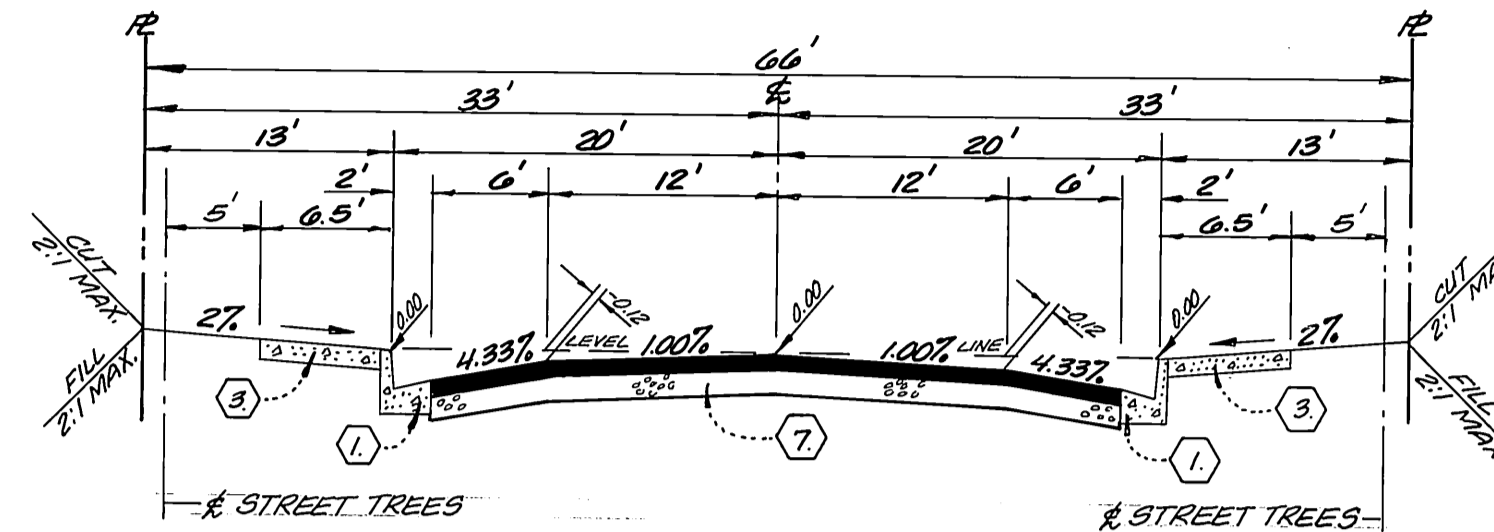


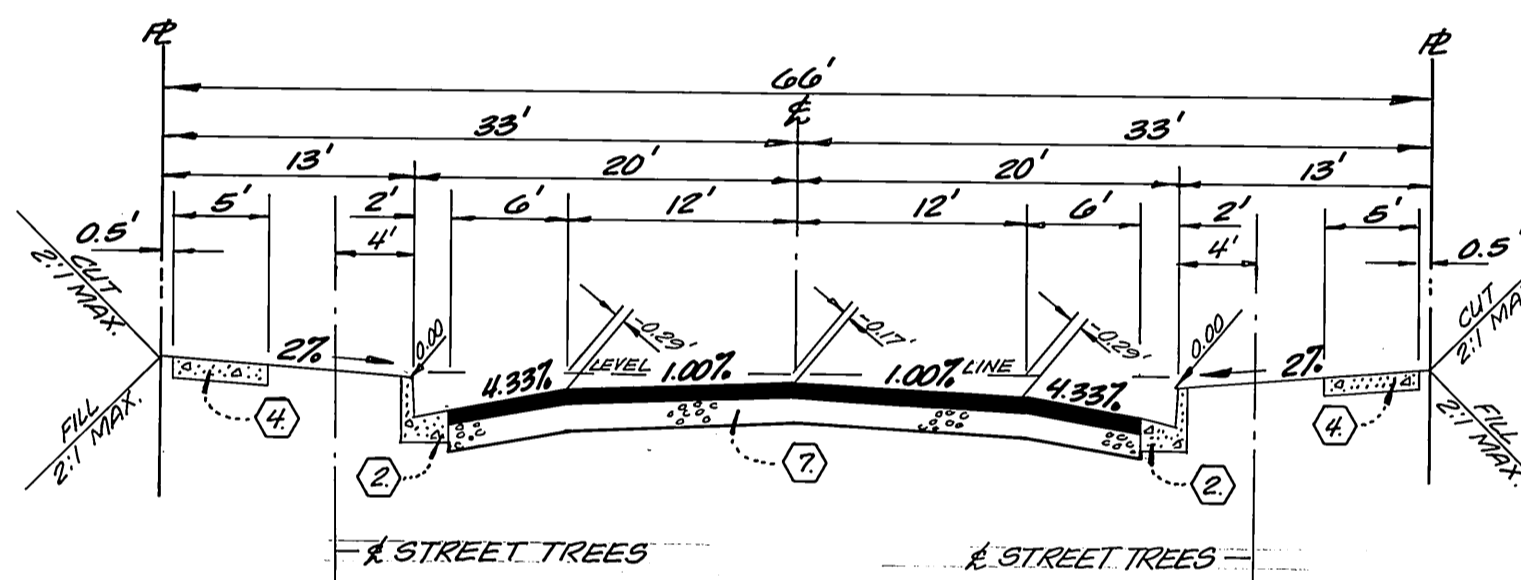
LOCATION MAP
NO SCALE

SIGN SCHEDULE		
A	SHOSHONE AVENUE	10300
	NEZ PERCE TRAIL	3100
B	SEMINOLE PASSAGE	10300
	NEZ PERCE TRAIL	3100
C	PIMA COURT	10400
	NEZ PERCE TRAIL	3200
D	COMANCHE AVENUE	10400
	NEZ PERCE TRAIL	3200

(CONSTRUCT PER CITY OF RIVERSIDE STANDARD 602 A)



TYPICAL SECTION
NEZ PERCE TRAIL, PIMA COURT
SEMINOLE PASSAGE, SHOSHONE AVENUE
NO SCALE T.I. = 5



TYPICAL SECTION
COMANCHE AVENUE
NO SCALE T.I. = 5

CONSTRUCTION NOTES & ESTIMATE

1	CONSTRUCT STD. NO. 200 CURB & GUTTER - TYPE I (6"C.F.)	2863 L.F.
2	CONSTRUCT STD. NO. 200 CURB & GUTTER - TYPE I (8"C.F.)	625 L.F.
3	CONSTRUCT STD. NO. 325 - CURB SIDEWALK	16,610 S.F.
4	CONSTRUCT STD. NO. 325 - PROPERTY LINE SIDEWALK	3125 S.F.
5	CONSTRUCT STD. NO. 220 - CROSS GUTTER (W=6')	1152 S.F.
6	CONSTRUCT STD. NO. 304 - WHEELCHAIR RAMP	4 EA.
7	CONSTRUCT A.C. PAVING OVER EXISTING C&G OR 2 1/2" A.C. PAVING OVER COMPACTED NATIVE SOIL. (PER S.R. 1245 R=70)	71,035 S.F.
8	REMOVE EXISTING BARRICADE & HEADER AS SHOWN ON PLANS. (SEE GENERAL NOTE NO. 10 ABOVE.)	3 EA.
9	PLANT STREET TREES PER C/R PARK AND RECREATION STANDARDS, TYPE AND SPACING AS SHOWN HEREON.	72 EA.

PRIVATE ENGINEERS NOTICES TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN IN THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

THE 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 OF WORK IN THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

GENERAL NOTES: (Continued)

18. A Public Works Department permit is required prior to commencement to 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.
19. + indicates street tree location on plan.
20. 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.
21. Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
22. The private engineer preparing these plans shall be responsible for preserving or re-establishing and referencing survey monuments destroyed, disturbed or buried as a result of construction shown hereon.
23. 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.
24. All related street tree planting work shall conform to the City of Riverside Public Works and Parks and Recreation Department Standards.

GENERAL NOTES:

1. Construction shall be in accordance with the Standard Specifications for Public Works Construction 1985 Edition and per City of Riverside standard drawings.
2. All flagged elevations shall be staked in the field by the private Engineer.
3. The Subdivider shall arrange for a soil test to be made by a Soils Engineer after the streets have been prepared to rough grade. Depth of base material and A.C. pavement shall be determined by the City of Riverside design standards and test procedures.
4. Locations and size of drive approaches (Std. 302) to be determined at the time of construction as approved by the Traffic Engineer.
5. Curb and gutter to be staked on 3' offset at 25 intervals.
6. Traffic control signs must be in place prior to opening streets to traffic.
7. Trim edge of existing pavement where new pavement joins to a smooth straight line. Construct match up paving as shown on the plans, and overlay paving as directed in the field to produce a smooth surface.
8. See Electrical Plan prepared by the City of Riverside Public Utilities Department for number and location of required street lights.
9. 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.
10. The Contractor shall contact the Public Service Department (787-7251) to pick up any existing Std. 180 Barricades that are being removed.
11. In residential areas 6"x6" diameter blockouts for mailboxes are required in curb sidewalk 10" to 14" from curb face at the property line between adjacent residences.
12. All related work shall conform to the City of Riverside, Park and Recreation.
13. Contact the Park Projects Inspector a minimum of 48 hours in advance at 787-7223 to schedule inspections. 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 tree, c) after planting and all other indicated or specified work has been completed for start of maintenance, and d) at end of maintenance only upon receipt of written notification from the City that the Park and Recreation Department is assuming maintenance responsibilities.
14. Developer to give City Water Division five (5) working days written notice prior to start of construction and allow City ten (10) working days for completion of work.
15. Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
16. The Developer shall maintain all plantings for a minimum period of one (1) year.
17. Street Tree planting shall be as follows:

Street Name	Botanical Name/Common	Min. Size	Approx. Spacing	No. Req.
Comanche Ave	Fraxinus Velutina Modesto (Modesto Ash)	15 Gal.	45	14
Nez Perce Trail	Platanus Acerifolia (London Plane)	15 Gal.	45	36
Pima Court	Platanus Acerifolia (London Plane)	15 Gal.	45	6
Seminole Passage	Liquid Amber Styraciflua (American Sweet Gum)	15 Gal.	45	6
Shoshone Ave.	Liquid Amber Styraciflua (American Sweet Gum)	15 Gal.	45	10

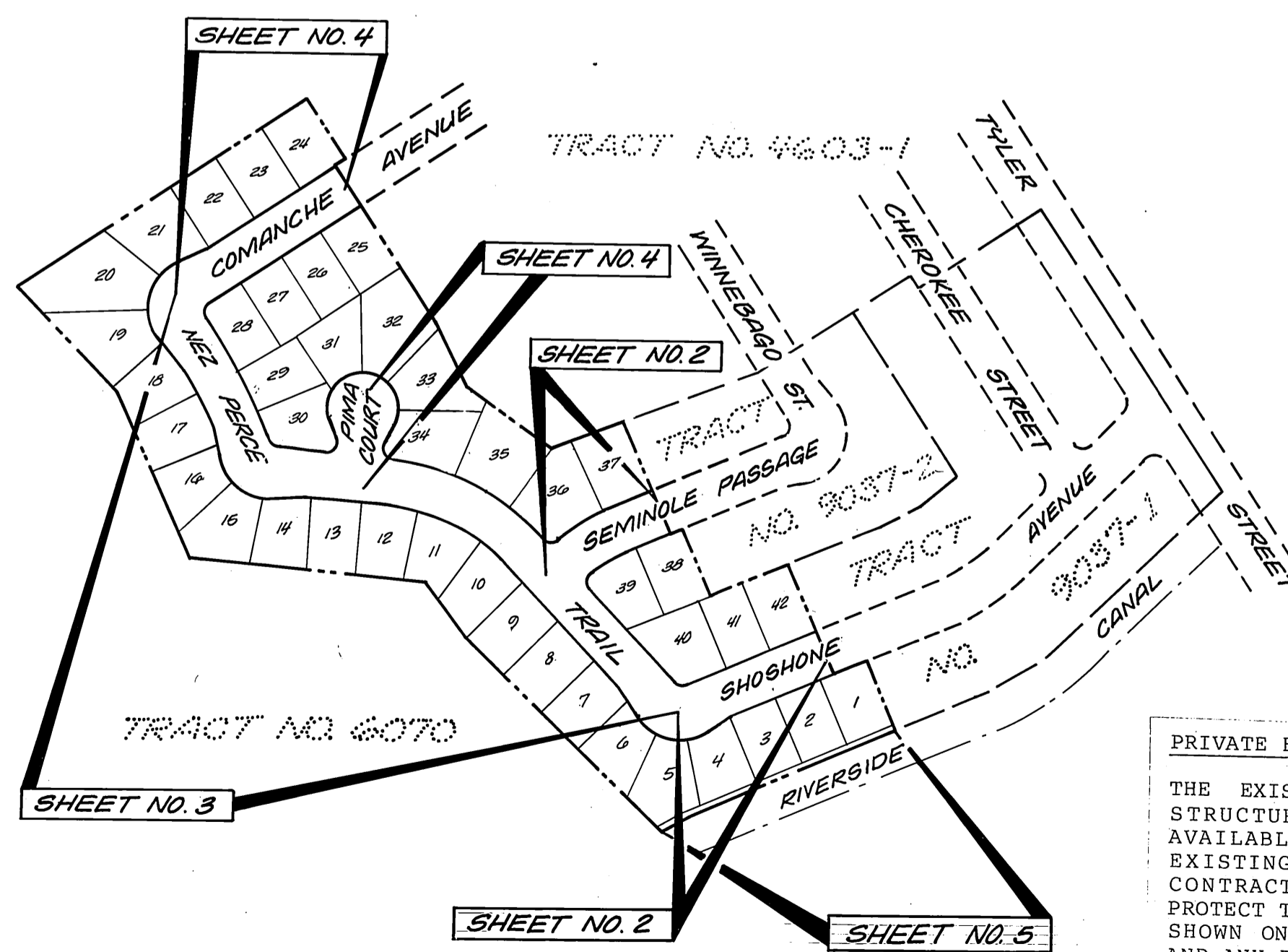
BENCH MARK:

BRONZE DISC IN CONC. POST 1.0 FOOT N.E. OF N.W. CORNER OF ABUTMENT B-027-3 RIVERSIDE FREEWAY BRIDGE NO. 56-419, 47.0 FEET SOUTHWEST OF CENTERLINE OF TYLER STREET.

ELEV. = 756.665

NOTE:

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 AS A RESULT OF ERRORS OR OMISSIONS, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.



INDEX MAP
NO SCALE

* AS BUILT 10-1-86 BRET!

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		
PARK DEPARTMENT	6-17-85	W.D.
TRAFFIC DIVISION	7-10-85	R.M.
CHIEF P.W. ENGINEER	7/10/85	W.D.
PLANNING	7/10/85	W.D.

APPROVED BY: *William D. Gardner*
PUBLIC WORKS DIRECTOR

DATE: 7-12-85

PSOMAS/HARRISON & ASSOCIATES
LAND PLANNERS
CIVIL ENGINEERS
LAND SURVEYORS

3901 LIME STREET
RIVERSIDE, CA 92503
781-8421

Earl D. Gardner
EARL D. GARDNER - R.C.E. NO. 31683
DATE: 12/27/84

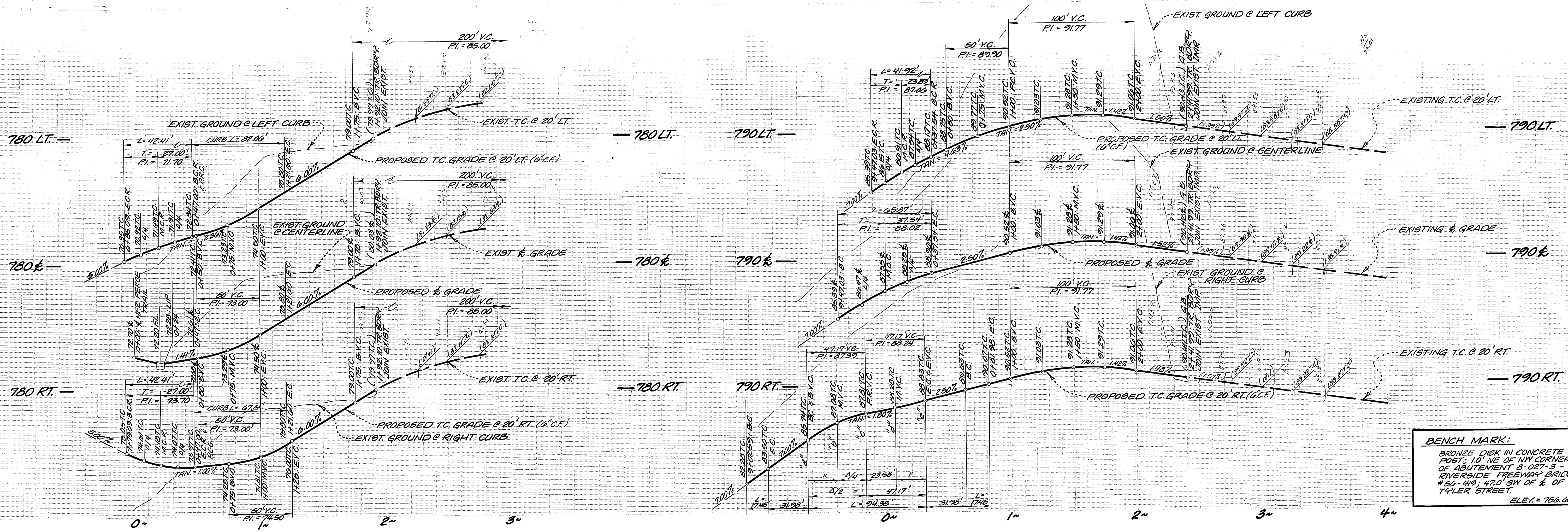
TRACT NO. 19330
STREET PLAN AND PROFILE

TITLE SHEET

ACCOUNT NO. R-2606
SHEET 1 OF 5

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

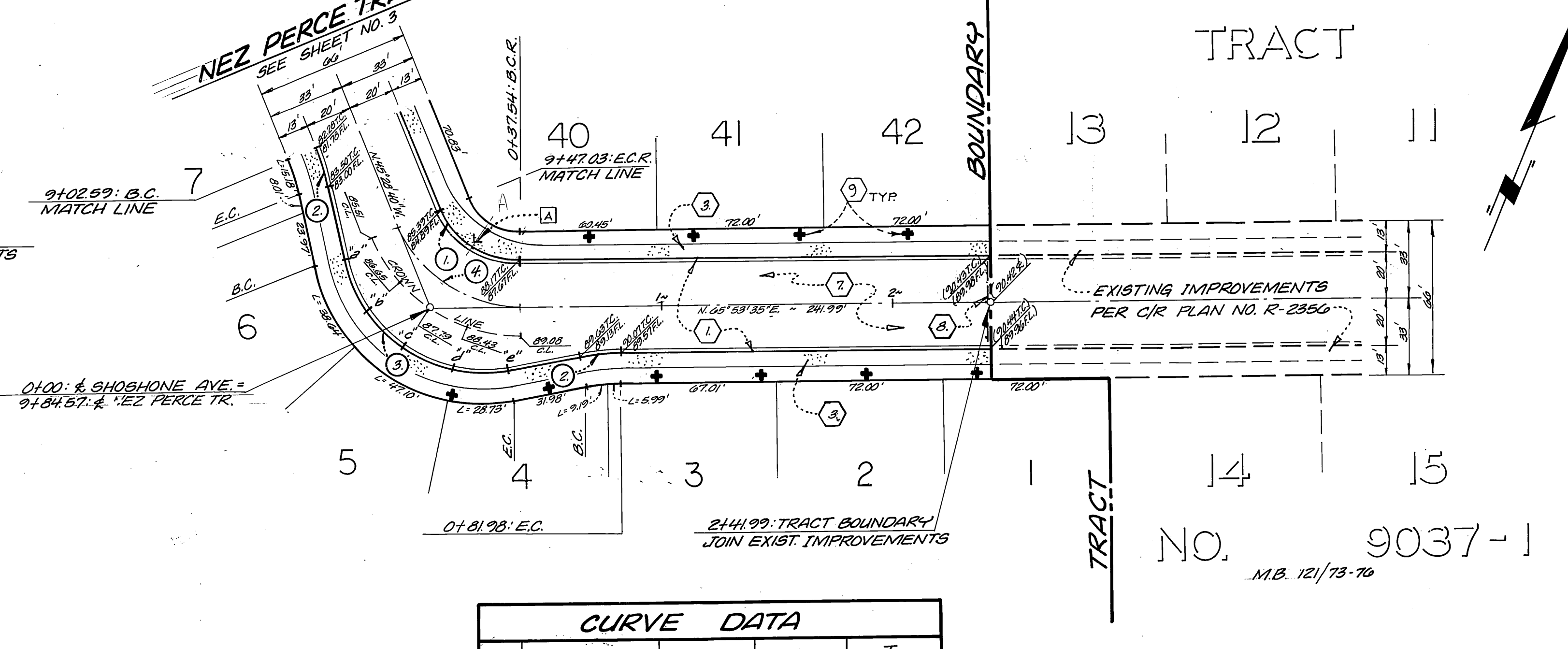
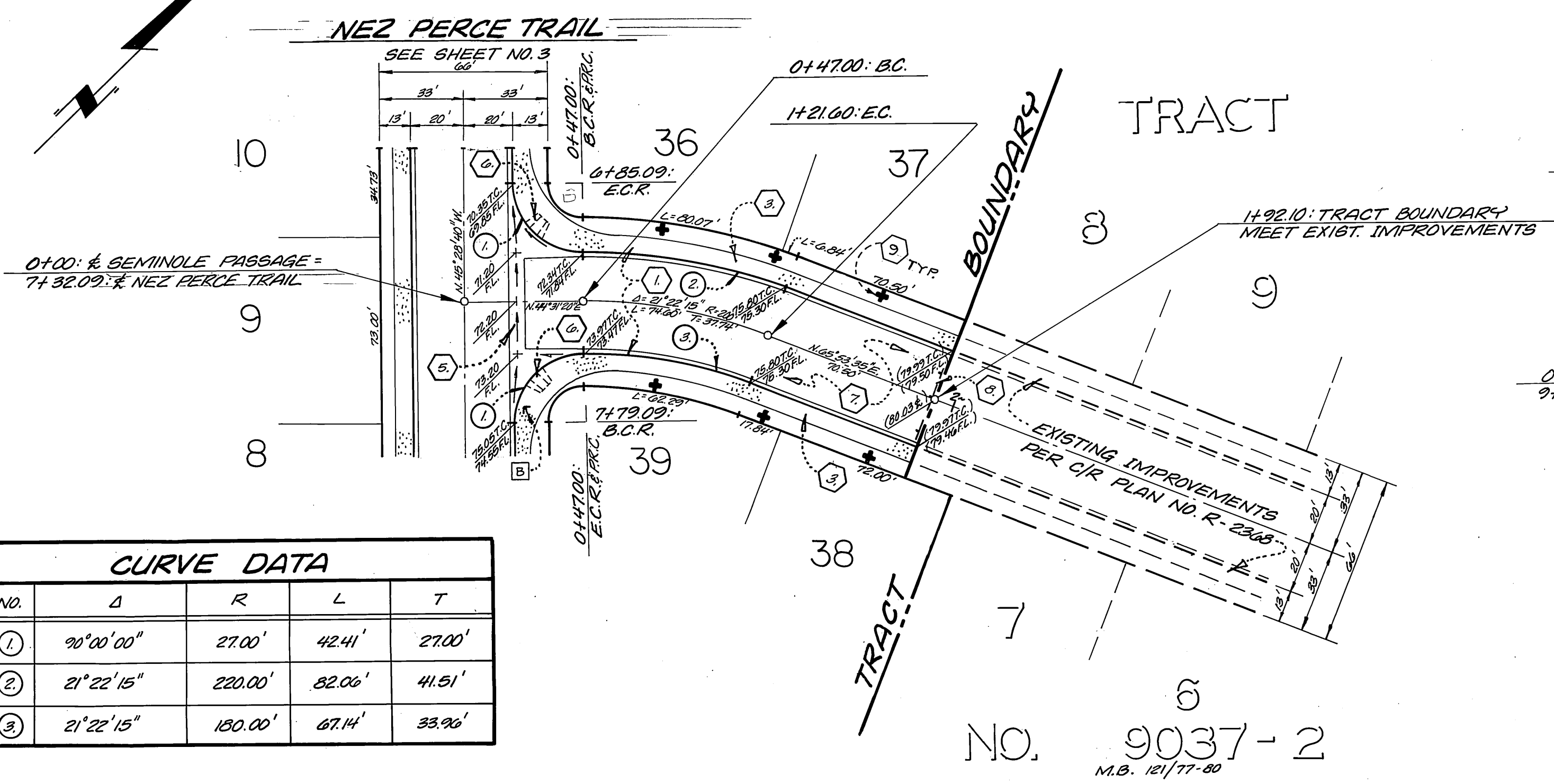
PC 174



BENCH MARK:
 BRONZE DISK IN CONCRETE POST, 10' NE OF NW CORNER OF ABUTMENT 3-027-3 RIVERSIDE FREEWAY BRIDGE #50-419, 47.0' SW OF & OF T4'LER STREET.
 ELEV. = 756.005

SEMINOLE PASSAGE

SHOSHONE AVENUE



CURVE DATA				
NO.	Δ	R	L	T
①	90°00'00"	27.00'	42.41'	27.00'
②	21°22'15"	220.00'	82.06'	41.51'
③	21°22'15"	180.00'	67.14'	33.96'

CURVE DATA				
NO.	Δ	R	L	T
①	68°37'45"	35.00'	41.92'	23.89'
②	10°00'00"	100.00'	17.45'	8.75'
③	88°37'45"	61.00'	94.35'	59.56'
④	68°37'45"	55.00'	65.88'	37.54'

NOTE:
 FOR TYPICAL SECTION, GENERAL AND CONSTRUCTION NOTES, SEE SHEET NO. 1.

* AS BUILT 10-1-86 ENR!

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *William D. Gardner* DATE: 7-12-85
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF P.W. ENGINEER

TRACT NO. 19330
 STREET PLAN AND PROFILE
SHOSHONE AVENUE
SEMINOLE PASSAGE

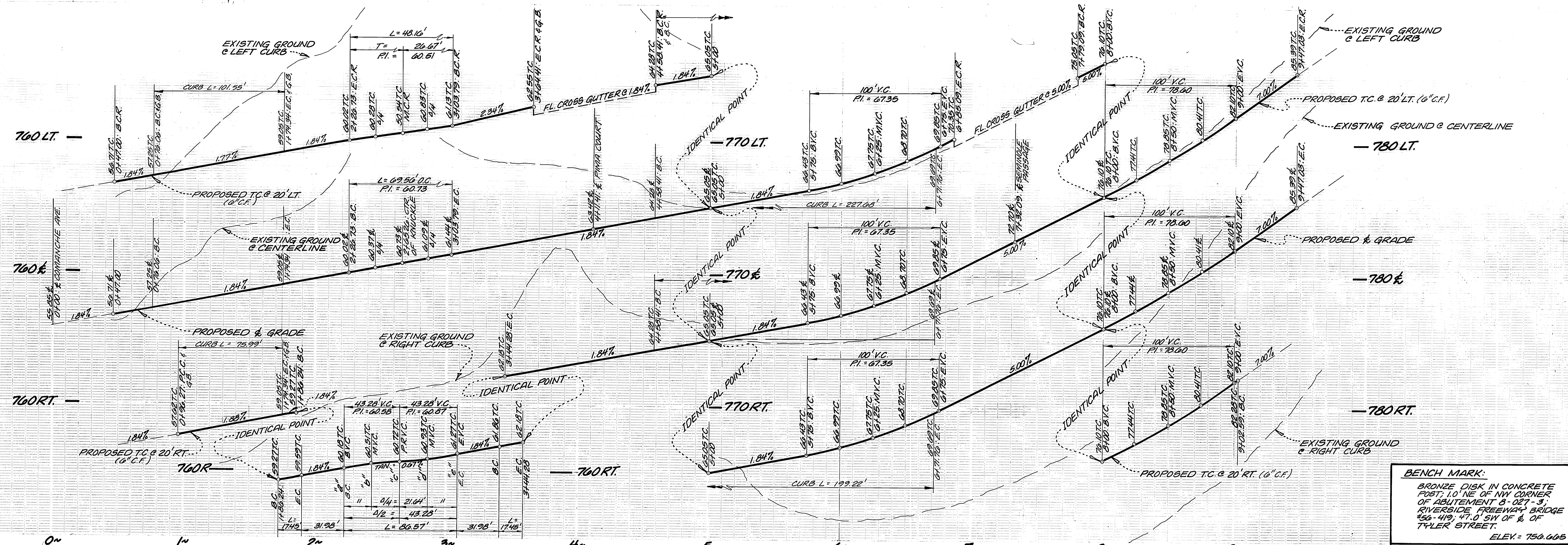
ACCOUNT NO. R-2000
 SHEET 2 OF 5

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

PSOMAS/HARRISON & ASSOCIATES
 LAND PLANNERS 3901 LINE STREET
 CIVIL ENGINEERS RIVERSIDE, CA 92501
 LAND SURVEYORS 787-9421

Earl D. Gardner 12/27/84
 EARL D. GARDNER - R.C.E. NO. 31683 DATE

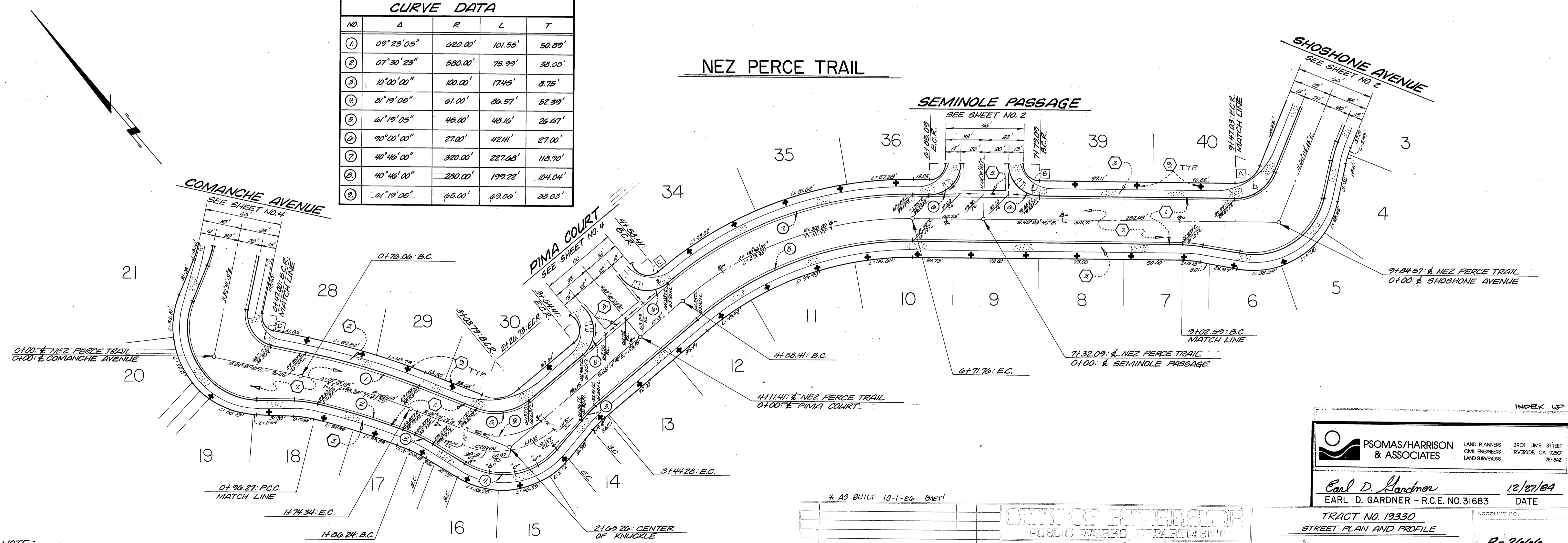
PC 1714



BENCH MARK:
 BRONZE DISK IN CONCRETE POST; 1.0' NE OF NW CORNER OF ABUTMENT B-021-3 RIVERSIDE FREEWAY BRIDGE 456-419; 47.0' SW OF E. OF TYLER STREET.
 ELEV. = 750.005

CURVE DATA				
NO.	Δ	R	L	T
①	09° 23' 05"	620.00'	101.55'	50.89'
②	07° 30' 23"	580.00'	78.99'	38.05'
③	10° 00' 00"	100.00'	17.45'	8.75'
④	21° 19' 05"	61.00'	20.57'	52.39'
⑤	61° 19' 05"	45.00'	48.16'	26.67'
⑥	90° 00' 00"	27.00'	42.41'	27.00'
⑦	40° 46' 00"	320.00'	227.68'	118.90'
⑧	40° 46' 00"	280.00'	199.22'	104.04'
⑨	61° 19' 05"	65.00'	69.56'	38.83'

NEZ PERCE TRAIL



NOTE:
 FOR TYPICAL SECTION, GENERAL AND CONSTRUCTION NOTES, SEE SHEET NO. 1.

* AS BUILT 10-1-86 BACT!

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

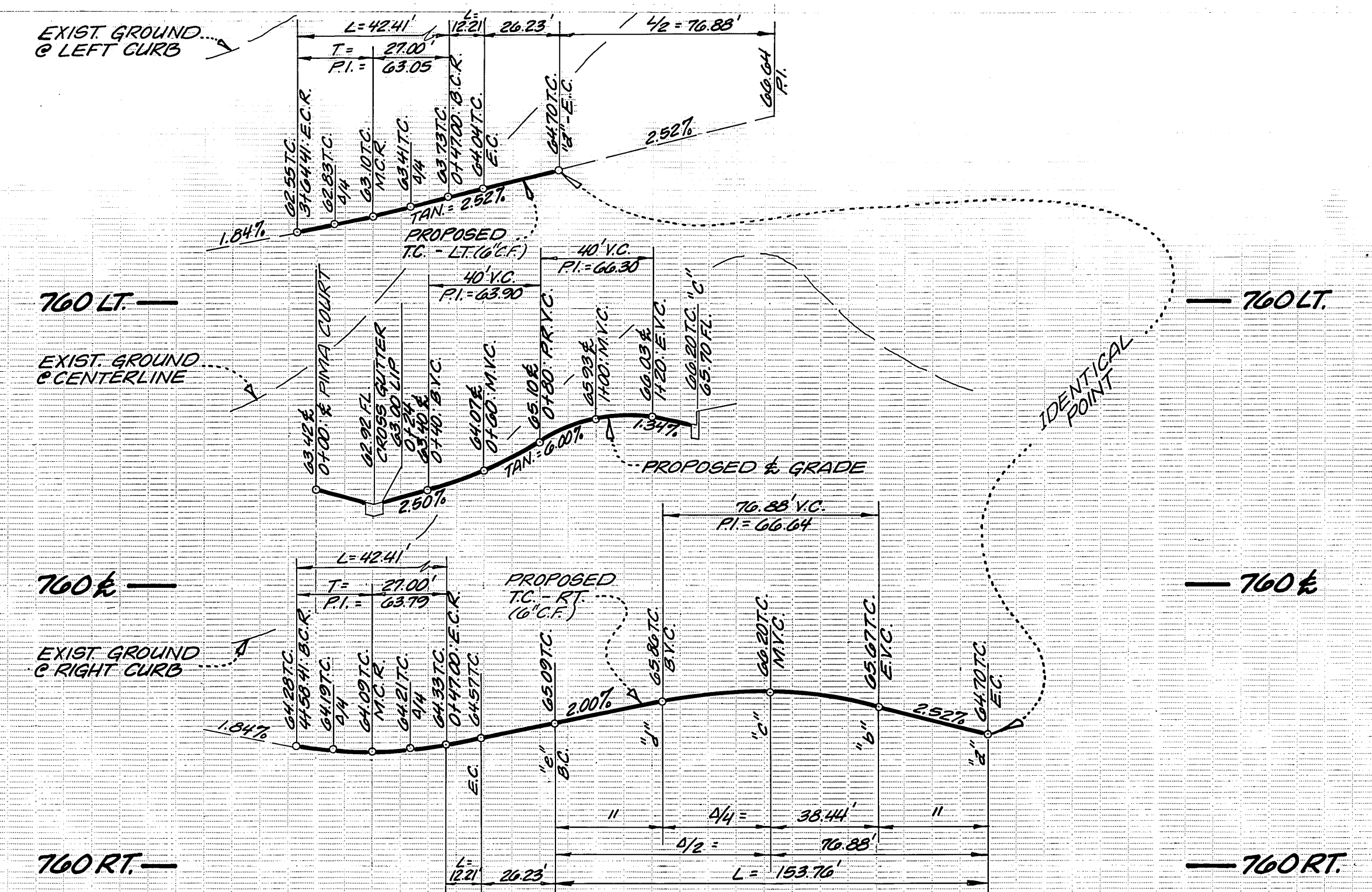
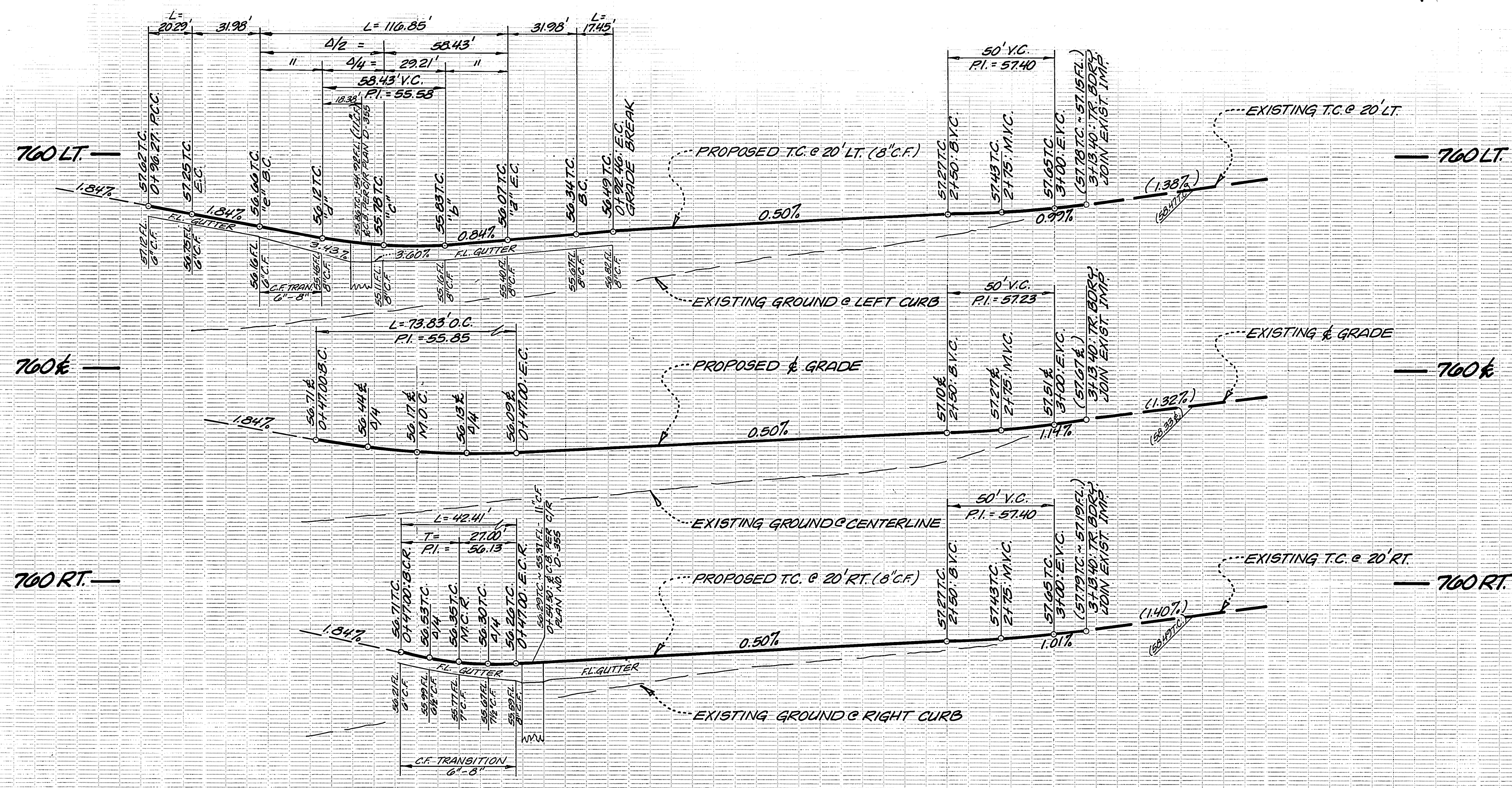
APPROVED BY: [Signature] DATE: 6-19-85
 TRAFFIC DIVISION: [Signature] DATE: 7-10-85
 CHIEF P. W. ENGINEER: [Signature] DATE: 7/10/85

PSOMAS/HARRISON & ASSOCIATES
 LAND PLANNERS CIVIL ENGINEERS LAND SURVEYORS
 3901 LIME STREET RIVERSIDE, CA 92501 787-6421

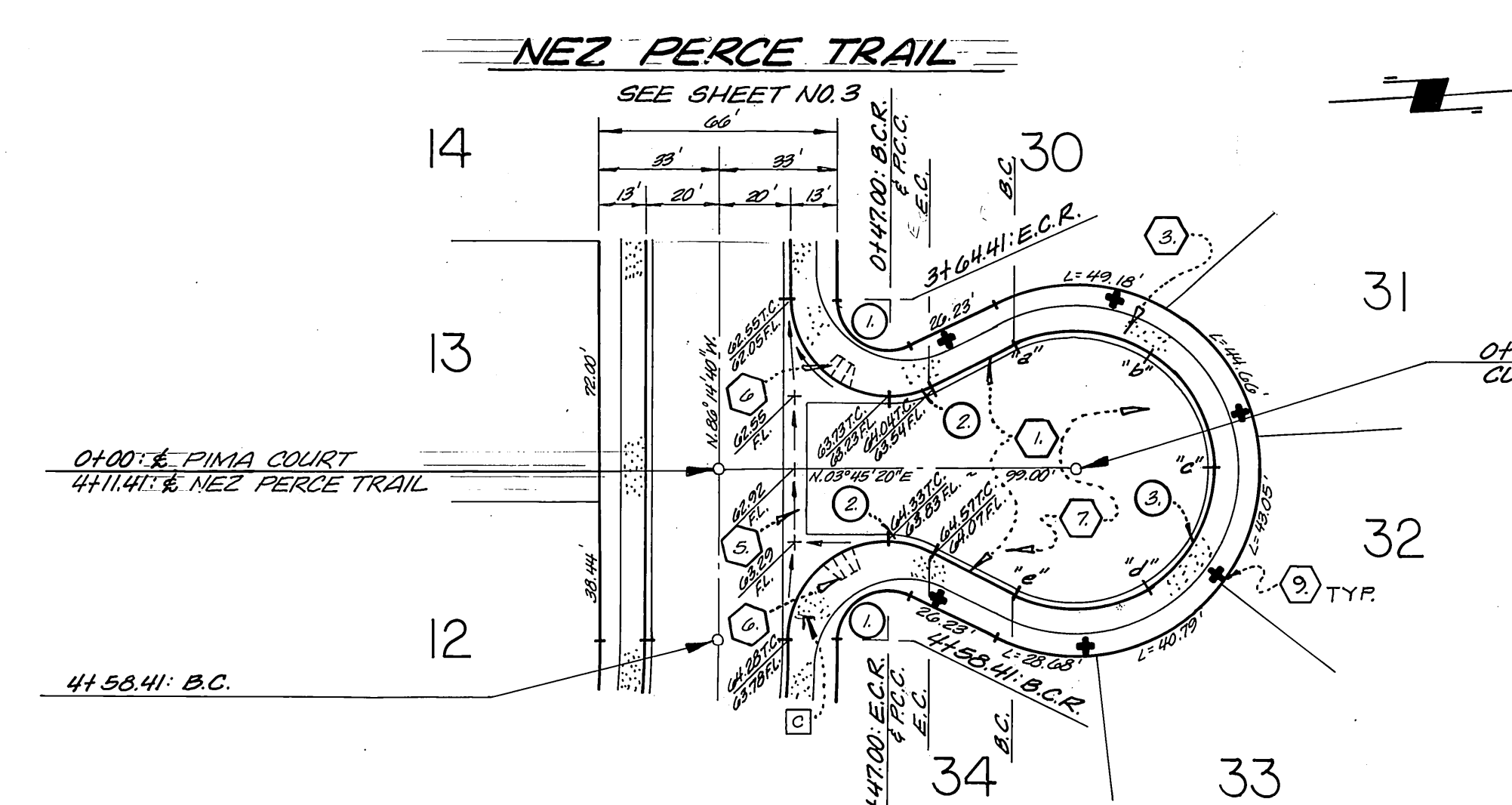
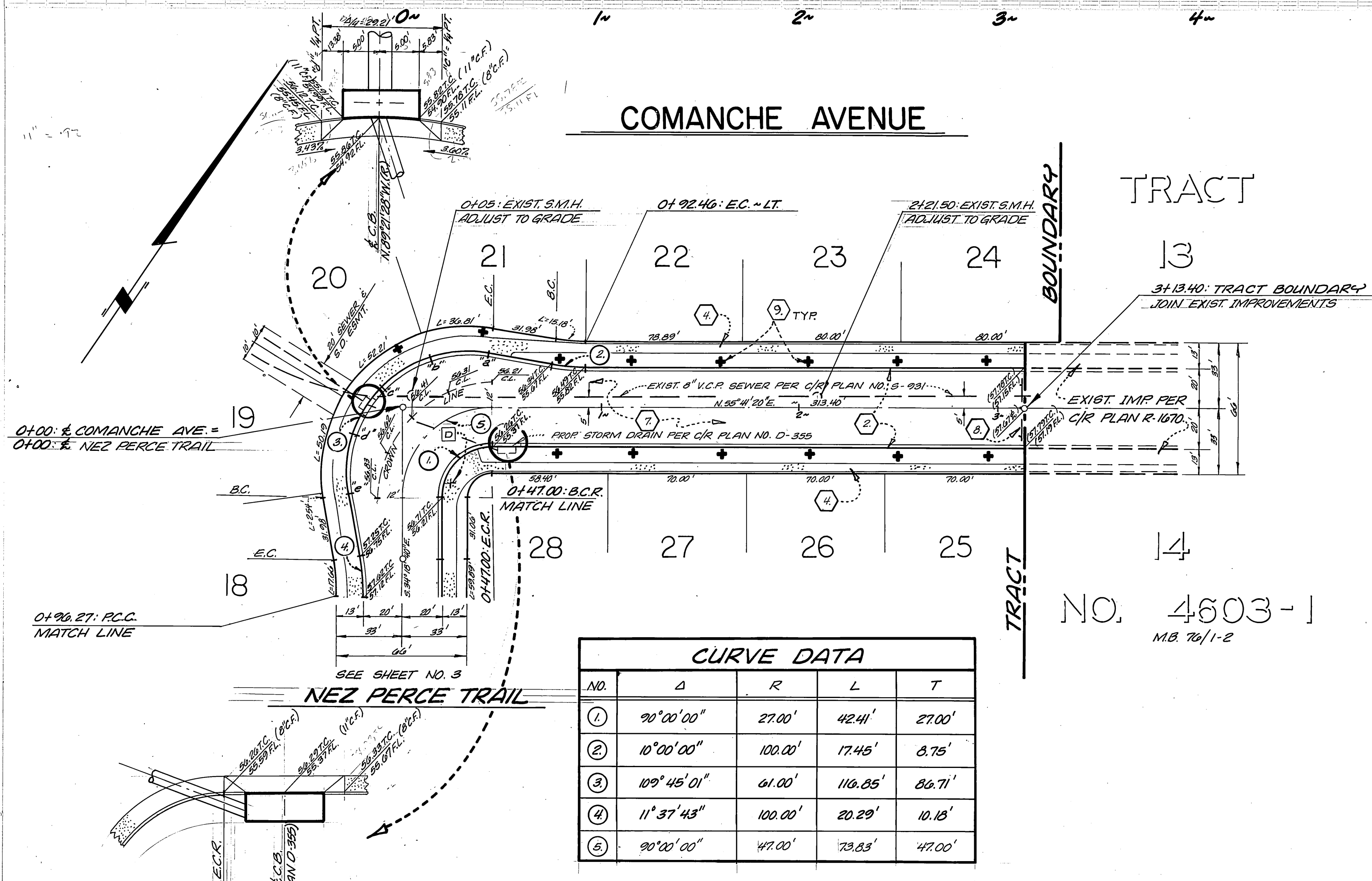
Earl D. Gardner 12/27/84
 EARL D. GARDNER - R.C.E. NO. 31683 DATE

TRACT NO. 19330
 STREET PLAN AND PROFILE
NEZ PERCE TRAIL
 ACCOUNT NO. R-2666
 SHEET 3 OF 5
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PC 174



BENCH MARK:
 BRONZE DISK IN CONCRETE
 POST-10' NE OF NW CORNER
 OF ABUTMENT 8-027-3;
 RIVERSIDE FREEWAY BRIDGE
 # 88-449; 47.0' SW OF CENTER-
 LINE OF TYLER STREET.
 ELEV. = 750.605



CURVE DATA

NO.	Δ	R	L	T
1	90° 00' 00"	27.00'	42.41'	27.00'
2	25° 54' 50"	27.00'	12.21'	6.21'
3	231° 49' 52"	38.00'	153.76'	-

NOTE:
 FOR TYPICAL SECTION, GENERAL AND
 CONSTRUCTION NOTES, SEE SHEET NO. 1.

* AS BUILT 10-1-86 Pnet!

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *William D. Gardner*
 DATE: 7-12-85
 PUBLIC WORKS DIRECTOR

DESIGNED BY: RLM
 DRAWN BY: RLM
 CHECKED BY: EOG

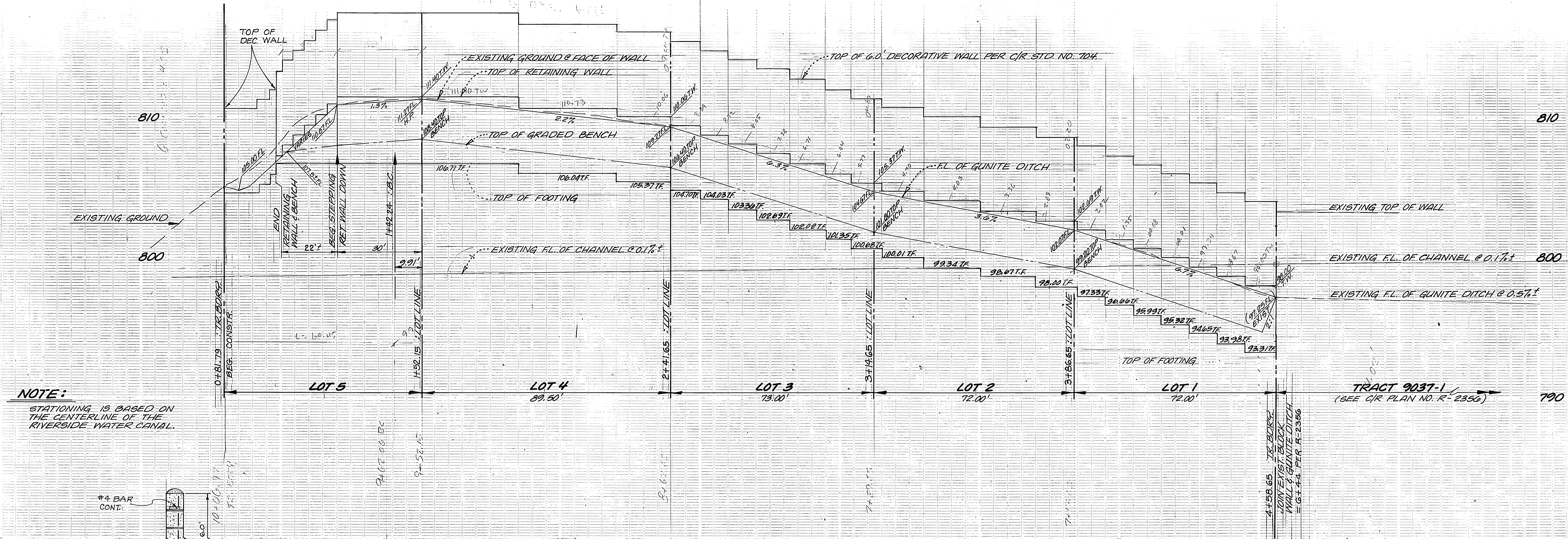
PSOMAS/HARRISON & ASSOCIATES
 LAND PLANNERS 3901 LIME STREET
 CIVIL ENGINEERS RIVERSIDE CA 92501
 LAND SURVEYORS 787-6421

Earl D. Gardner 12/27/84
 EARL D. GARDNER - R.C.E. NO. 31683 DATE

TRACT NO. 19330
 STREET PLAN AND PROFILE
COMANCHE AVENUE
PIMA COURT

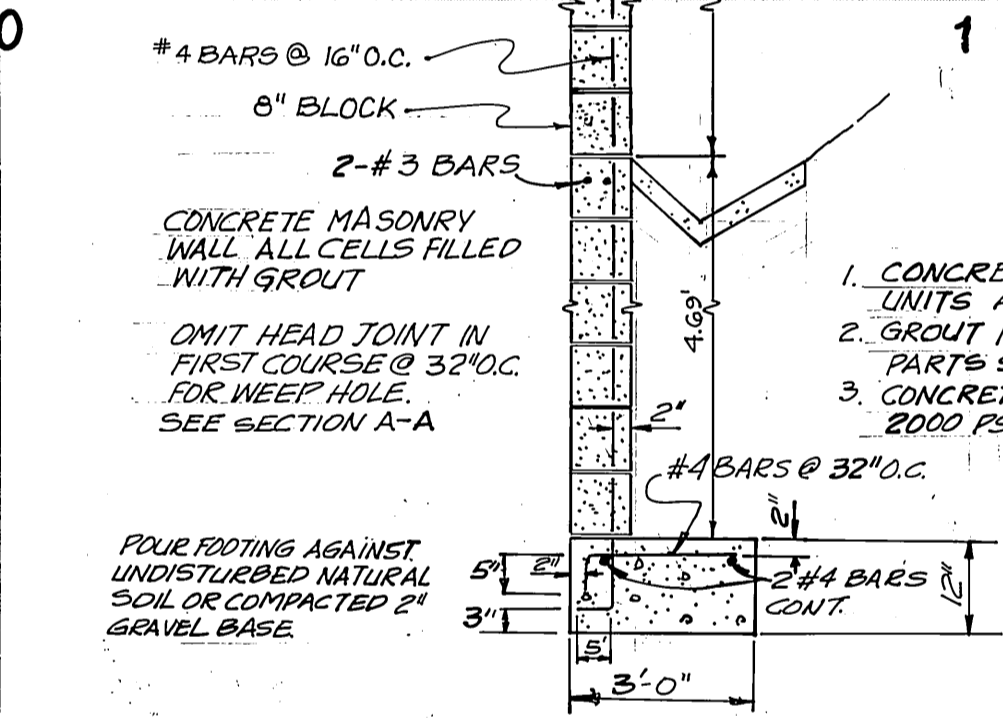
ACCOUNT NO. R-2666
 SHEET 4 5

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



NOTE:
STATIONING IS BASED ON THE CENTERLINE OF THE RIVERSIDE WATER CANAL.

WALL SPEC'S
TYPE/COLOR OF BLOCK : GREY PRECISION
SIZE OF BLOCK : 6" x 8" x 8"
MORTAR COLOR : NATURAL GREY
TYPE/COLOR OF CAP : GREY PRECISION 2" x 8" x 16"
OTHER : NEW WALL TO MATCH EXISTING WALL IN APPEARANCE



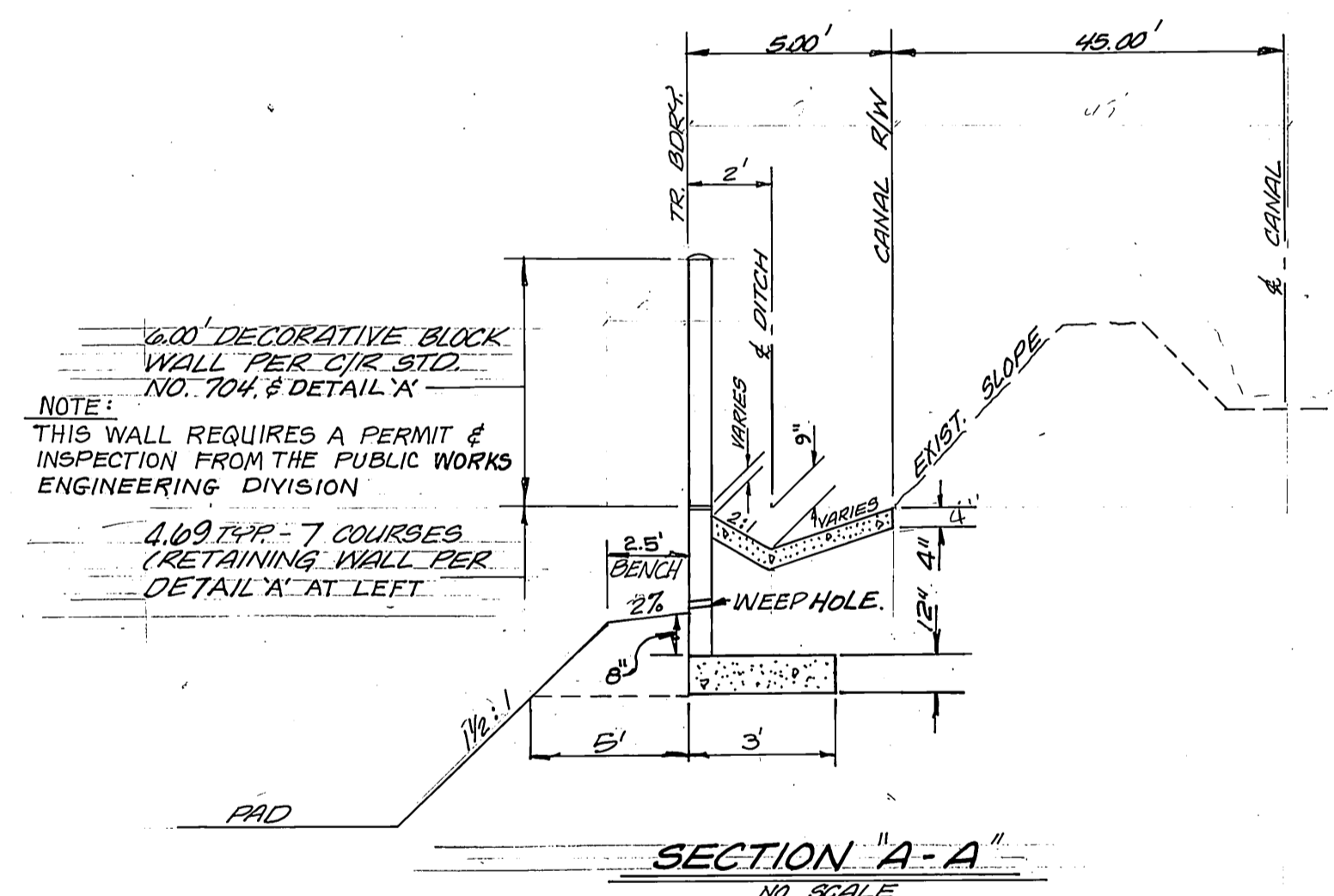
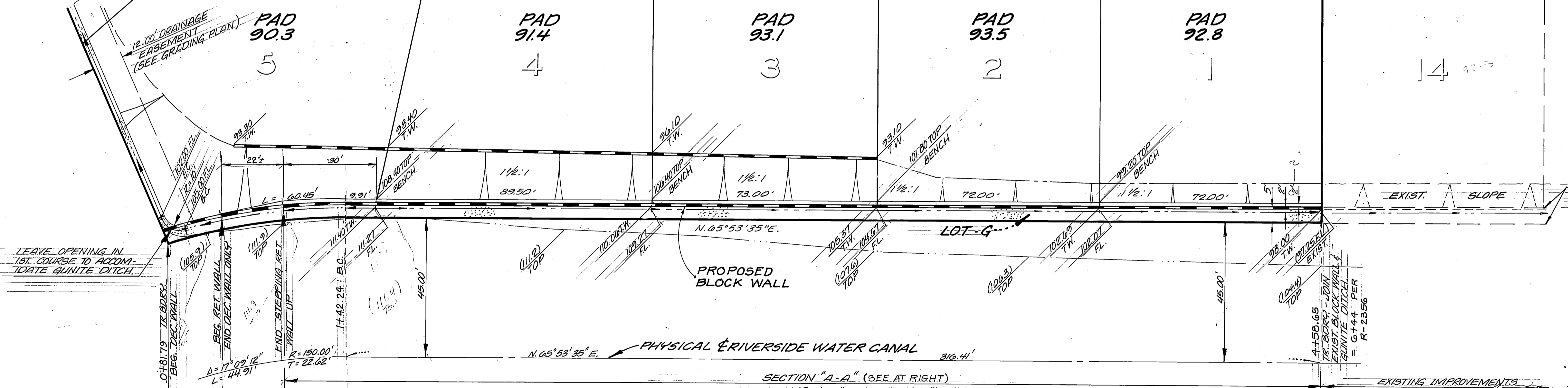
RETAINING WALL DETAIL 'A'
NOT TO SCALE

NOTE:
THIS WALL REQUIRES A PERMIT & INSPECTION FROM THE PUBLIC WORKS ENGINEERING DIVISION

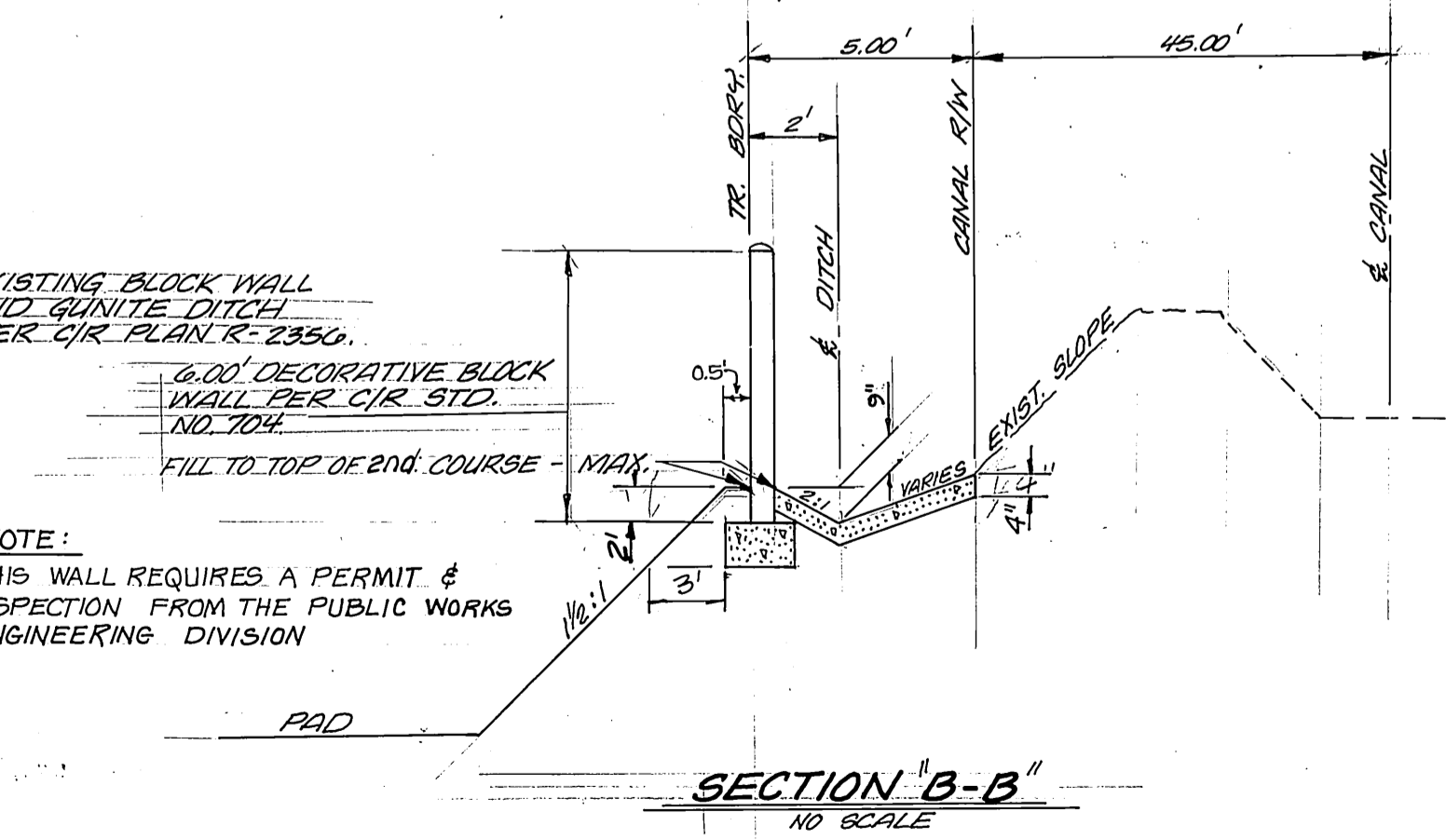
4.09 TYP - 7 COURSES (RETAINING WALL PER DETAIL 'A' AT LEFT)

NOTE:
THIS WALL REQUIRES A PERMIT & INSPECTION FROM THE PUBLIC WORKS ENGINEERING DIVISION

6.00' DECORATIVE BLOCK WALL PER CIR STD. NO. 704



SECTION 'A-A'
NO SCALE



SECTION 'B-B'
NO SCALE

PSOMAS/HARRISON & ASSOCIATES
LAND PLANNERS
CIVIL ENGINEERS
LAND SURVEYORS

3901 LIME STREET
RIVERSIDE, CA 92501
781-8421

Earl D. Gardner
EARL D. GARDNER - R.C.E. NO. 31683

5/29/85
DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *William D. Gardner*
DATE: 7-12-85
BY: PUBLIC WORKS DIRECTOR

DESIGNED BY: R.L.M. DRAWN BY: D.L.D. CHECKED BY: E.D.G. PLANNING

TRACT NO. 19330

BLOCK WALL

R-2000

SHEET 5 OF 5

INDEX UP

PC 174