

GENERAL NOTES

- 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.
- 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.
- 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.
- 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- 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.
- 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.
- 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- 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.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 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.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- ALL DRIVEWAYS TO BE CONSTRUCTED PER DETAIL HEREON.
- 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 GOVERNMENT FOR ACCESSIBILITY.

PARKS DEPARTMENT NOTES

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

STREET NAME	BOTANICAL NAME/ COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ'D.
PARKSCAPE DRIVE	PRIVATE STREET - NO STREET TREES REQUIRED.			
STREAMBAY COURT	PRIVATE STREET - NO STREET TREES REQUIRED.			
LAKERUN 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
 PACIFIC BELL
 SOUTHERN CALIFORNIA GAS COMPANY
 SANTA ANA WATERSHED PROJECT AUTHORITY
 MEDIA ONE
 CITY OF RIVERSIDE

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.

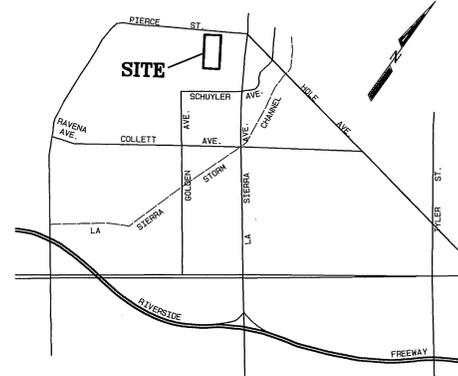
THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES SHOWN ON THESE PLANS AND/OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-227-2600 AT LEAST 2 WORKING DAYS PRIOR TO EXCAVATION.

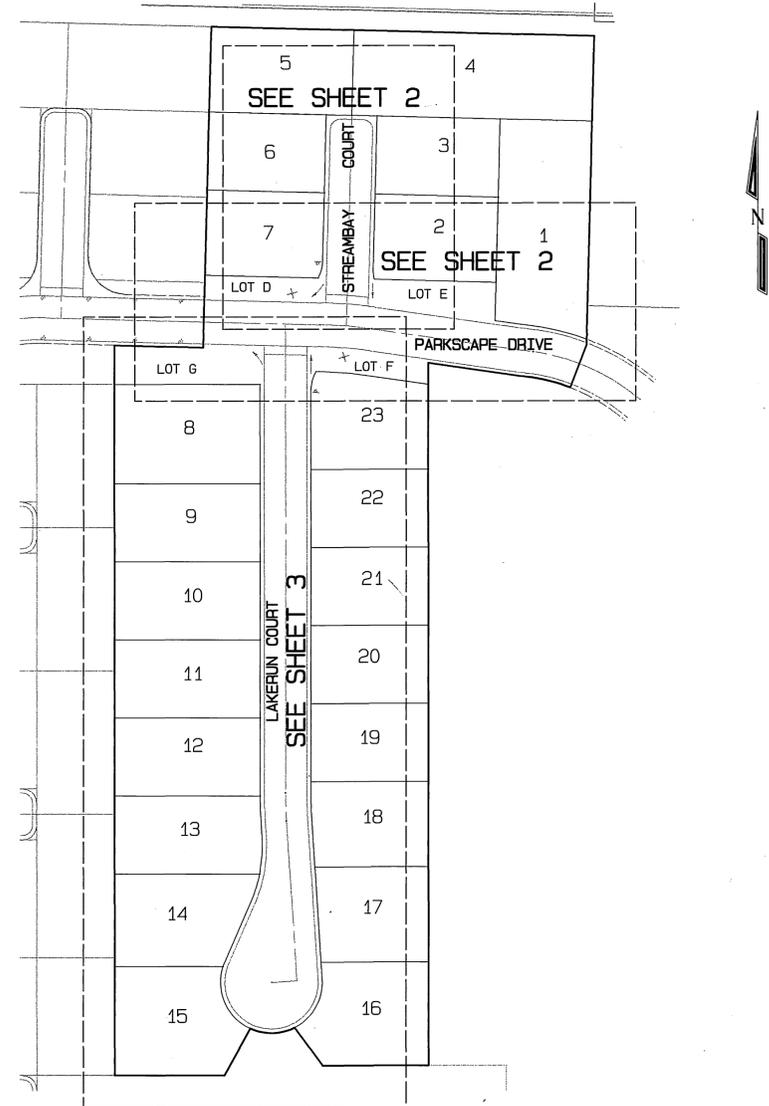
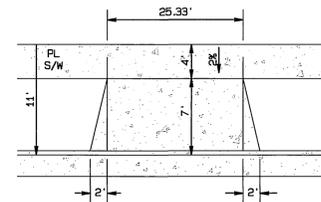
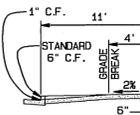
THE QUANTITY ESTIMATE SHOWN HEREON IS FOR THE USE OF GOVERNING AGENCIES IN DETERMINING BOND AMOUNTS AND/OR FEES AND IS NOT TO BE USED FOR BID PURPOSES.

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

ADDITIONALLY ALL SIDEWALK FORMS SHALL BE INSPECTED AND APPROVED BY CITY, STATE OR GOVERNING AGENCY FOR CONFORMANCE WITH ACCESSIBILITY REQUIREMENTS PRIOR TO POURING OF CONCRETE TO FINAL GRADE.



VICINITY MAP
NOT TO SCALE



INDEX MAP
SCALE: 1" = 60'

CONSTRUCTION NOTES

- CONSTRUCT _____ A.C. PAVING _____ CRUSHED AGGREGATE BASE PER S.R. _____ R-VALUE=_____
- CONSTRUCT PARKWAY DRAIN PER APWA STD. DWG. 151-1, TYPE 2, S=18"
- EXISTING BARRICADE AND REDWOOD HEADER TO BE REMOVED.
- CONSTRUCT STANDARD 180 BARRICADE W/ 2" X 4" REDWOOD HEADER.
- CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE I
- CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE C2
- CONSTRUCT STANDARD 220, CROSS GUTTER (6 FT. WIDE)
- CONSTRUCT STANDARD 302, DRIVEWAY APPROACH, MODIFIED PER DETAIL SHOWN ON SHEET 1. (TYPE PL-ID)
- CONSTRUCT STANDARD 304, WHEELCHAIR RAMP, TYPE II, UNLESS OTHERWISE NOTED AS TYPE II (MODIFIED) PER DETAILS SHOWN HEREON.
- CONSTRUCT STANDARD 325, 4 FT. SIDEWALK, MEANDERS FROM BACK OF CURB TO 7 FT., EXACT LOCATION AS SHOWN ON PLANS

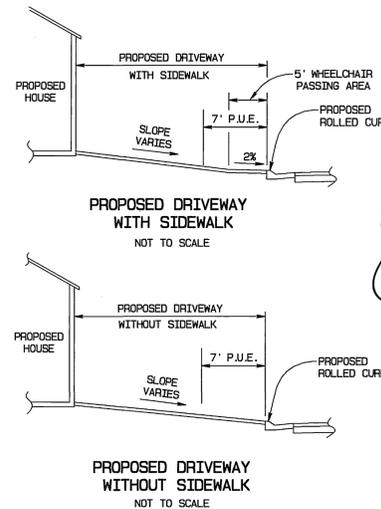
STREET NAME AND TRAFFIC SIGN SCHEDULE

	STREET NAME	BLOCK NO.
(A)	STREAMBAY COURT & PARKSCAPE DRIVE	11100 4800
(B)	LAKERUN COURT & PARKSCAPE DRIVE	11100 4700
(C)	R-1 (STOP SIGN - 30')	

INSTALL SIGNS PER C/R STD. 662 (PVT), AND STD. 666

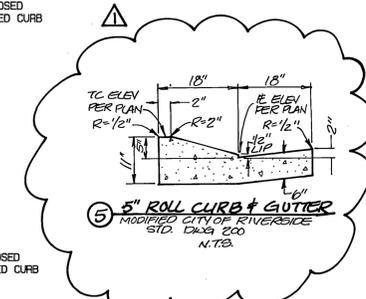
LEGEND

LIMITS OF REMOVE AND REPLACE (R&R)



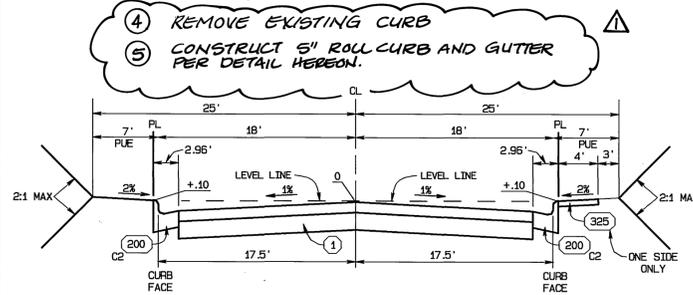
NOTE: ALL DRIVEWAYS TO BE CONSTRUCTED PER THIS DETAIL.

PROPOSED DRIVEWAY DETAIL
NOT TO SCALE



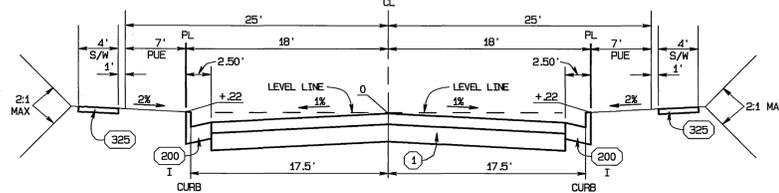
WHEELCHAIR RAMP STANDARD DRAWING NO. 304, TYPE II (MODIFIED)

WHEELCHAIR RAMP STANDARD DRAWING NO. 304, TYPE II (MODIFIED)



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

STREAMBAY COURT - STA. 10+00 TO STA. 11+38.53
 LAKERUN COURT - STA. 10+00 TO STA. 14+62.81



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

PARKSCAPE DRIVE STA. 12+96.23 TO STA. 15+64.22



BENCH MARK:

CITY OF RIVERSIDE BENCH MARK NO E2-10
 P.K. NAIL AND TAG IN THE CENTER OF THE
 MOST NORTHERLY CURB RETURN OF COLLETT
 AVENUE AND GOLDEN AVENUE
 ELEVATION: 697.978



REVISIONS BY:
 DAVID EVANS & ASSOC.
 800 N. HAVEN AVE. #300
 ONTARIO, CA 91764
 (909) 481-5150
 JEFFREY K. RUPP DATE 3-20-03



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-04
ALBERT A. WEBB CIVIL ENGINEERS
 3788 MCCRAY STREET
 RIVERSIDE, CA 92506
 (909) 686-1070
 APPROVED BY: [Signature] DATE 2/16/02
 R.C.E. NO. C39530
 N.O. 99-0314 FOR: GRIFFIN INDUSTRIES F.B. 1999

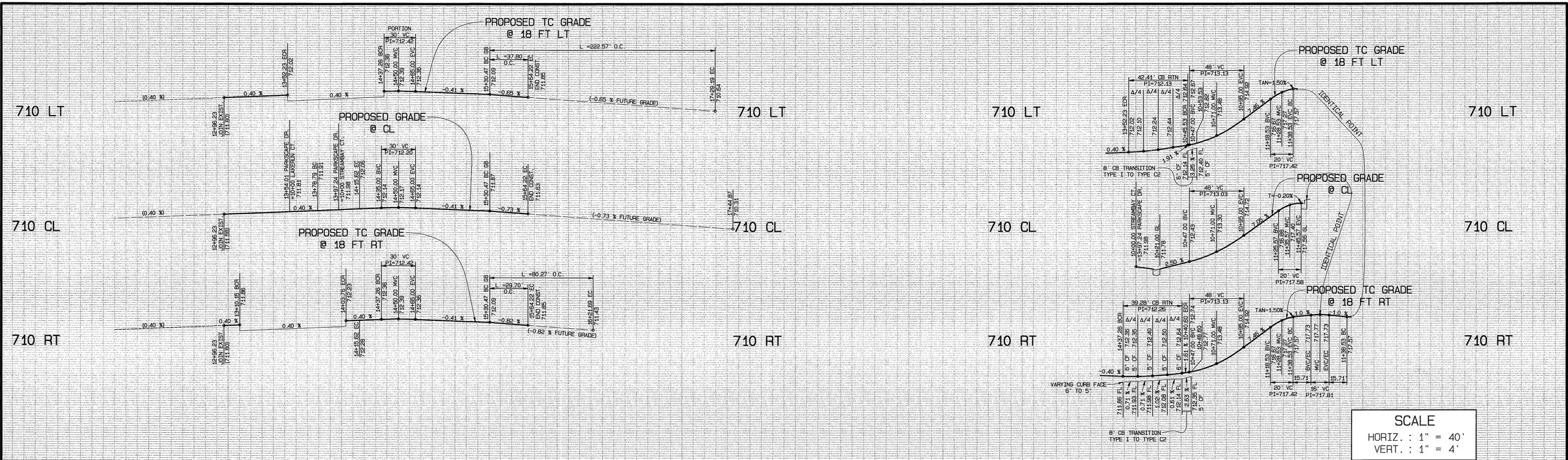
DESIGNED BY: [Signature] CHECKED BY: C.R.R. CHECKED BY: [Signature]

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE 2/16/02
 PRINCIPAL ENGINEER: [Signature]
 PARK DEPARTMENT: [Signature]
 TRAFFIC DIVISION: [Signature]
 DEP. P.M. DIRECTOR: [Signature]
 STREET SERVICES: [Signature]

* AS-BUILT PER PLANS 9-30-05 4th
STREET IMPROVEMENT PLANS
 TRACT NO. 29090-4
 SCALE: AS SHOWN

ACCOUNT NO. 99-0314
 DRAWING NUMBER R-3643
 SHEET 1 OF 3

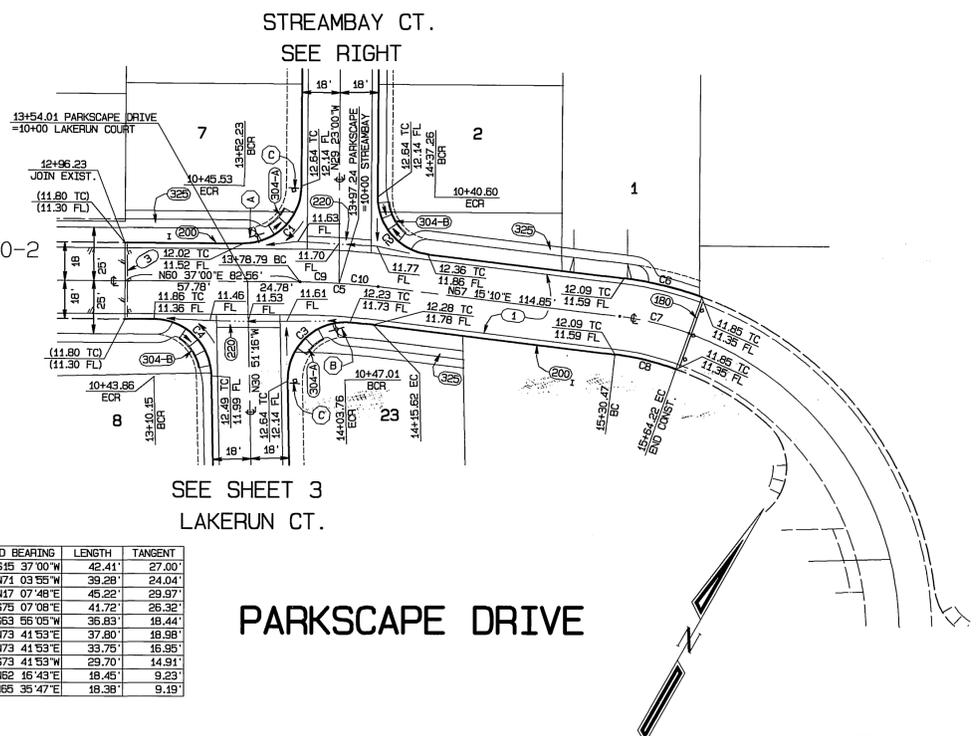
INDEXED 4-29-03 4th



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

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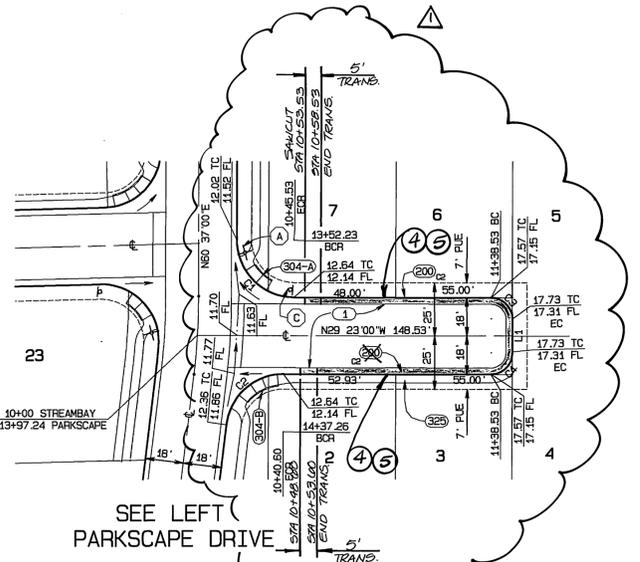
TRACT NO. 29090-2
 (R-3615)



DATA TABLE

CURVE	DELTA	RADIUS	CHORD BEARING	LENGTH	TANGENT
C1	90 00'00"	27.00'	S15 37'00"W	42.41'	27.00'
C2	83 21'50"	27.00'	N71 03'56"E	39.28'	24.04'
C3	95 58'09"	27.00'	N17 07'48"E	45.23'	29.97'
C4	88 31'44"	27.00'	S75 07'08"E	41.72'	26.32'
C5	6 38'10"	318.00'	S63 56'05"W	36.83'	18.44'
C6	12 53'26"	168.00'	N73 41'53"E	37.80'	18.98'
C7	12 53'26"	150.00'	N73 41'53"E	33.75'	16.95'
C8	12 53'26"	132.00'	S73 41'53"W	29.70'	14.91'
C9	3 19'25"	318.00'	N52 16'43"E	18.46'	9.23'
C10	3 19'45"	318.00'	N55 35'47"E	18.38'	9.19'

- CONSTRUCTION NOTES
- CONSTRUCT _____ A.C. PAVING _____ CRUSHED AGGREGATE BASE PER S.P. _____ R-VALUE=_____
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 - CONSTRUCT STANDARD 325, 4 FT. SIDEWALK, MEANDERS FROM BACK OF CURB TO 7 FT. EXACT LOCATION AS SHOWN ON PLANS
 - REMOVE EXISTING CURB
 - CONSTRUCT 5" ROLL CURB AND GUTTER PER DETAIL ON SHEET NO. 1



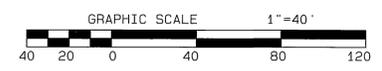
REVISIONS BY:
 DAVID EVANS & ASSOC.
 800 N. HAVEN AVE. #300
 ONTARIO, CA 91704
 (909) 981-5750
 DATE 3-20-03

DATA TABLE

L/C	DELTA	RADIUS	CHORD BEARING	LENGTH	TANGENT
C1	90 00'00"	27.00'	S15 37'00"W	42.41'	27.00'
C2	83 21'50"	27.00'	N71 03'55"W	39.28'	24.04'
C3	90 00'00"	10.00'	N15 37'00"E	15.71'	10.00'
C4	90 00'00"	10.00'	S74 23'00"E	15.71'	10.00'
L1			N50 37'00"E	16.00'	



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



ALBERT A. WEBB
 CIVIL ENGINEERS
 3788 McCRAY STREET
 RIVERSIDE, CA 92506
 (909) 686-1070
 APPROVED BY: [Signature] DATE: 2/16/02
 R.C.E. NO.: C39530

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 2/16/02
 TRAFFIC DIVISION
 DEP. P.M. DIRECTOR
 STREET SERVICES

APPROVED BY: [Signature] DATE: 2/16/02
 TRAFFIC DIVISION
 DEP. P.M. DIRECTOR
 STREET SERVICES

STREET IMPROVEMENT PLANS
 TRACT NO. 29090-4
 PARKSCAPE DRIVE STA. 12+96.23 TO STA. 15+64.22
 STREAMBAY COURT STA. 10+00 TO STA. 11+38.53
 SCALE: HORIZ.: 1" = 40' VERT.: 1" = 4'

ACCOUNT NO.
 DRAWING NUMBER
 R-3643
 SHEET 2 OF 3
 99-0314

INDEXED 4-29-02 GFL

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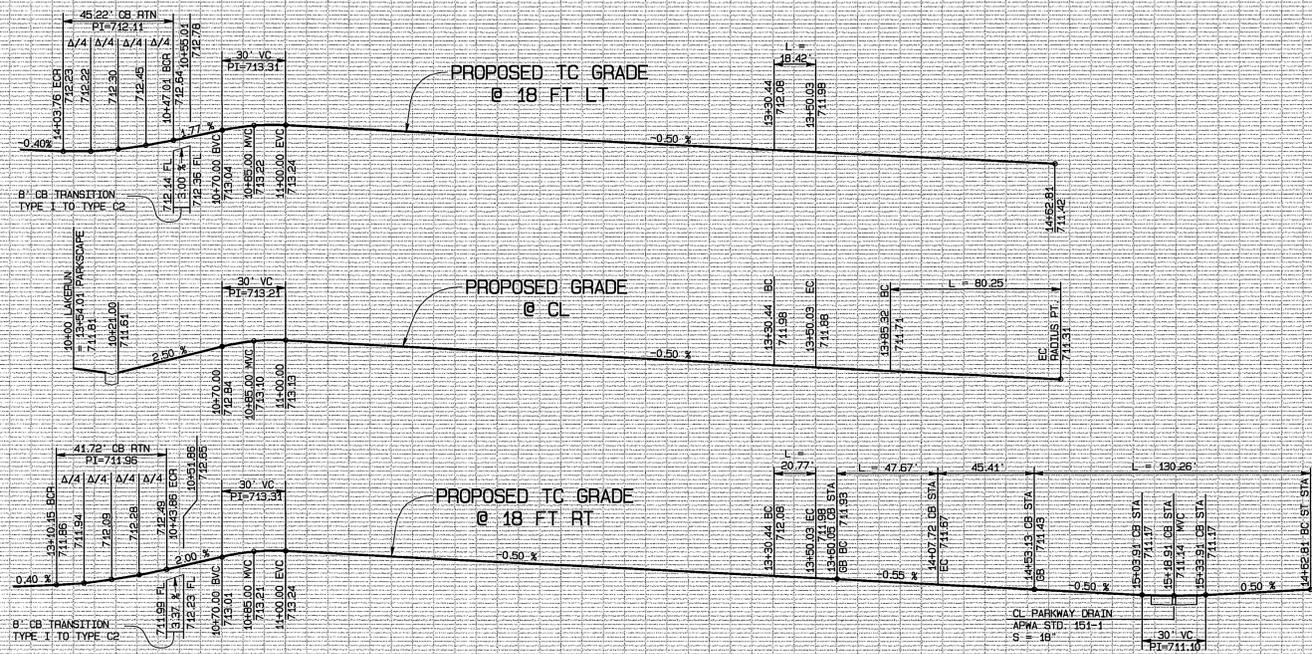
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710 CL

710 CL

710 RT

710 RT

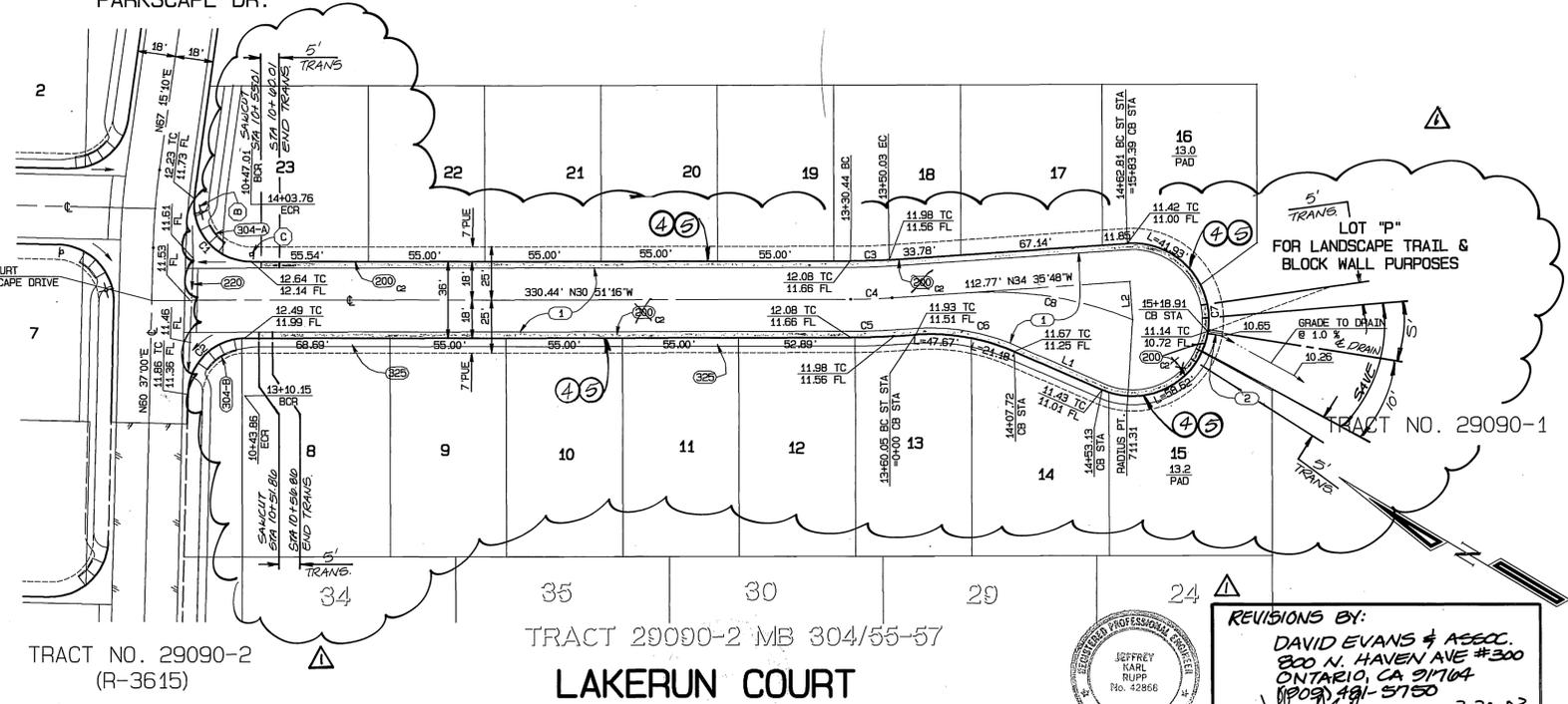


SCALE
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10 11 12 13 14 15

SEE SHEET 2
 PARKSCAPE DR.

SEE SHEET 2
 STREAMBAY COURT



DATA TABLE

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C1	95 58'09"	27.00'	N17 07'48"E	45.22'	29.97'
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C3	3 44'32"	265.00'	S32 43'32"E	18.42'	9.21'
C4	3 44'32"	300.00'	S32 43'32"E	19.59'	9.80'
C5	3 44'32"	318.00'	N32 43'32"W	20.77'	10.39'
C6	27 18'50"	100.00'	N20 56'24"W	47.67'	24.30'
L1			N07 16'59"W	45.41'	
C7	207 18'50"	36.00'	S69 03'36"W	130.26'	
C8	26 09'17"	175.79'	N21 31'10"W	80.25'	40.84'
L2			N55 24'12"E	18.00'	

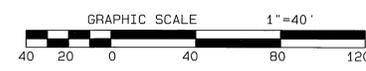
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- 200 CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE C2
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- 302 CONSTRUCT STANDARD 302, DRIVEWAY APPROACH, MODIFIED PER DETAIL SHOWN ON SHEET 1. (TYPE PL-II)
- 304 CONSTRUCT STANDARD 304, WHEELCHAIR RAMP, TYPE II, UNLESS OTHERWISE NOTED AS TYPE II (MODIFIED) PER DETAILS SHOWN HEREON.
- 325 CONSTRUCT STANDARD 325, 4 FT. SIDEWALK, MEANDERS FROM BACK OF CURB TO 7 FT., EXACT LOCATION AS SHOWN ON PLANS
- 4 REMOVE EXISTING CURB
- 5 CONSTRUCT 5" ROLL CURB AND GUTTER PER DETAIL ON SHEET NO. 1

REVISIONS BY:
 DAVID EVANS & ASSOC.
 200 N. HAVEN AVE #300
 ONTARIO, CA 91764
 (909) 491-5750
 JEFFREY L. RUFF DATE 3-20-03

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
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APPROVED BY: [Signature] DATE: 2/16/02
 R.C.E. NO. C39530

W.D. 99-0314 FOR: GRIFFIN INDUSTRIES F.B. 1999 DESIGNED BY: [Signature] CHECKED BY: C.R.T. CHECKED BY: [Signature]



CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: 2/16/02
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 DEP. P.W. DIRECTOR
 STREET SERVICES

STREET IMPROVEMENT PLANS
 TRACT NO. 29090-4
 LAKERUN COURT
 STA. 10+00 TO STA. 14+62.81

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

ACCOUNT NO.
 DRAWING NUMBER
 TRACT NO. 29090-4
 R-3643
 SHEET 3 OF 3
 99-0314

INDEXED 4-29-02 LHM

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