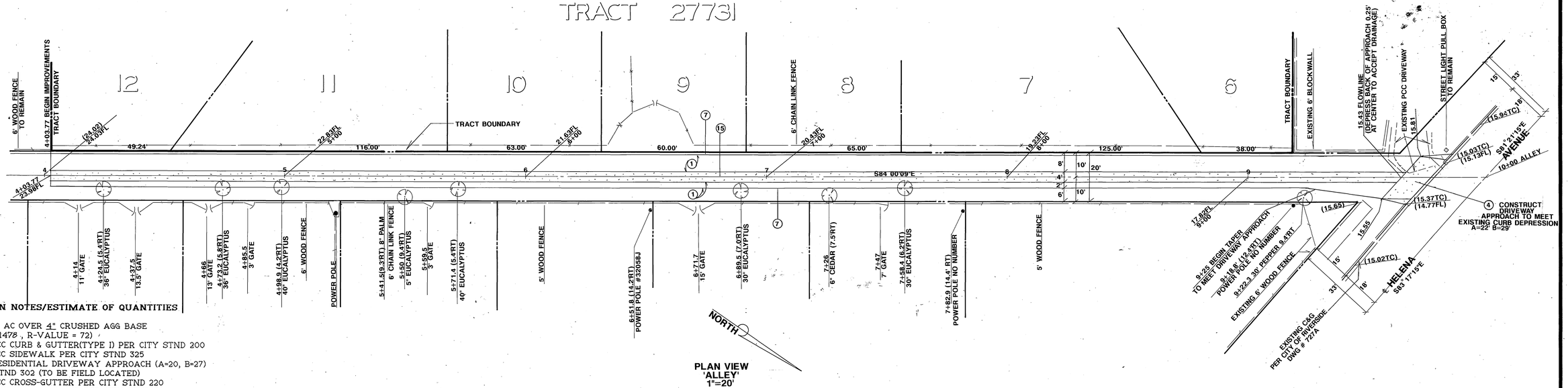
VERTICAL SCALE: 1"=2'

PC 3643-S

INDEXED 9-1-93 GH

RIVERSIDE BLUEPRINT - RIVERSIDE, CALIF.





CONSTRUCTION NOTES/ESTIMATE OF QUANTITIES

1. INSTALL 3" AC OVER 4" CRUSHED AGG BASE (PER S.R. #1478 , R-VALUE = 72)
2. INSTALL PCC CURB & GUTTER(TYPE I) PER CITY STND 200
3. INSTALL PCC SIDEWALK PER CITY STND 325
4. INSTALL RESIDENTIAL DRIVEWAY APPROACH (A=20, B=27) PER CITY STND 302 (TO BE FIELD LOCATED)
5. INSTALL PCC CROSS-GUTTER PER CITY STND 220
6. INSTALL WHEELCHAIR RAMP PER CITY STND 304
7. INSTALL 2"X4" REDWOOD HEADER
8. SAWCUT EXISTING AC PAVEMENT
9. REMOVE EXISTING AC PAVEMENT
10. REMOVE EXISTING CURB & GUTTER
11. REMOVE EXISTING PCC DRIVEWAY APPROACH & SIDEWALK
12. INSTALL 2' MIN. AC FEATHER
13. INSTALL STREET NAME SIGN PER CITY STND 662
14. INSTALL LUMINAIRES PER PUBLIC UTILITY PLANS
15. INSTALL 6" PCC GUTTER PER CITY STND 110 (TYPE I)
16. INSTALL TRAFFIC SIGN PER SCHEDULE SHEET 1

LEGEND
- AC TO BE REMOVED
- INSTALL AC AS DENOTED

NOTE: ANY EXISTING POWER POLES CONFLICTING WITH CABLE LINES WILL BE RELOCATED AT OWNERS EXPENSE.

Underground Service Alert
Call: TOLL FREE 1-800 422-4133
TWO WORKING DAYS BEFORE YOU DIG

APPROVED BY	DATE	BY
ELECTRIC DEPT.	7/15/93	WM
CROWN CABLE TV	7/15/93	
SOUTHERN CA. GAS CO.	7-15-93	HDS

CITY OF RIVERSIDE WATER SYSTEM
APPROVED 7-22-93 DATE
VOID ONE YEAR FROM THIS DATE

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MARK	REVISIONS	APPR.	DATE

DESIGNED BY MWT DRAWN BY KM CHECKED BY MWT

FEED

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	8/9/93	
PARK DEPARTMENT	7/15/93	
TRAFFIC DIVISION	8/4/93	
CHIEF P.W. ENGINEER	8/9/93	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 8/11/93

STREET IMPROVEMENT PLANS
TRACT 27731
ALLEY IMPROVEMENTS

HORIZONAL SCALE: 1"=20'

ACCOUNT NUMBER: R-3344

SHEET 5 OF 5

VERTICAL SCALE: 1"=2'

PC 3643-S

INDEXED 9-1-93 GH

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