STREET IMPROVEMENT PLANS
CITY OF RIVERSIDE, CALIFORNIA

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 PRIVATE ENGINEER.
7. 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.
8. 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.
9. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
10. 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.
11. IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
12. DEVELOPER/CONTRACTOR 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.
13. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
14. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
15. THE DEVELOPER 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.
16. 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.
17. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
18. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
19. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
20. SEE CITY OF RIVERSIDE DRAWING NO. UDL5-6a9274 FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.

STREET TREE NOTES:

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 (909) 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 (909) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPER BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FOR 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	* NUMBER REQUIRED
HARVEST LANE -	QUERCUS VIRGINIANA/SOUTHERN LIVE OAK	15 GAL.		67 EA.
	WASHINGTONIA ROBUSTA/MEXICAN FAN PALM - RELOCATED FROM WASHINGTON ST.			3 EA
AUTUMN RIDGE PLACE -	QUERCUS COCCINEA/SCARLET OAK	15 GAL.	45' o.c.	15 EA.
MARY STREET -	WASHINGTON FILIFERA/CALIFORNIA FAN PALM - RELOCATE EXISTING		20' MIN. O.C.	8 EA.
VICTORIA AVENUE -	REVERSE FRONTAGE - SEE LANDSCAPE PLANS # R-3535-L AS PREPARED BY ALHAMBRA GROUP DATED 7/16/99. 21 EA. EX. STREET TREES TO REMAIN IN PLACE, 5 EA. NEW PLANTINGS AS DESIGNATED BY THE URBAN FORESTER, AND 2 EA. EXISTING PALMS TO BE RELOCATED.			
WASHINGTON STREET -	12 EA. EXISTING STREET TREES TO REMAIN IN PLACE, 9 EA. EXIST. PALM TREES TO BE RELOCATED AS SHOWN			

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

CONSTRUCTION NOTES AND QUANTITIES:

No.	Description	Quantity
1	CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200-TYPE I (6" C.F.)	4,502 LF
△1 2	CONSTRUCT 0.21' A.C. OVER 0.55' C.A.B. PER S.R.# 1540 ; R-VALUE = 37	76,576 SF
3	REMOVE EXISTING FENCE	2,376 LF
4	CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD. 325	24,934 SF
6	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 (TYPE I)	6 EA
7	CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. 220	1,796 SF
8	SAWCUT AND REMOVE EXISTING A.C. PAVEMENT	1,358 LF / 1,394 SF
9	CONSTRUCT 6" A.C. BERM PER CITY OF RIVERSIDE STD. 250 (TYPE I)	1,039 LF
10	RECONSTRUCT EXISTING DRIVEWAY PER CITY OF RIVERSIDE STD. 302	2 EA
11	PROTECT EXISTING TREE IN PLACE	
14	REMOVE EXISTING A.C. BERM	118 LF
15	RELOCATE EXISTING PALM TREE PER PARK & REC. DEPT. STD. SPEC. 02481 & STD. DETAIL # 1004	19 EA
16	RECONSTRUCT EXISTING WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 (TYPE I)	2 EA
△2 17	CONSTRUCT 0.34' A.C. OVER 1.01' C.A.B. PER S.R.# 1544 ; R-VALUE = 37	7,943 SF
18	INSTALL DESIGNATED STREET TREE PER CITY OF RIVERSIDE STDS. 1001, 1002 AND 1004	
19	FIRE HYDRANT TO BE REMOVED BY CITY FORCES (CUT & PLUGGED AT MAIN)	1 EA
20	CONSTRUCT F-1 DELINEATORS PER CALTRANS STDS. (20' ON CENTER)	3 EA
21	REMOVE EXISTING A.C. BERM	90 LF
22	SEE PLAN D-666 FOR CATCH BASIN CONSTRUCTION (W=14.0')	
23	OVERLAY EXISTING A.C. PAVEMENT WITH VARIABLE THICKNESS A.C.	35,104 ~~6,452~~ SF
24	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 (TYPE II)	2 EA
25	CONSTRUCT 6' HIGH SLUMPSTONE WALL (SEE SHT. 3 FOR ADD'L. SPEC'S)	1,092 L.F.

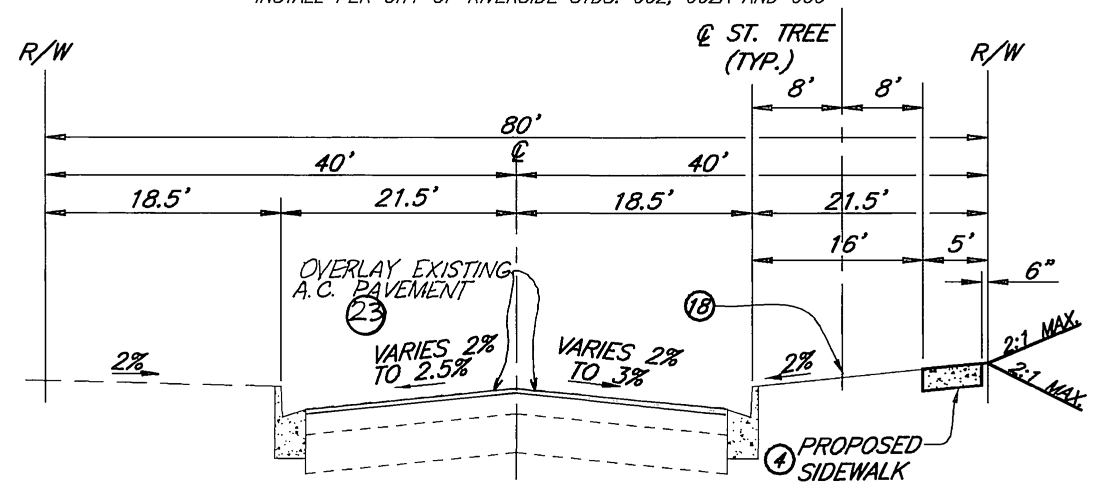
CONSTRUCTION NOTES (CONT'D.)

△2 (17A) CONSTRUCT 0.28' A.C. OVER 0.95' C.A.B. PER S.R.# 1544 ; R-VALUE = 37

TRAFFIC AND STREET NAME SCHEDULE

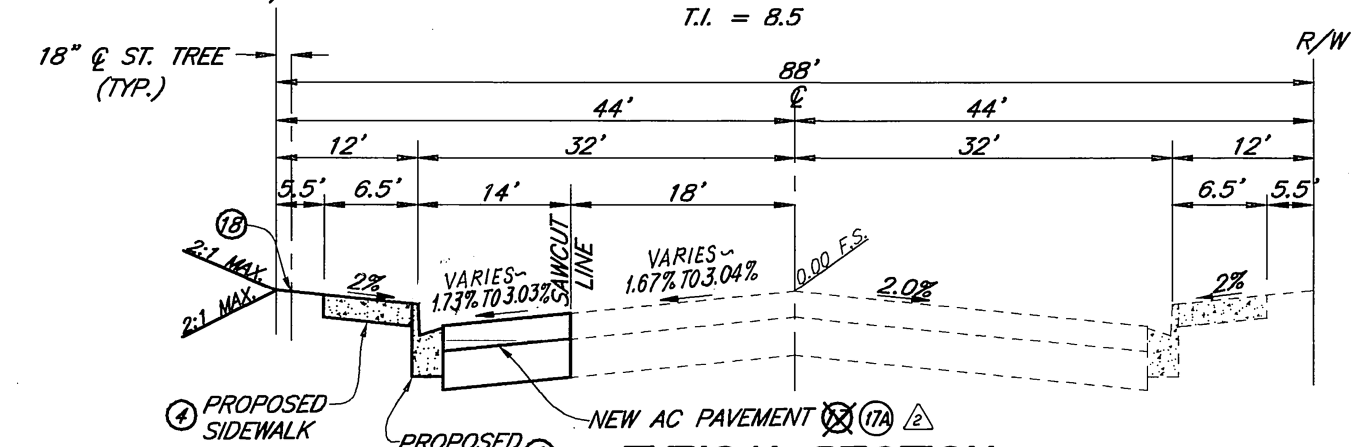
A	WASHINGTON STREET	2700
	HARVEST LANE	7000
B	HARVEST LANE	6900
	AUTUMN RIDGE PLACE	2700
C	HARVEST LANE	6900
	MARY STREET	2700
D	30" R-1 (STOP SIGN)	
E	W53 ("NOT A THROUGH STREET")	

INSTALL PER CITY OF RIVERSIDE STDS. 662, 662A AND 666



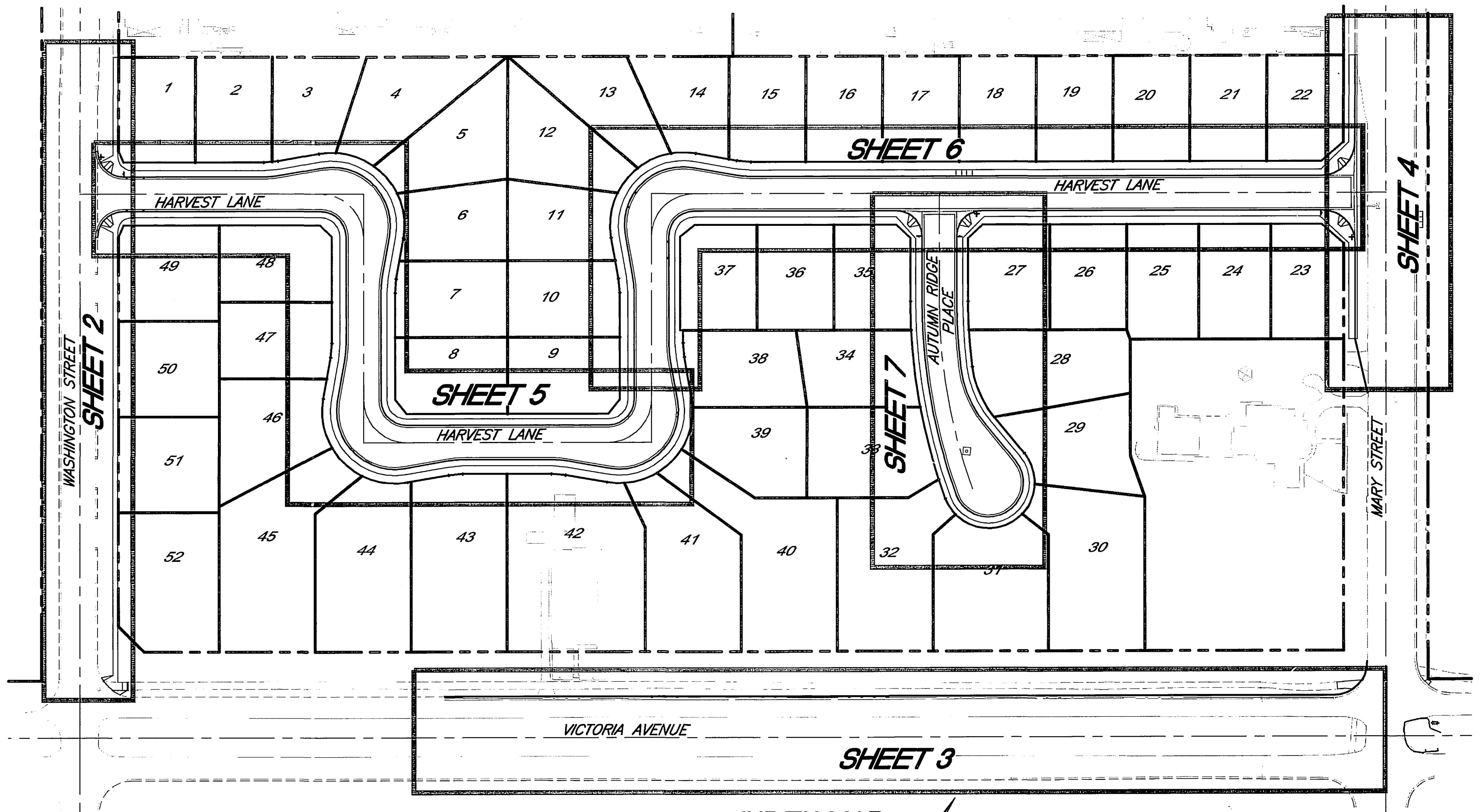
TYPICAL SECTION WASHINGTON STREET

NOT TO SCALE
T.I. = 8.5



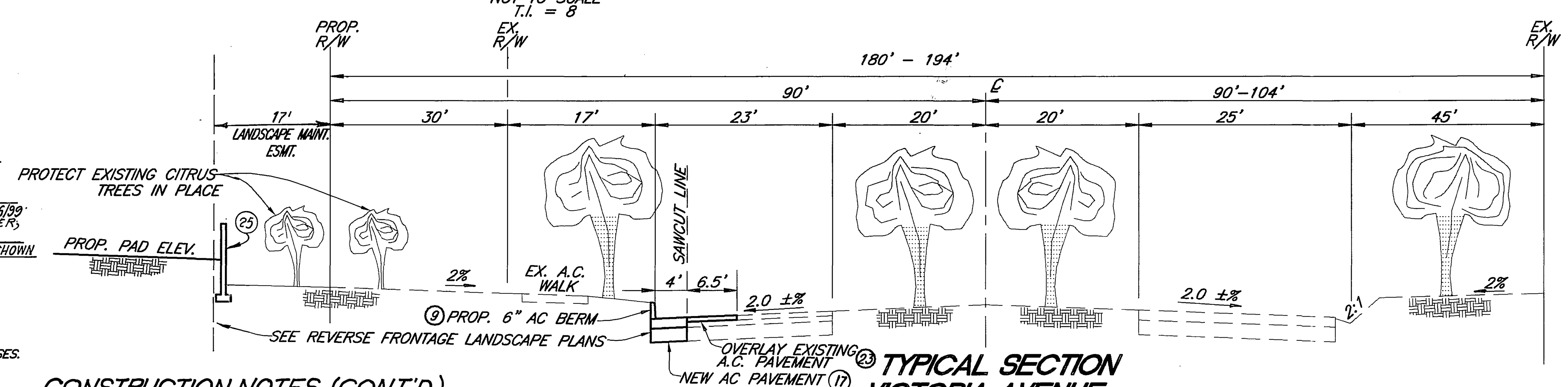
TYPICAL SECTION MARY STREET

NOT TO SCALE
T.I. = 8



INDEX MAP

SCALE: 1"=100'

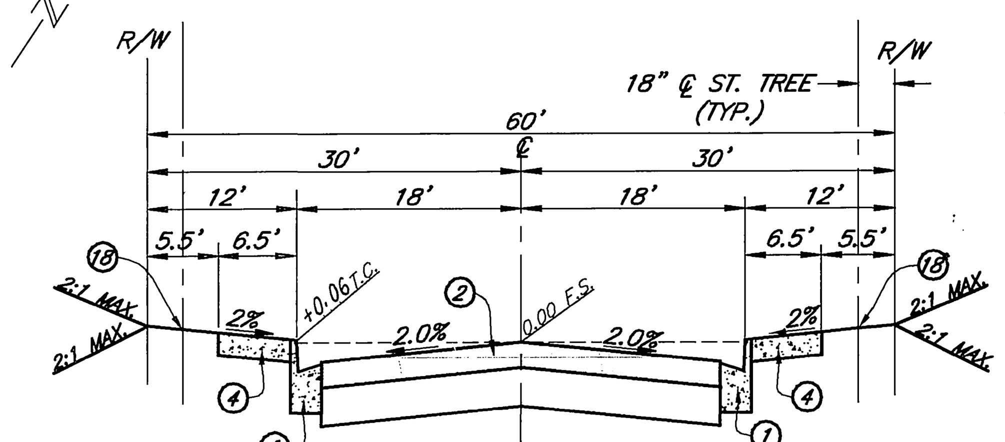


TYPICAL SECTION VICTORIA AVENUE

NOT TO SCALE
T.I. = 8.5

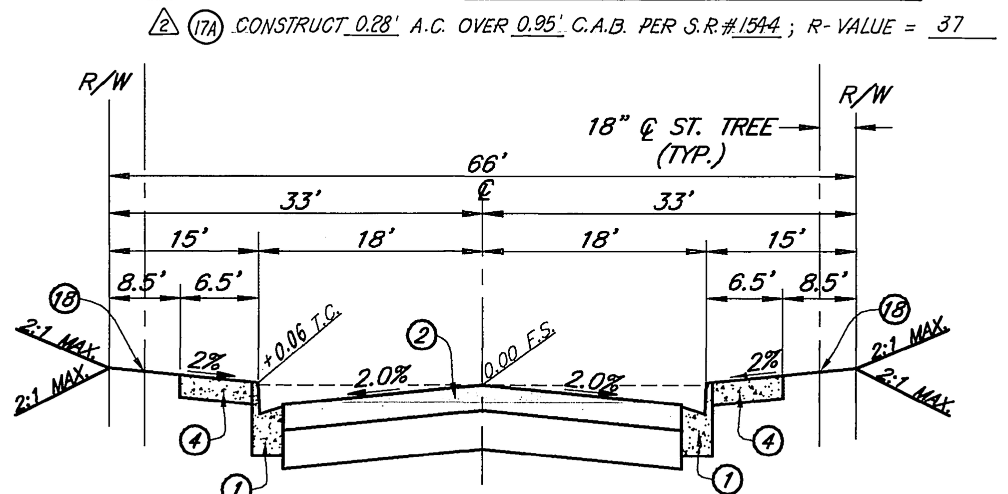
LEGEND

T.C.	TOP OF CURB
F.S.	FINISHED SURFACE
C.L.	CENTER LINE
R/W	RIGHT OF WAY
B.C.R.	BEGIN CURB RETURN
E.C.R.	END CURB RETURN



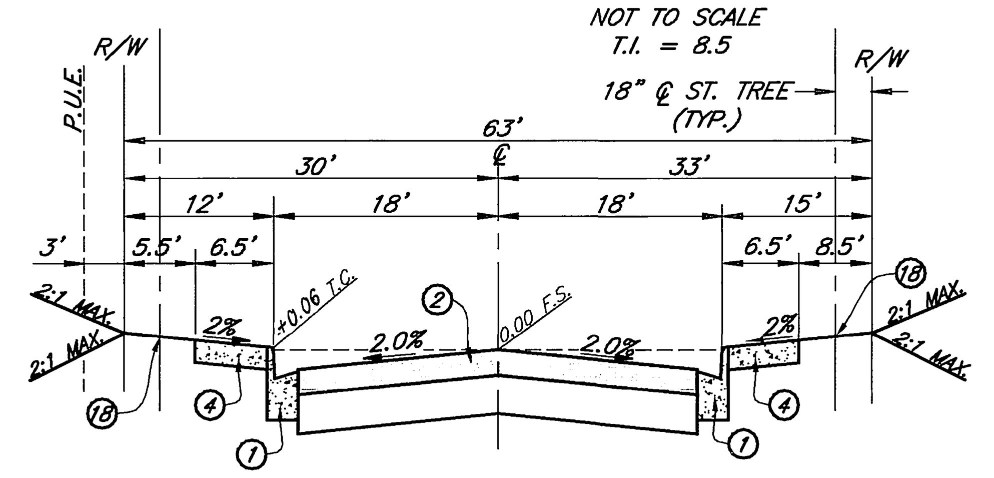
TYPICAL SECTION AUTUMN RIDGE PLACE

STA 10+45.00 TO STA 11+85.37
NOT TO SCALE
T.I. = 5



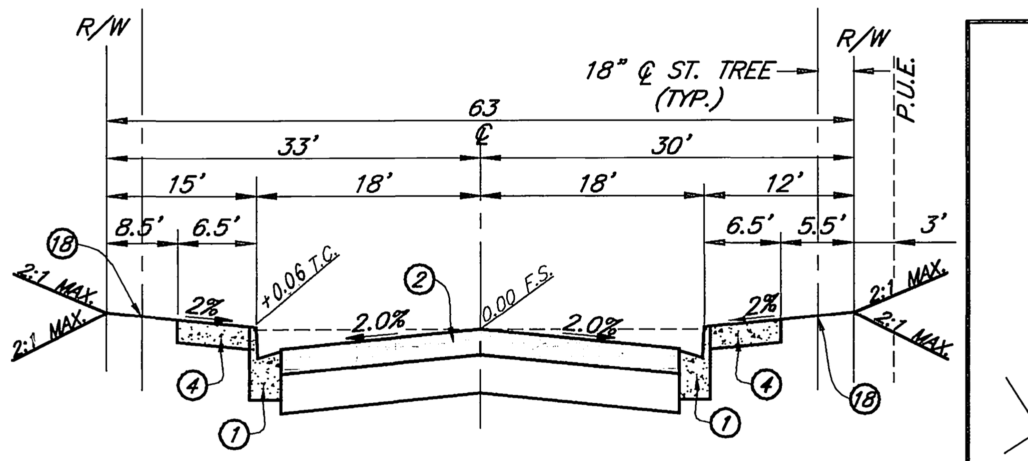
TYPICAL SECTION HARVEST LANE

STA 10+45.50 TO STA 11+91.40
STA 13+79.69 TO STA 14+32.09
STA 19+01.06 TO STA 19+14.26
STA 21+41.74 TO STA 27+43.66
NOT TO SCALE
T.I. = 5



TYPICAL SECTION HARVEST LANE

STA 15+61.57 TO STA 17+71.57
NOT TO SCALE
T.I. = 5



TYPICAL SECTION HARVEST LANE

STA 19+14.26 TO STA 19+53.46
NOT TO SCALE
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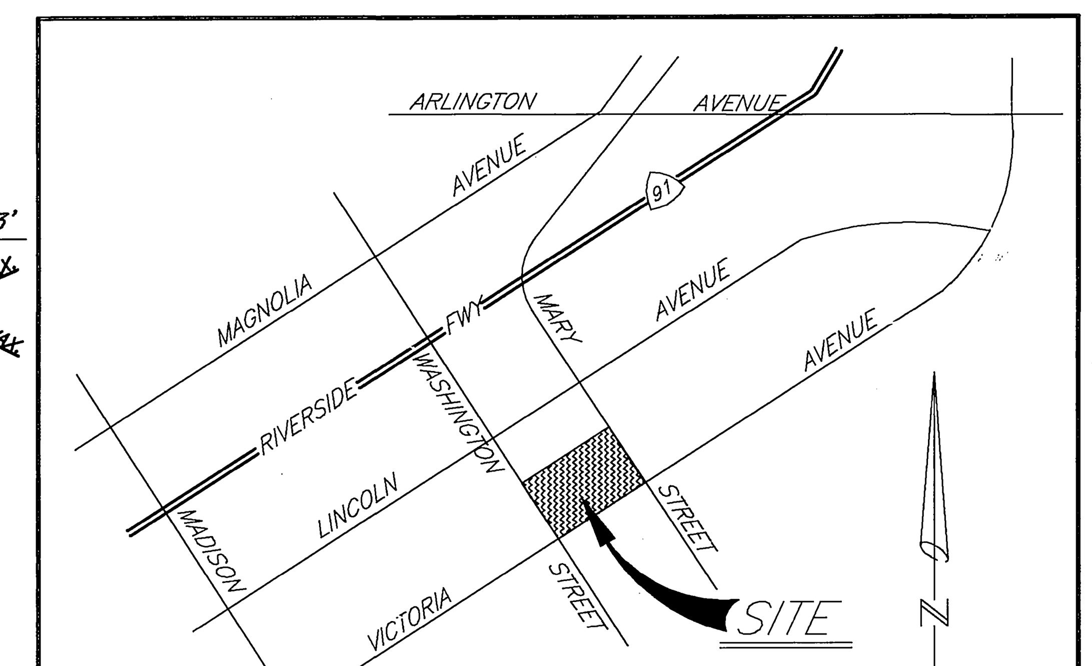

VICINITY MAP

NOT TO SCALE

BENCHMARK

BENCHMARK: CITY OF RIVERSIDE B.M. G6-B2 (EL=944.502)
3" BRASS DISC IN WELL MONUMENT AT THE INTERSECTION OF VICTORIA AVE. AND MARY ST., STAMPED "DEPT. OF PUBLIC ENGINEERING, G6-B", DN. 0.63'.

CITY BUSINESS TAX CERTIFICATE NO. 062688 EXP. 04/10/00

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND — APPROVED BY [signature] DATE 7-21-99	CHARTER COMMUNICATIONS CABLE CO. — APPROVED BY David W. Murray DATE 7-19-99
CITY OF RIVERSIDE WATER SYSTEM — APPROVED BY Richard A. Drolrlik DATE 7/27/99 VOID ONE YEAR FROM THIS DATE	SOUTHERN CALIFORNIA GAS CO. — APPROVED BY Geri Lee REVIEWED DATE 7-20-99

Land Development Consultants (LDC)
CIVIL ENGINEERING SURVEYING LAND PLANNING
5029 La Mart Dr. Suite E, Riverside, CA 92507
(909) 684-9615

REGISTERED PROFESSIONAL ENGINEER BRIAN G. ESGATE No. 21884 Exp. 9-30-01 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
[signature] 7/16/99
BRIAN G. ESGATE DATE
R.C.E.#: 21884 EXP.: 9-30-01

MARK	REVISIONS	APPR.	DATE
△2	ADD PAVING REQMTS TO NOTE #17 & ADD NOTE # 17A PER SOIL REPORT.	FRED TMB	11/4/99
△1	ADD PAVING REQMTS. TO NOTES PER SOIL REPORT	TMB	10/27/99

DESIGNED BY S.S. DRAWN BY C.J.G. CHECKED BY S.S./B.G.E.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
P.W. ENGINEERING MANAGER	TMB	9/8/99
PRINCIPAL ENGINEER	[initials]	9/7/99
STREET SERVICES	JM	7/19/99
TRAFFIC DIVISION	[initials]	9/1/99
PARKS DEPARTMENT	[initials]	7/29/99
PLANNING DEPT.	SMS	8/26/99

APPROVED BY R. McGrath
PUBLIC WORKS DIRECTOR
DATE 9-8-99

TRACT NO. 28829
STREET PLAN AND PROFILE
TITLE SHEET

R-3535

SHEET 1 OF 7

HORIZ. SCALE: VERT. SCALE:

JOB NO. 98101

PC-4123-S
PC-4123-S/P

INDEXED 9-15-99 4H

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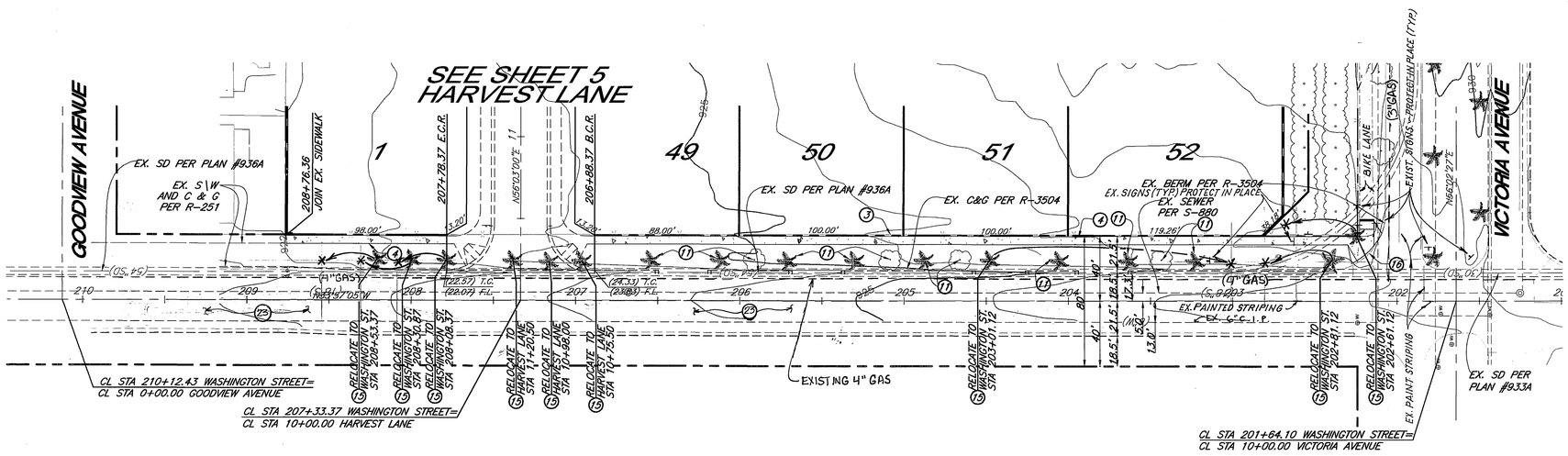

CONSTRUCTION NOTES:

(3) REMOVE EXISTING FENCE
(4) CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD. 325
(11) PROTECT EXISTING TREE IN PLACE
(15) RELOCATE EXISTING PALM TREE PER PARK & REC., DEPT. STD. SPEC. 09481 & STD. DETAIL #1004.
(16) RECONSTRUCT EXISTING WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 (TYPE I)
(23) OVERLAY EXISTING A.C. PAVEMENT WITH VARIABLE THICKNESS A.C.

WASHINGTON STREET

BENCHMARK

BENCHMARK: CITY OF RIVERSIDE B.M. G6-B2 (EL=944.502)
3" BRASS DISC IN WELL MONUMENT AT THE INTERSECTION OF VICTORIA AVE. AND MARY ST., STAMPED "DEPT. OF PUBLIC ENGINEERING, G6-B", DN. 0.63'.

Underground Service Alert
CALL BEFORE YOU DIG
CALL:TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

PC-4125-3

40 0 40 80 120
Scale 1" = 40'

CITY OF RIVERSIDE
WATER SYSTEM
Richard L. Drotleff 7/27/99
APPROVED BY VOID ONE YEAR FROM THIS DATE DATE

Land Development LDC Consultants
CIVIL ENGINEERING SURVEYING LAND PLANNING
5029 La Mart Dr. Suite E, Riverside, CA 92507
(909) 684-9615

REGISTERED PROFESSIONAL ENGINEER BRIAN G. ESGATE No. 21884 Exp. 9-30-01 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
Brian G. Esgate 7/16/99
BRIAN G. ESGATE DATE
R.C.E.#: 21884 EXP.: 9-30-01

MARK	REVISIONS	APPR.	DATE

DESIGNED BY S.S. DRAWN BY C.J.G. CHECKED BY S.S./B.G.E.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
P.W. ENGINEERING MANAGER		7/16/99
PRINCIPAL ENGINEER		7/16/99
STREET SERVICES		7/16/99
TRAFFIC DIVISION		7/27/99
PARKS DEPARTMENT		7/27/99

APPROVED BY R. McGrath
PUBLIC WORKS DIRECTOR
DATE 9-8-99

TRACT NO. 28829
STREET PLAN AND PROFILE
WASHINGTON STREET
STA 201+64.10 TO STA 208+76.36
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

R-3535
SHEET 2 OF 7
JOB NO. 98101

INDEXED 9-15-99 GH

FRED

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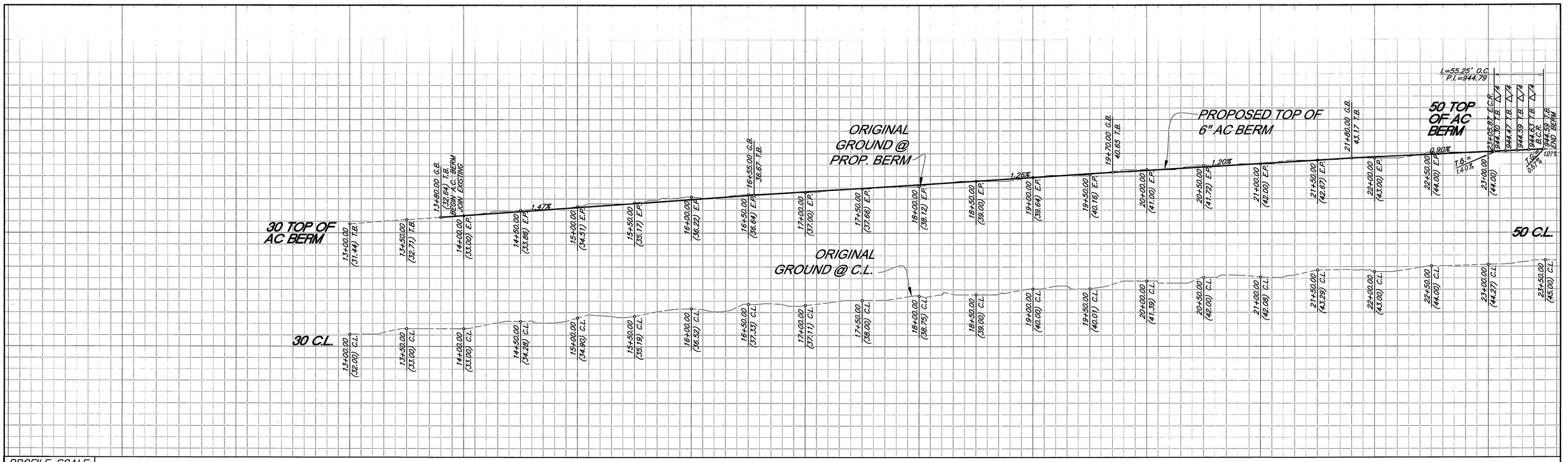

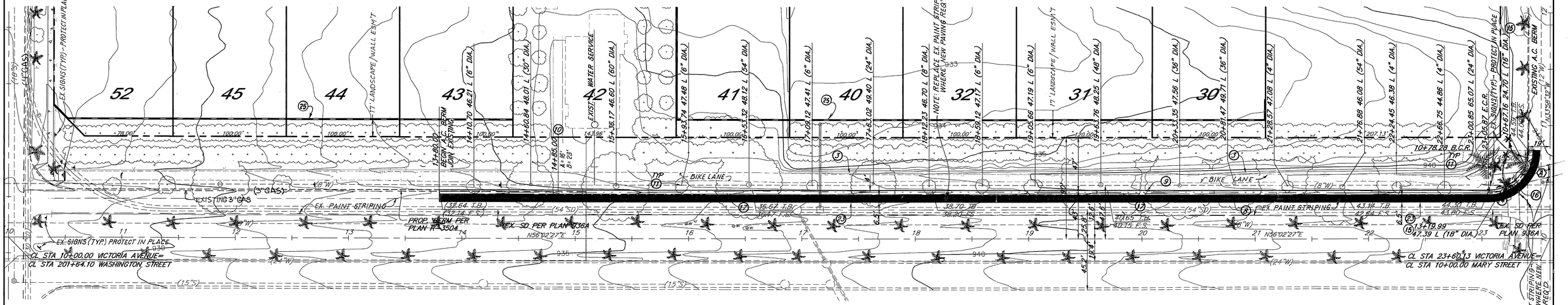

VICTORIA AVENUE

CONSTRUCTION NOTES:

(3) REMOVE EXISTING FENCE
(8) SAWCUT AND REMOVE EXISTING A.C. PAVEMENT
(9) CONSTRUCT 6" A.C. BERM PER CITY OF RIVERSIDE STD. 250 (TYPE I)
(10) RECONSTRUCT EXISTING DRIVEWAY PER CITY OF RIVERSIDE STD. 302
(11) PROTECT EXISTING TREE IN PLACE
(14) REMOVE EXISTING A.C. BERM
(16) RECONSTRUCT EXISTING WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 (TYPE I)
(17) CONSTRUCT 0.34 A.C. OVER 1.01' C.A.B. PER S.R.# 1544; R-VALUE = 31
(23) OVERLAY EXISTING A.C. PAVEMENT WITH VARIABLE THICKNESS A.C.
(15) RELOCATE EXISTING PALM TREE PER PARK & REC. DEPT. STD. SPEC. 02481 & STD. DETAIL #1004
(25) CONSTRUCT BLOCK WALL PER RIVERSIDE CITY STD. 704 OR APPROVED DESIGN. 6"HIGH, 8"x8"x16" SLUMPSTONE, TAN COLOR BLOCK & MORTAR W/MORTAR CAP. THIS WALL REQUIRES A PERMIT & INSPECTION FROM PUBLIC WORKS DIV.

CURVE DATA

	Δ	R	L	T
(A)	90°26'33"	35.00'	55.25'	35.27'

Underground Service Alert
CALL BEFORE YOU DIG
CALL:TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

PC-4133-5

BENCHMARK

BENCHMARK: CITY OF RIVERSIDE B.M. G6-B2 (EL=944.502)
3" BRASS DISC IN WELL MONUMENT AT THE INTERSECTION OF VICTORIA AVE. AND MARY ST., STAMPED "DEPT. OF PUBLIC ENGINEERING, G6-B", DN. 0.63'.

40 0 40 80 120
Scale 1" = 40'

CITY OF RIVERSIDE
WATER SYSTEM
APPROVED BY Richard L. Derbin (VOID ONE YEAR FROM THIS DATE) DATE 7/27/99

Land Development LDC Consultants
CIVIL ENGINEERING SURVEYING LAND PLANNING
5029 La Mart Dr. Suite E, Riverside, CA 92507
(909) 684-9615

REGISTERED PROFESSIONAL ENGINEER BRIAN G. ESCATE No. 21884 Exp. 9-30-01 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
BRIAN G. ESCATE DATE 7/16/99
R.C.E.#: 21884 EXP.: 9-30-01

MARK	REVISIONS	APPR.	DATE
1	ADD PAVING REQMTS TO NOTES PER SOIL REPORT	RD	11/4/99

DESIGNED BY S.S. DRAWN BY C.J.G. CHECKED BY S.S./B.G.E.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
P.W. ENGINEERING MANAGER		7/19/99
PRINCIPAL ENGINEER		7/19/99
STREET SERVICES		7/19/99
TRAFFIC DIVISION		7/19/99
PARKS DEPARTMENT		7/27/99
PLANNING DEPT.		9/14/99

APPROVED BY R. McGrath PUBLIC WORKS DIRECTOR
DATE 9-8-99

TRACT NO. 28829
STREET PLAN AND PROFILE
VICTORIA AVENUE
STA 13+80.00 TO STA 23+60.13

R-3535

SHEET 3 OF 7
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'
JOB NO. 98101

FILED

INDEXED 9-15-99 GH

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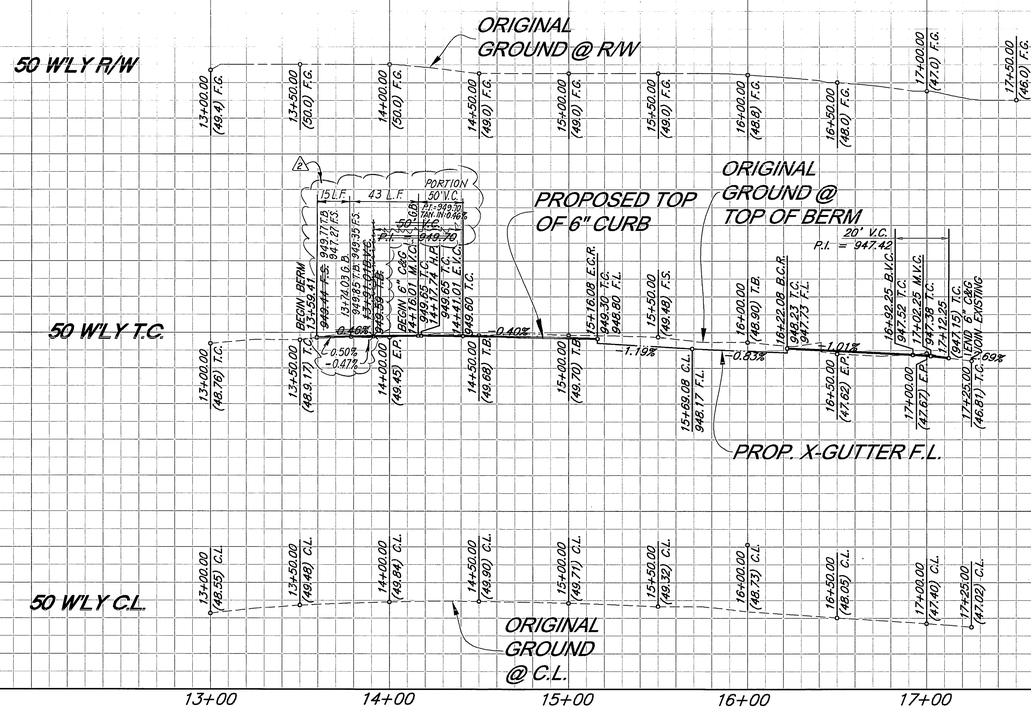
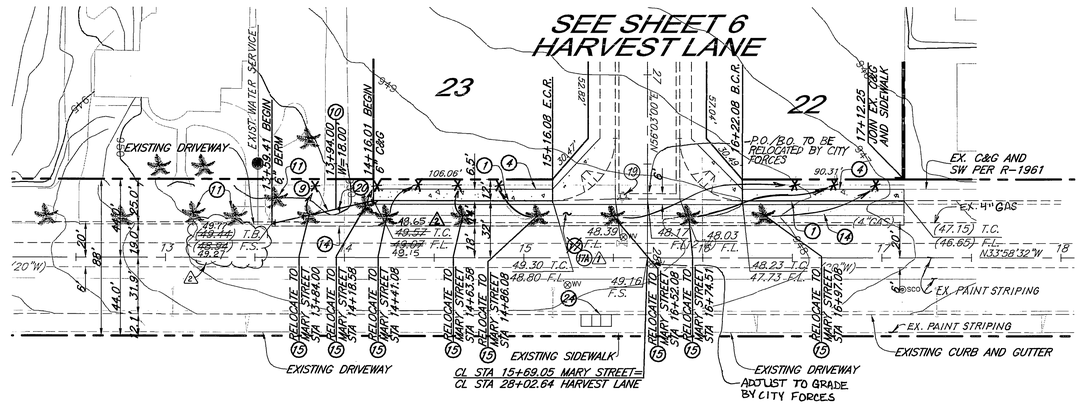


PROFILE SCALE:
VERT.: 1"=8'
HORIZ.: 1"=40'



MARY STREET

CONSTRUCTION NOTES:

(1) CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200-TYPE I (6" C.F.)
(4) CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD. 325
(9) CONSTRUCT 6" A.C. BERM PER CITY OF RIVERSIDE STD. 250 (TYPE I)
(10) RECONSTRUCT EXISTING DRIVEWAY PER CITY OF RIVERSIDE STD 302
(11) PROTECT EXISTING TREE IN PLACE
(14) REMOVE EXISTING A.C. BERM
(15) RELOCATE EXISTING PALM TREE PER PARK & REC. DEPT. STD. SPEC. 02481 & STD. DETAIL #1004
(17A) CONSTRUCT 0.28' A.C. OVER 0.95' C.A.B. PER S.R.# 1544 ; R-VALUE = 37
(19) FIRE HYDRANT TO BE REMOVED BY CITY FORCES (CUT & PLUGGED AT MAIN) AND RELOCATED TO NEW LOCATION PER WATER PLANS.
(20) CONSTRUCT F-1 DELINEATORS PER CALTRANS STDS. (20' ON CENTER)
(24) CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 (TYPE II)

40 0 40 80 120
Scale 1" = 40'

BENCHMARK

BENCHMARK: CITY OF RIVERSIDE B.M. G6-B2 (EL=944.502)
3" BRASS DISC IN WELL MONUMENT AT THE INTERSECTION OF VICTORIA AVE. AND MARY ST., STAMPED "DEPT. OF PUBLIC ENGINEERING, G6-B", DN. 0.63'.

Underground Service Alert
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CALL:TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

PC-4123-5

CITY OF RIVERSIDE
WATER SYSTEM
APPROVED BY Richard S. Derbin DATE 7/27/99
VOID ONE YEAR FROM THIS DATE
SOUTHERN CALIFORNIA GAS CO.
APPROVED BY REVIEWED DATE 7-20-99

Land Development LDC Consultants
CIVIL ENGINEERING SURVEYING LAND PLANNING
5029 La Mart Dr. Suite E, Riverside, CA 92507
(909) 684-8615

REGISTERED PROFESSIONAL ENGINEER BRIAN C. ESCAÑE No. 21884 Exp. 9-30-01 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
BRIAN C. ESCAÑE DATE 7/16/99
R.C.E.#: 21884 EXP.: 9-30-01

MARK	REVISIONS	APPR.	DATE
2	REVISE GRADES	FRED	4/20/00
1	REVISE NOTE #17 TO #17A & ADD PAVING REQMTS. PER SOIL REPORT	FRED	4/4/99

DESIGNED BY S.S. DRAWN BY C.J.G. CHECKED BY S.S./B.C.E.

FRED

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
P.W. ENGINEERING MANAGER		7/16/99
PRINCIPAL ENGINEER		7/16/99
STREET SERVICES		7/16/99
TRAFFIC DIVISION		7/16/99
PARKS DEPARTMENT		7/16/99

APPROVED BY
R. McGrath
PUBLIC WORKS DIRECTOR
DATE 9-8-99

TRACT NO. 28829
STREET PLAN AND PROFILE
MARY STREET
STA 13+59.41 TO STA 17+12.38

R-3535

SHEET 4 OF 7

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

JOB NO. 98101

INDEXED 9-15-99 GH

File: S:\DRAWINGS\PACIFIC_SCENE\98101\SP\98101st4.dwg Plotted: 1999-07-16 10:39:24

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

10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00 19+00

30 N'LY T.C.

30 C.L.

30 S'LY T.C.

EX. GROUND @ N'LY R/W

PROPOSED TOP OF N'LY 6" CURB

EX. GROUND @ C.L.

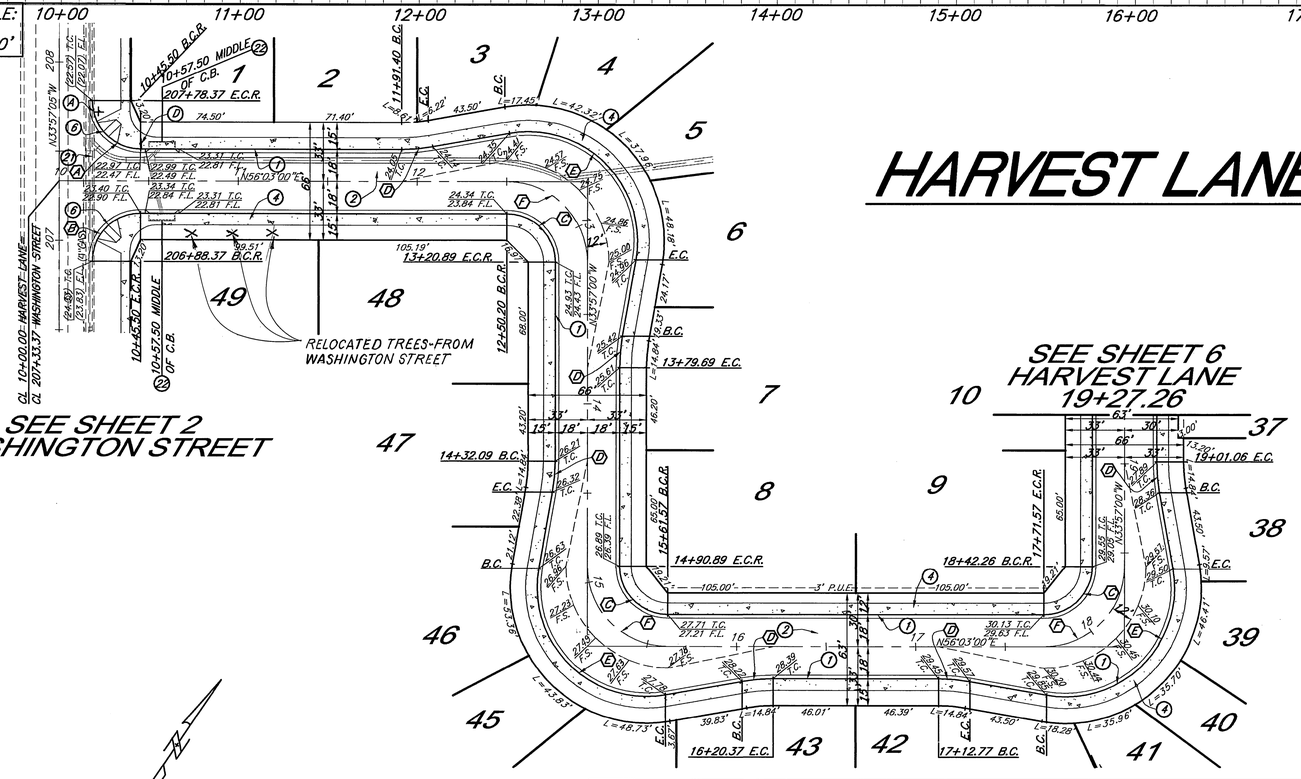
PROPOSED F.S. @ C.L.

PROPOSED TOP OF S'LY 6" CURB

EX. GROUND @ S'LY R/W

SEE SHEET 6

HARVEST LANE



CONSTRUCTION NOTES:

1. CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200-TYPE I (6" C.F.)
2. CONSTRUCT 0.21' A.C. OVER 0.55' C.A.B. PER S.R.# 1540 ; R-VALUE = 37
4. CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD. 325
6. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 (TYPE I)
21. REMOVE EXISTING A.C. BERM
22. SEE PLAN D-666 FOR CATCH BASIN CONSTRUCTION (W=14.0')

CURVE DATA

	Δ	R	L	T
A	89°59'55"	27.00'	42.41'	27.00'
B	90°00'05"	27.00'	42.41'	27.00'
C	90°00'00"	27.00'	42.41'	27.00'
D	10°00'00"	100.00'	17.45'	8.75'
E	110°00'00"	61.00'	117.12'	87.13'
F	90°00'00"	45.00'	70.69'	45.00'

BENCHMARK

BENCHMARK: CITY OF RIVERSIDE B.M. G6-B2 (EL=944.502)
3" BRASS DISC IN WELL MONUMENT AT THE INTERSECTION OF VICTORIA AVE. AND MARY ST., STAMPED "DEPT. OF PUBLIC ENGINEERING, G6-B", DN. 0.63'.

Underground Service Alert
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1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

PC-4123-5

40 0 40 80 120
Scale 1" = 40'

Land Development LDC Consultants
CIVIL ENGINEERING SURVEYING LAND PLANNING
5020 La Mart Dr. Suite E, Riverside, CA 92507
(909) 684-9615

REGISTERED PROFESSIONAL ENGINEER BRIAN G. ESGATE No. 21884 Exp. 9-30-01 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
BRIAN G. ESGATE DATE 7/16/99
R.C.E.#: 21884 EXP.: 9-30-01

MARK	REVISIONS	APPR.	DATE
1	ADD PAVING REQMTS. TO NOTES PER SOIL REPORT	TMB	10/20/99

DESIGNED BY S.S. DRAWN BY C.J.G. CHECKED BY S.S./B.G.E.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
P.W. ENGINEERING MANAGER	[illegible]	9/20/99
PRINCIPAL ENGINEER	[illegible]	9/20/99
STREET SERVICES	[illegible]	9/17/99
TRAFFIC DIVISION	[illegible]	9/17/99
PARKS DEPARTMENT	[illegible]	9/24/99

APPROVED BY R. McGrath PUBLIC WORKS DIRECTOR
DATE 9-9-99

TRACT NO. 28829 STREET PLAN AND PROFILE HARVEST LANE

STA 10+00.00 TO STA 19+27.26

R-3535

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

SHEET 5 OF 7

JOB NO. 98101

INDEXED 9-15-99 LH

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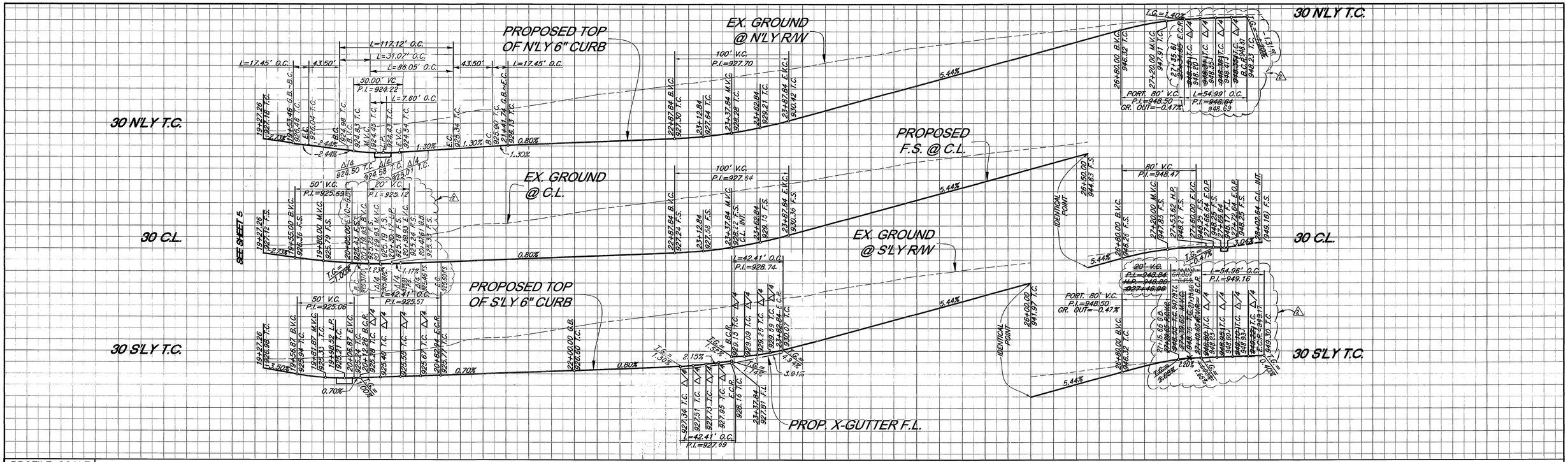
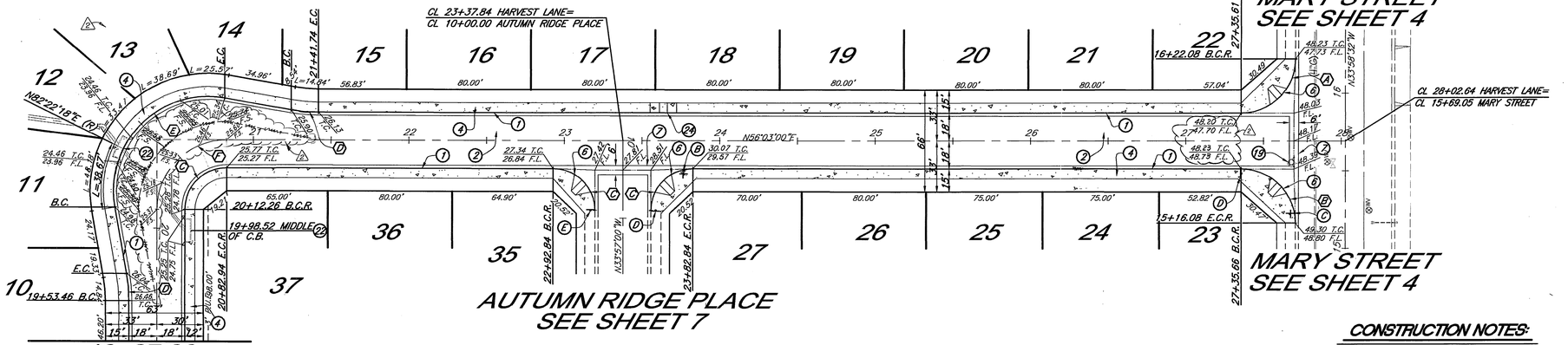


PROFILE SCALE:
VERT.: 1"=8'
HORIZ.: 1"=40'



CONSTRUCTION NOTES:

1. CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200–TYPE I (6" C.F.)
2. CONSTRUCT 0.21' A.C. OVER 0.55' C.A.B. PER S.R.# 1540 ; R-VALUE = 37
4. CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD. 325
6. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 (TYPE I)
7. CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. 220
10. FIRE HYDRANT TO BE REMOVED BY CITY FORCES (CUT & PLUGGED AT MAIN) AND RELOCATED TO NEW LOCATION PER WATER PLAN.
22. SEE PLAN D-686 FOR CATCH BASIN CONSTRUCTION (W=14.0')
24. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 (TYPE II)

HARVEST LANE

CURVE DATA

	△	R	L	T
A	90°01'32"	35.00'	54.99'	35.02'
B	89°58'28"	35.00'	54.96'	34.98'
C	90°00'00"	27.00'	42.41'	27.00'
D	10°00'00"	100.00'	17.45'	8.75'
E	110°00'00"	61.00'	117.12'	67.13'
F	90°00'00"	45.00'	70.69'	45.00'

BENCHMARK

BENCHMARK: CITY OF RIVERSIDE B.M. G6–B2 (EL=944.502)
3" BRASS DISC IN WELL MONUMENT AT THE INTERSECTION OF VICTORIA AVE. AND MARY ST., STAMPED "DEPT. OF PUBLIC ENGINEERING, G6–B", DN. 0.63'.

Underground Service Alert
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227–2600
TWO WORKING DAYS BEFORE YOU DIG

RC-4123-S

Scale 1" = 40'

CITY OF RIVERSIDE
WATER SYSTEM
APPROVED BY Richard L. Drobish 7/27/99
VOID ONE YEAR FROM THIS DATE — DATE

Land Development LDC Consultants
CIVIL ENGINEERING SURVEYING LAND PLANNING
5029 La Mart Dr. Suite E, Riverside, CA 92507
(909) 684-8815

REGISTERED PROFESSIONAL ENGINEER BRIAN G. ESGATE No. 21884 Exp. 9-30-01 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
BRIAN G. ESGATE 7/16/99 DATE
R.C.E.#: 21884 EXP.: 9-30-01

MARK	REVISIONS	APPR.	DATE
2	REVISE CURB RETURN GRADES, DELETE CROWN LINE & REVISE "KNUCKLE"& GRADES	TVC	10/19/99
1	ADD PAVING REQMTS. TO NOTES PER SOIL REPORT	TVC	10/19/99

DESIGNED BY S.S. DRAWN BY C.I.G. CHECKED BY S.S./B.G.E.

FRED

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
P.W. ENGINEERING MANAGER	TVC	9/16/99
PRINCIPAL ENGINEER		
STREET SERVICES		
TRAFFIC DIVISION		
PARKS DEPARTMENT		

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 9-8-99

TRACT NO. 28829
STREET PLAN AND PROFILE
HARVEST LANE
STA 19+27.26 TO STA 28+02.64

R-3535

SHEET 6 OF 7
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'
JOB NO. 98101

INDEXED 9-15-99 LFH

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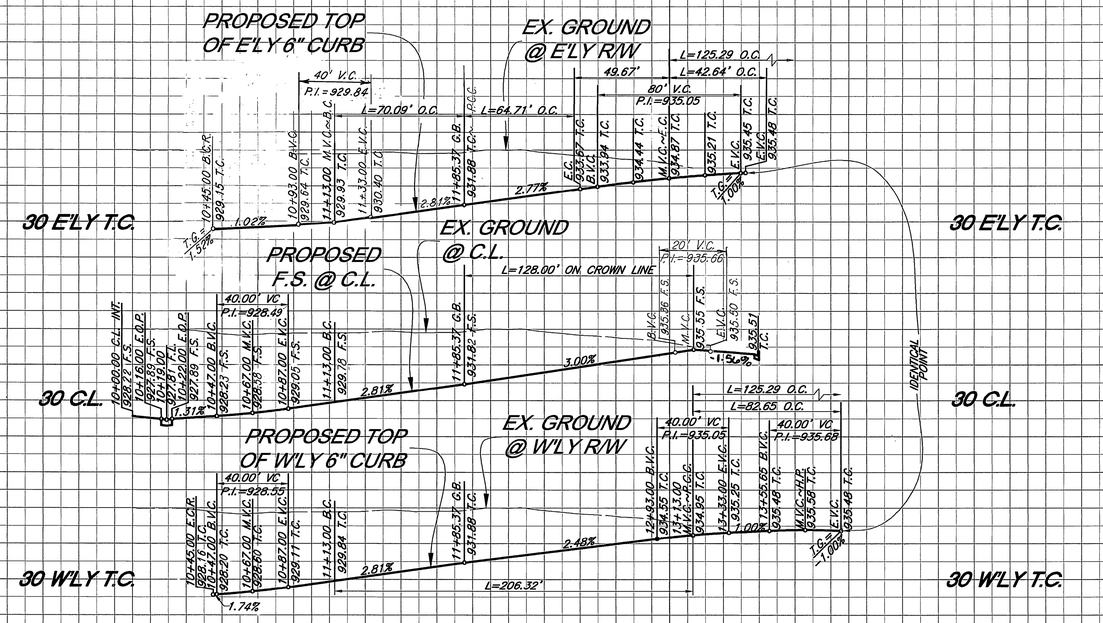

PROFILE SCALE:
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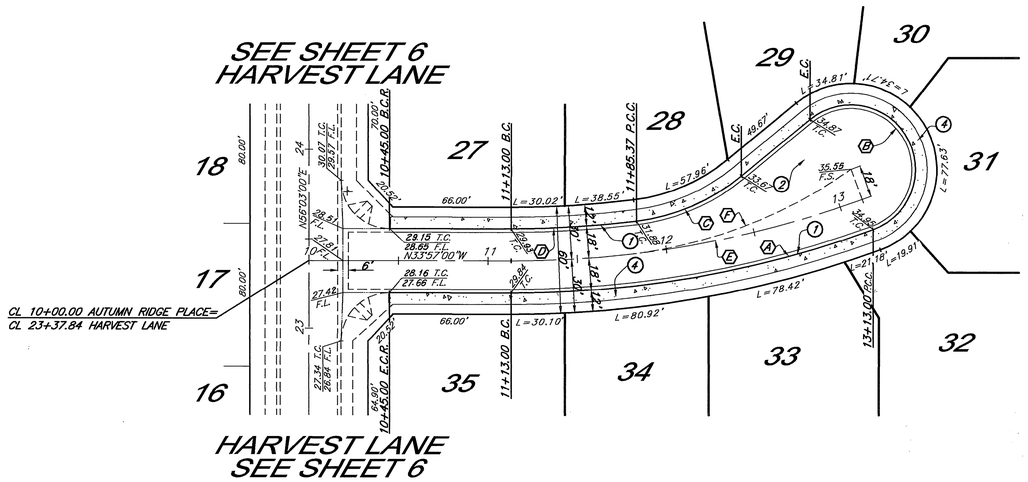
HORIZ.: 1"=40'



CONSTRUCTION NOTES:

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2. CONSTRUCT 0.21' A.C. OVER 0.55' C.A.B. PER S.R.# 1540 ; R-VALUE = 37
4. CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD. 325

CURVE DATA

	Δ	R	L	T
A	20°06'14"	588.00'	206.32'	104.23'
B	199°24'42"	36.00'	125.29'	210.48'
C	36°14'26"	115.00'	64.71'	33.24'
D	07°16'30"	552.00'	70.09'	35.09'
E	20°06'14"	570.00'	200.00'	101.04'
F	27°11'17"	269.35'	127.81'	65.13'

AUTUMN RIDGE PLACE

BENCHMARK

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Scale 1" = 40'

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REGISTERED PROFESSIONAL ENGINEER BRIAN G. ESGATE No. 21884 Exp. 9-30-01 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
BRIAN G. ESGATE 7/16/99 DATE
R.C.E.#: 21884 EXP.: 9-30-01

MARK	REVISIONS	APPR.	DATE
1	ADD PAVING REQMTS TO NOTES PER SOIL REPORT	TTB	10/21/99

DESIGNED BY S.S. DRAWN BY C.J.G. CHECKED BY S.S./B.G.E.

FRED

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
P.W. ENGINEERING MANAGER	[illegible]	7/16/99
PRINCIPAL ENGINEER	[illegible]	9/7/99
STREET SERVICES	[illegible]	7/19/99
TRAFFIC DIVISION	[illegible]	9/1/99
PARKS DEPARTMENT	[illegible]	7/21/99

APPROVED BY R. McGrath PUBLIC WORKS DIRECTOR
DATE 9-8-99

TRACT NO. 28829
STREET PLAN AND PROFILE
AUTUMN RIDGE PLACE
STA 10+00.00 TO STA 13+13.00

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

R-3535

SHEET 7 OF 7

JOB NO. 98101

INDEXED 9-15-99 LH

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