GENERAL NOTES

1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
2. 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.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
4. 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.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
6. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
7. WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
8. 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.
9. 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.
10. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
11. 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.
12. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-227-2600, 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.
14. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
15. ALL DRIVEWAYS TO BE CONSTRUCTED PER DETAIL HEREON.

PARKS DEPARTMENT NOTES

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
2. STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/ COMMON NAME		MIN. SIZE	APPROX. SPACING	NO. REQ'D.
CLIFFWOOD COURT	PRIVATE STREET	–	NO STREET TREES REQUIRED.		
PARKWELL COURT	PRIVATE STREET	–	NO STREET TREES REQUIRED.		
TRAILRUN COURT	PRIVATE STREET	–	NO STREET TREES REQUIRED.		

NOTICE TO CONTRACTOR

ACCORDING TO INFORMATION PROVIDED BY UNDERGROUND SERVICE ALERT (U.S.A.) DATED FEBRUARY 18 1999 , THE FOLLOWING ORGANIZATIONS ARE U.S.A. MEMBERS WITHIN THE PROJECT AREA:

CHARTER COMMUNICATIONS	MEDIA ONE
PACIFIC BELL MOBILE SERVICE	PACIFIC BELL
QUESTAR LINE 90 COMPANY	CITY OF RIVERSIDE
SANTA ANA WATERSHED PROJECT AUTH.	THE GAS COMPANY

THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES (UTILITY PIPES, STRUCTURES, ETC.) SHOWN ON THESE PLANS (MAIN LINES ONLY – NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBER AGENCIES AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES SHOWN ON THESE PLANS AND/OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL SIDEWALKS, RAMPS, RAILS, CLEARANCES AND APPURTENANCES MEET OR EXCEED THE MOST STRINGENT REQUIREMENTS OF THE CITY, STATE OR FEDERAL GOVERMENT FOR ACCESSIBILITY.

CONSTRUCTION NOTES

(1) CONSTRUCT 4" A.C. PAVING OVER 5.5" CRUSHED AGGREGATE BASE PER S.R. 1597, R-VALUE= 15. (Revision 1)

(2) EXISTING BARRICADE AND REDWOOD HEADER TO BE REMOVED.

(3) EXISTING BLOW-OFF (TO BE SALVAGED DURING INSTALLATION OF NEW WATER SYSTEM

(4) EXISTING WATER VALVE (TO BE ADJUSTED TO GRADE)

(200) C2 CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE C2

(304) CONSTRUCT STANDARD 304 WHEELCHAIR RAMP, TYPE I

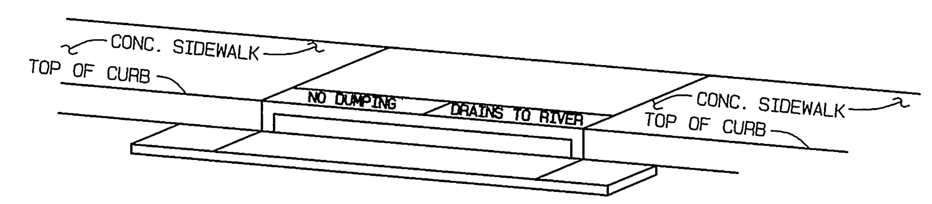
(325) CONSTRUCT STANDARD 325, CURB SIDEWALK (WIDTH AS NOTED ON PLANS)

(405) CONSTRUCT STANDARD 405, CATCH BASIN

TRAFFIC SIGN SCHEDULE

	SIGN TYPE
(A)	R-1 (STOP SIGN – 30")

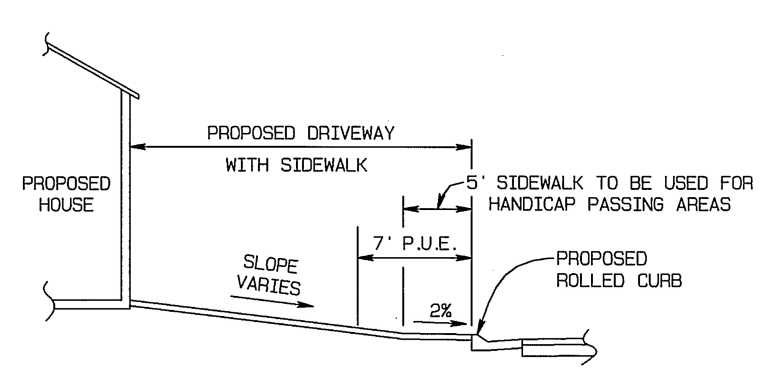
INSTALL SIGNS PER C/R STD. 662 (PVT), C/R STD. 662A AND STD. 666 SEE SIGN LOCATION DETAIL HEREON FOR SIDEWALK PLACEMENT



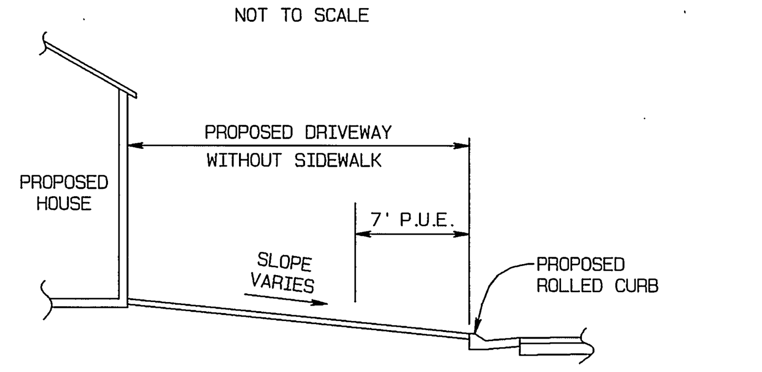
CATCH BASIN STENCILING DETAIL
N.T.S.

(A) STENCILS TO HAVE 2" LETTERS AS FOLLOWS:
NO DUMPING
DRAINS TO RIVER
(B) PLACE BOTH STENCILS CENTERED WITHIN THE CATCHBASIN OPENING AND WITHIN THE TOP OF THE CURB.
(C) SPRAY BOTH STENCILS WITH WHITE PAINT.
(D) REMOVE STENCILS WHEN PAINT IS DRY

INDEX MAP
SCALE: 1" = 200'



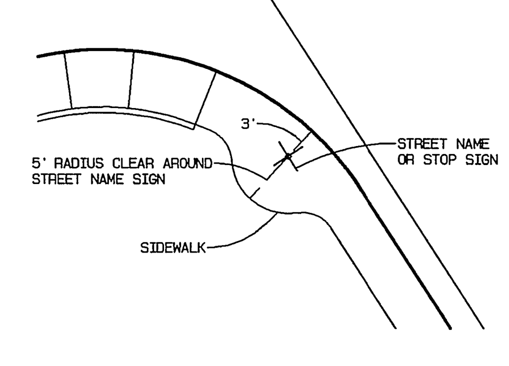
PROPOSED DRIVEWAY WITH SIDEWALK
NOT TO SCALE



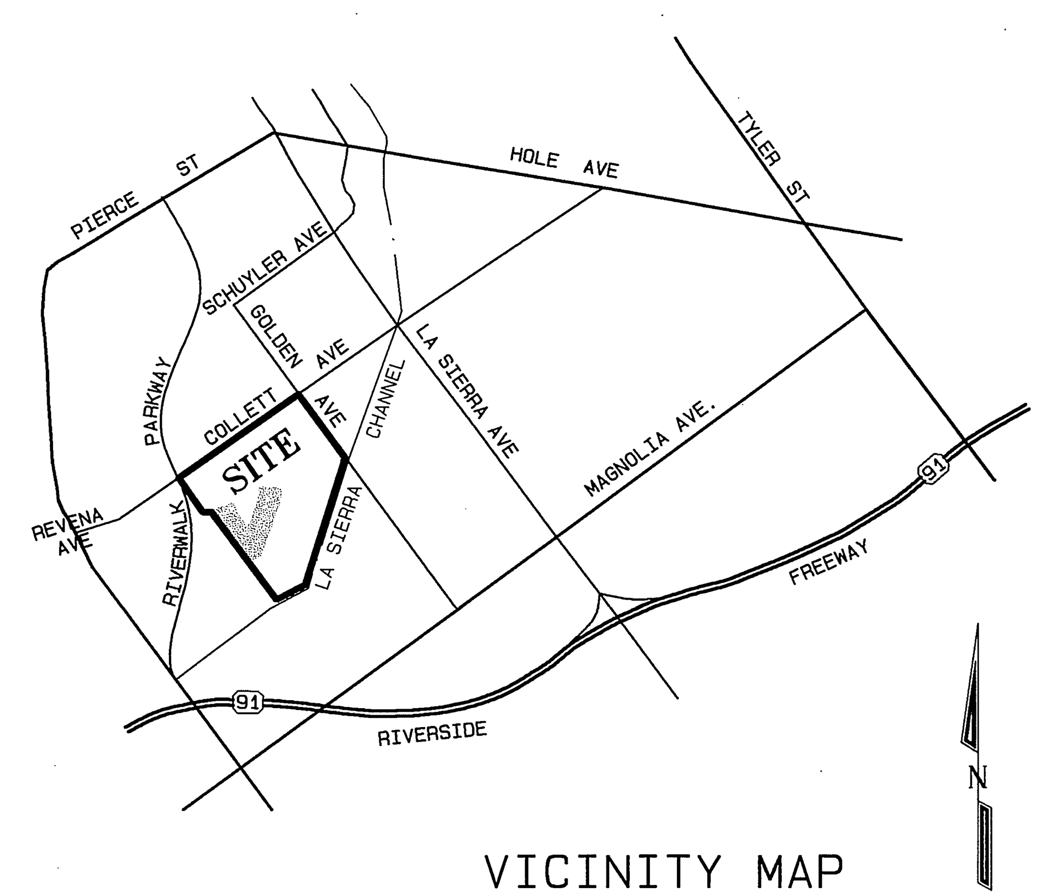
PROPOSED DRIVEWAY WITHOUT SIDEWALK
NOT TO SCALE

NOTE : ALL DRIVEWAYS TO BE CONSTRUCTED PER THIS DETAIL.

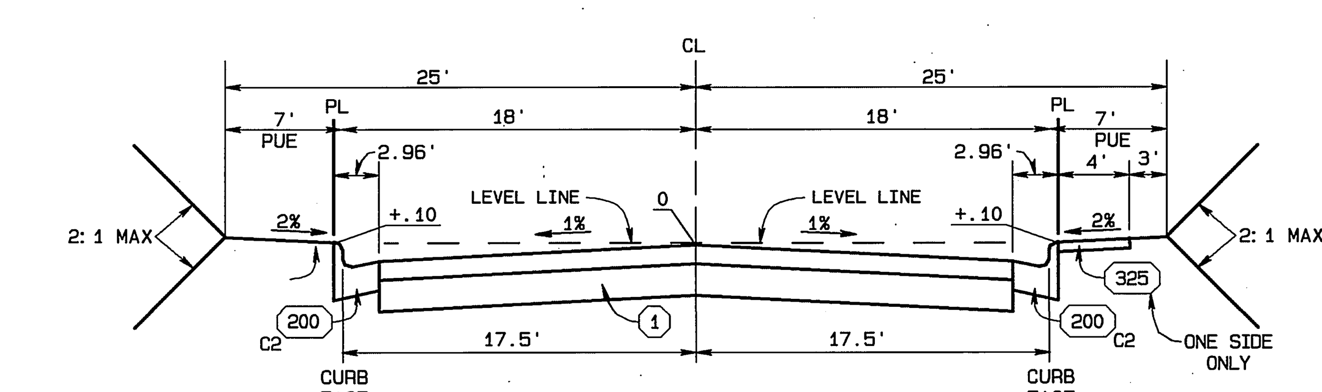
PROPOSED DRIVEWAY DETAIL
NOT TO SCALE



SIGN LOCATION DETAIL
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



TYPICAL SECTION – PRIVATE STREET
NOT TO SCALE
T.I.=5.0

CLIFFWOOD COURT – STA. 7+51.48 TO STA. 10+00.00
PARKWELL COURT – STA. 8+09.27 TO STA. 10+00.00
TRAILRUN COURT – STA. 7+33.35 TO STA. 16+80.05

PACIFIC BELL	CHARTER COMMUNICATIONS
APPROVED BY: P.H. Hallgren	APPROVED BY: [signature]
DATE: 3-27-01	DATE: 3-27-01
CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT OVERHEAD AND UNDERGROUND	CITY OF RIVERSIDE WATER DEPARTMENT (SHEETS 1-3)
APPROVED BY: [signature] for Pat Hohl	APPROVED BY: [signature]
DATE: 3.29.01	DATE: 4/9/01

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK:

CITY OF RIVERSIDE BENCH MARK NO E2-H3 P.K. NAIL AND TAG IN THE CENTER OF THE MOST NORTHERLY CURB RETURN OF COLLETT AVENUE AND GOLDEN AVENUE

ELEVATION: 697.978

REGISTERED PROFESSIONAL ENGINEER
MOHAMMAD FAGHIHI
NO. C39530
EXP. 12-31-01
CIVIL
STATE OF CALIFORNIA

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-01

ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET RIVERSIDE, CA 92506
(909) 686-1070
APPROVED BY [signature] DATE 3/9/01
R.C.E. NO. C39530
W.O. 99-0206 FOR: GRIFFEN INDUSTRIES F.B. 1999

MARK	REVISIONS	APPR.	DATE
1	ADDED PVMT. SECTION INFO.	TWZ	2/12/02

DESIGNED BY: [initials] CHECKED BY: [initials] CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[initials]	5/10/2001
PARK DEPARTMENT	[initials]	3/28/01
TRAFFIC DIVISION	[initials]	5/10/01
DEP. P.W. DIRECTOR	[initials]	5/14/01

APPROVED BY R. McGrath
DIRECTOR OF PUBLIC WORKS
DATE 5-15-2001

STREET IMPROVEMENT PLANS

TRACT NO. 29089-4
INDEX SHEET

SCALE: AS SHOWN

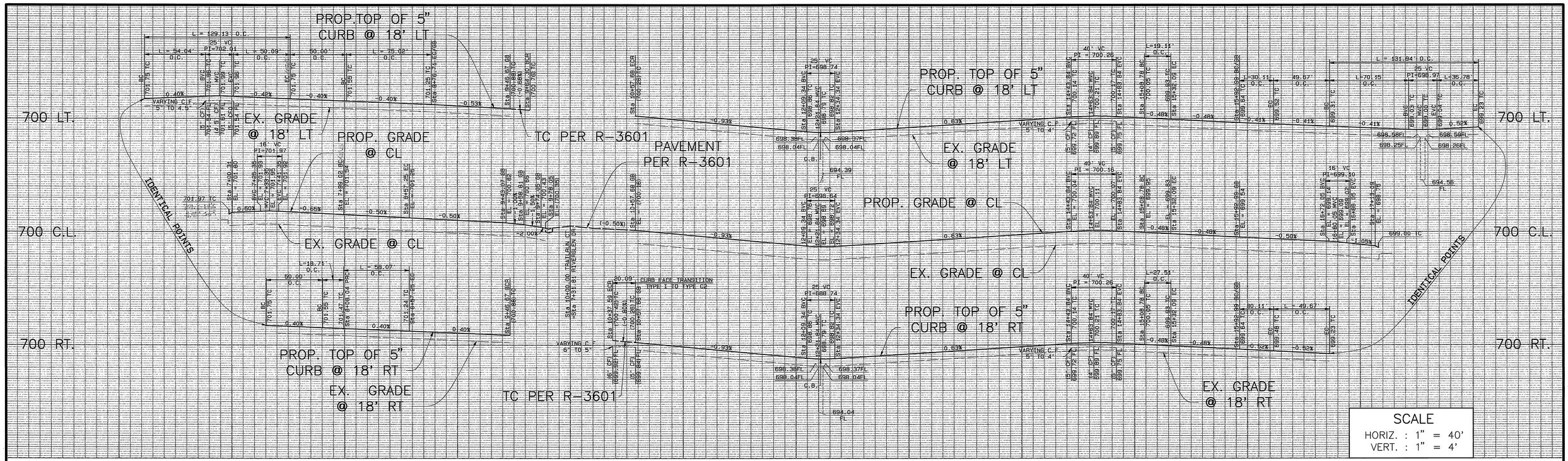
ACCOUNT NO.
DRAWING NUMBER
R-3613
SHEET 1 OF 3
99-0204

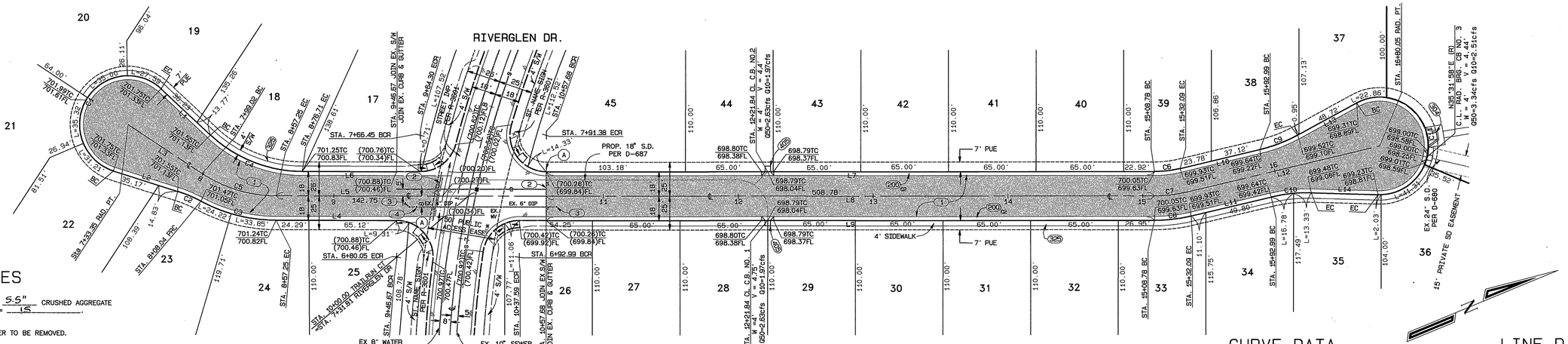
*AS-BUILT PER PLANS 12-31-03 LH

INDEXED 6-20-01 LH

FILE: G:\1999\99-0204\990204_ST.pro DATE: 3/8/2001

PC-4277-S4





CONSTRUCTION NOTES

1. CONSTRUCT 4" A.C. PAVING OVER 5.5" CRUSHED AGGREGATE BASE PER S.R. 1587, R-VALUE= 15.
2. EXISTING BARRICADE AND REDWOOD HEADER TO BE REMOVED.
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4. EXISTING WATER VALVE (TO BE ADJUSTED TO GRADE)
200 C2. CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE C2
304. CONSTRUCT STANDARD 304 WHEELCHAIR RAMP, TYPE I
325. CONSTRUCT STANDARD 325, CURB SIDEWALK (WIDTH AS NOTED ON PLANS)
405. CONSTRUCT STANDARD 405, CATCH BASIN

NOTE:
* 50' PUBLIC ACCESS EASEMENT REC'D PER TR. 29058 MB. 289/27-36

NOTE:
DRIVEWAYS TO BE CONSTRUCTED PER PROPOSED DRIVEWAY DETAIL ON SHEET 1

TRAILRUN COURT

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	205°30'33"	36.00'	129.13'	
C2	10°43'04"	100.00'	18.71'	9.38'
C3	28°11'40"	118.00'	58.07'	29.63'
C4	42°59'09"	100.00'	75.02'	39.38'
C5	33°22'05"	100.00'	58.23'	29.97'
C6	13°21'20"	82.00'	19.11'	9.60'
C7	13°21'20"	100.00'	23.31'	11.71'
C8	13°21'20"	118.00'	27.51'	13.82'
C9	15°00'00"	115.00'	30.11'	15.14'
C10	15°00'00"	115.00'	30.11'	15.14'
C11	210°00'00"	36.00'	131.95'	

LINE DATA

LINE	BEARING	DISTANCE
L1	N65°19'42"E	50.00'
L2	N39°49'09"E	50.00'
L3	N55°42'38"E	65.67'
L4	N22°20'33"E	89.41'
L5	N22°20'33"E	120.80'
L6	N22°20'33"E	69.96'
L7	N22°20'33"E	451.10'
L8	N22°20'33"E	451.10'
L9	N22°20'33"E	451.10'
L10	N08°59'14"E	60.90'
L11	N08°59'14"E	60.90'
L12	N08°59'14"E	147.96'
L13	N05°00'45"W	49.67'
L14	N23°59'12"E	49.67'

*AS-BUILT PER PLANS 12-31-03 GH

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK:

CITY OF RIVERSIDE BENCH MARK NO E2-H3
P.K. NAIL AND TAG IN THE CENTER OF THE MOST NORTHERLY CURB RETURN OF COLLETT AVENUE AND GOLDEN AVENUE

ELEVATION: 697.978

GRAPHIC SCALE 1"=40'
40 20 0 40 80 120

REGISTERED PROFESSIONAL ENGINEER MOHAMMAD FAGHIH NO. C39530 EXP. 12-31-01 CIVIL STATE OF CALIFORNIA

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-01

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3788 McCRAY STREET RIVERSIDE, CA 92506
(909) 686-1070

APPROVED BY [signature] DATE 3/19/01
R.C.E. NO. C39530

W.O. 99-0206 FOR: GRIFFIN INDUSTRIES F.B. 1999

MARK	REVISIONS	APPR.	DATE
1	ADDED PVMT SECTION INFO	[illegible]	12/26/02

DESIGNED BY: [illegible] CHECKED BY: AIA CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	5/16/01
PARK DEPARTMENT	[illegible]	5/15/01
TRAFFIC DIVISION	[illegible]	5/14/01
DEP. P.W. DIRECTOR	[illegible]	5/14/01

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 6-16-2001

STREET IMPROVEMENT PLANS

TRACT NO. 29089-4
(PRIVATE STREET)
TRAILRUN COURT
STA. 7+33.35 TO STA. 16+80.05

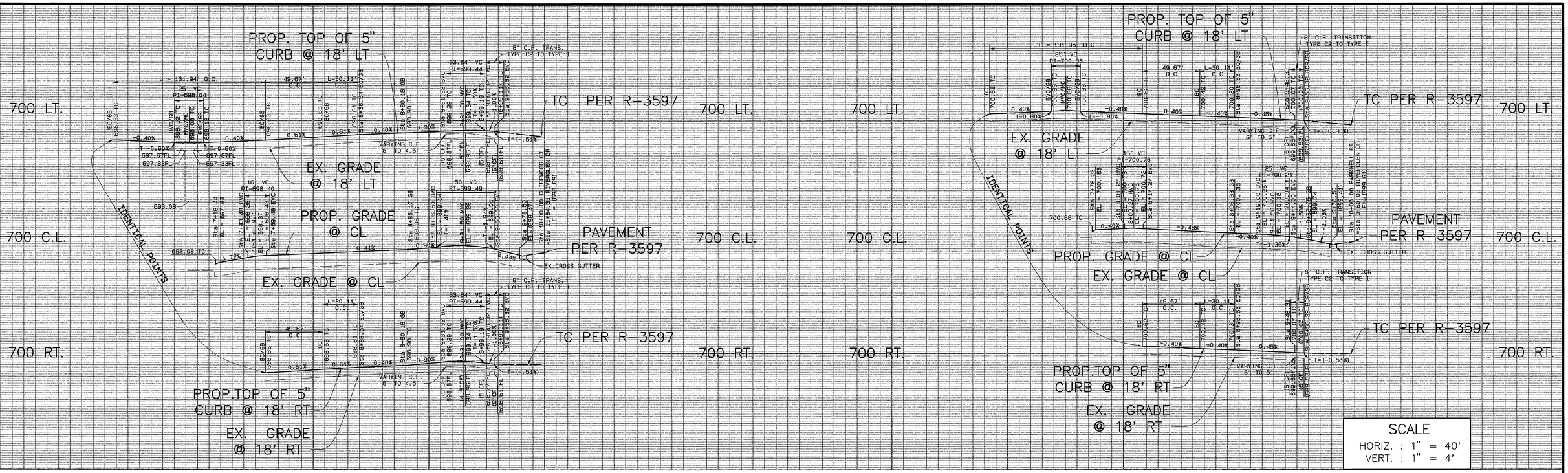
SCALE: HORIZ.: 1" = 40' VERT.: 1" = 4'

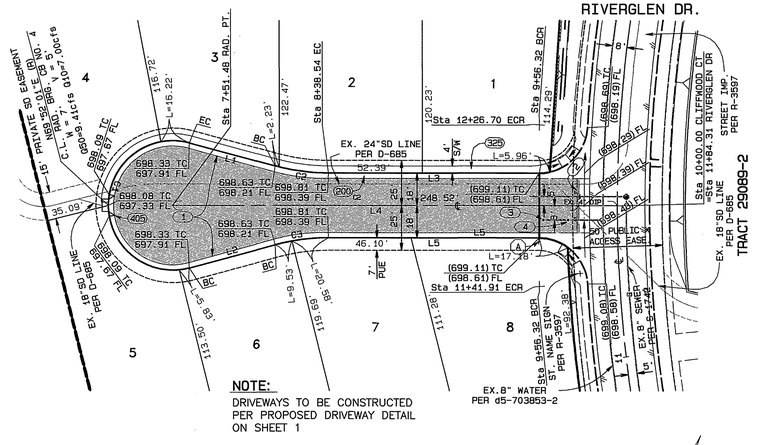
ACCOUNT NO.
DRAWING NUMBER
R-3613
SHEET 2 OF 3
99-0204

INDEXED 6-20-01 GH

PC-4277-S4

FILE: G:\99\99-0204\99020~1\ST.prn DATE: 3/8/2001





NOTE:
DRIVEWAYS TO BE CONSTRUCTED PER PROPOSED DRIVEWAY DETAIL ON SHEET 1

CONSTRUCTION NOTES

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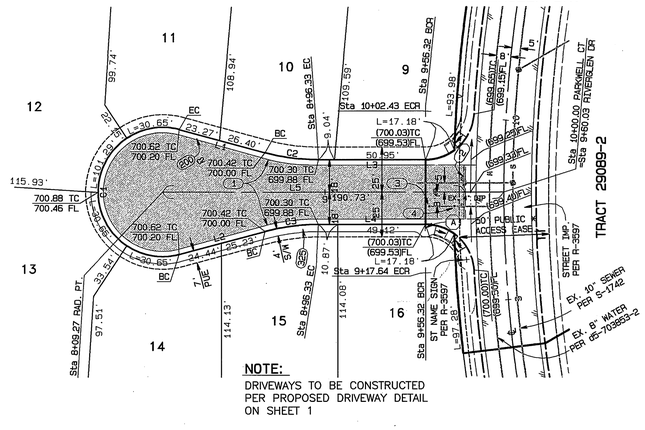

NOTE:
DRIVEWAYS TO BE CONSTRUCTED PER PROPOSED DRIVEWAY DETAIL ON SHEET 1

CLIFFWOOD COURT

CURVE DATA

LINE	DELTA	RADIUS	LENGTH	TANGENT
C1	210°00'00"	36.00'	131.95'	
C2	15°00'00"	115.00'	30.11'	15.14'
C3	15°00'00"	115.00'	30.11'	15.14'

LINE DATA

LINE	BEARING	DISTANCE
L1	N84°51'59"E	49.67'
L2	N54°52'02"E	49.67'
L3	N69°52'01"E	117.78'
L4	N69°52'01"E	227.02'
L5	N69°52'01"E	117.78'

PARKWELL COURT

CURVE DATA

LINE	DELTA	RADIUS	LENGTH	TANGENT
C1	210°00'00"	36.00'	131.95'	
C2	15°00'00"	115.00'	30.11'	15.14'
C3	15°00'00"	115.00'	30.11'	15.14'

LINE DATA

LINE	BEARING	DISTANCE
L1	N67°08'32"E	49.67'
L2	N37°08'36"E	49.67'
L3	N52°08'34"E	59.99'
L4	N52°08'34"E	59.99'
L5	N52°08'34"E	169.23'

UNDERGROUND SERVICE ALERT
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227·2600
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK:

CITY OF RIVERSIDE BENCH MARK NO E2-H3
P.K. NAIL AND TAG IN THE CENTER OF THE MOST NORTHERLY CURB RETURN OF COLLETT AVENUE AND GOLDEN AVENUE

ELEVATION: 697.978

GRAPHIC SCALE 1"=40'
40 20 0 40 80 120

REGISTERED PROFESSIONAL ENGINEER
MOHAMMAD FAGHIH
NO. C39530
EXP. 12-31-01
CIVIL
STATE OF CALIFORNIA

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-01

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3788 McCRAY STREET RIVERSIDE, CA 92506
(909) 686-1070

APPROVED BY Mo Faghih DATE 3/9/01
R.C.E. NO. C39530

W.O. 99-0206 FOR: GRIFFIN INDUSTRIES F.B. 1999

MARK	REVISIONS	APPR.	DATE
1	ADDED POINT SECTION INFO	DJR	2/26/02

DESIGNED BY: DJR CHECKED BY: MM CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		3/9/01
PARK DEPARTMENT		3/9/01
TRAFFIC DIVISION		3/9/01
DEP. P.W. DIRECTOR		3/9/01

APPROVED BY R. McMath
DIRECTOR OF PUBLIC WORKS
DATE 5-16-2001

STREET IMPROVEMENT PLANS

TRACT NO. 29089-4
(PRIVATE STREETS)
CLIFFWOOD CT. STA. 7+51.48 TO STA. 10+00.00
PARKWELL CT. STA. 8+09.27 TO STA. 10+00.00

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

ACCOUNT NO.
DRAWING NUMBER
R-3613
SHEET 3 OF 3
99-0204

*AS-BUILT PER PLANS 12-31-03 GH

INDEXED 6-20-01 GH

FILE: G:\99\99-0204\99204_ST.prn DATE: 3/8/2001
PC-4277-S4