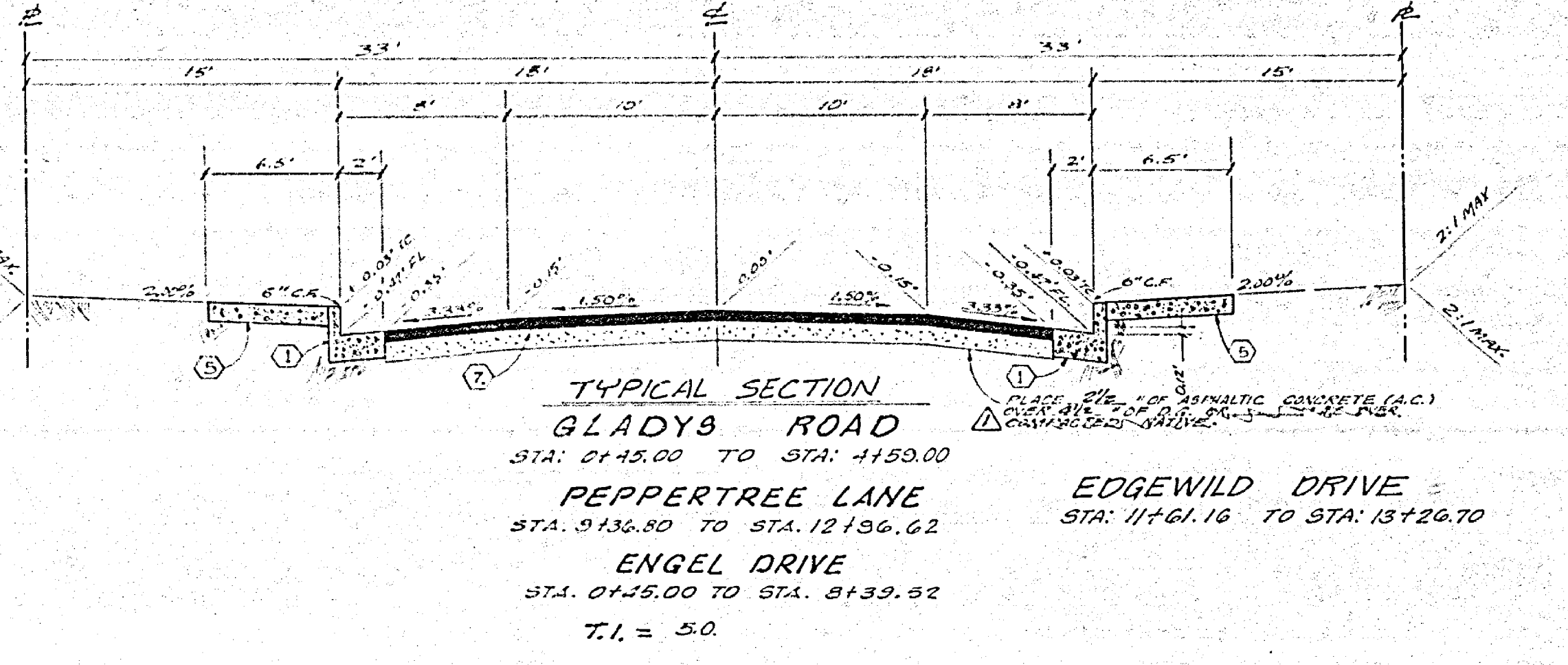


INDEX MAP
SCALE: 1" = 200'

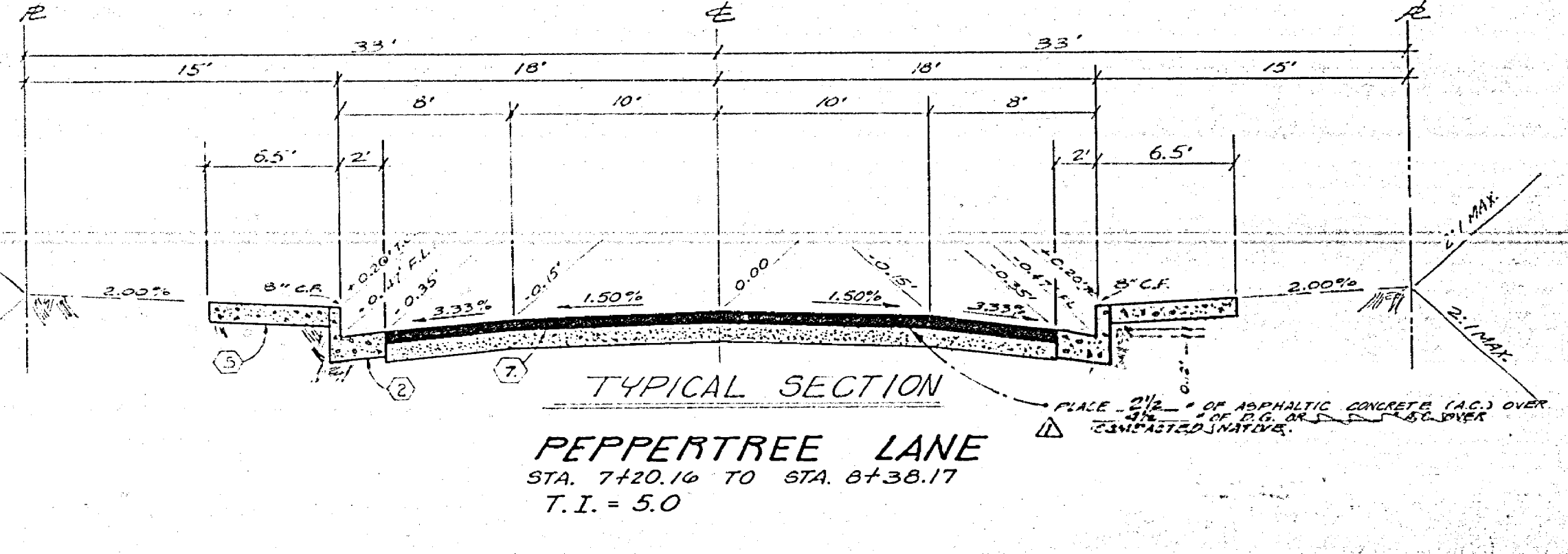
- CONSTRUCTION NOTES:**
- CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200 (6" CURB FACE)
 - CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200 (8" CURB FACE)
 - CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STANDARD NO. 220 (6.0' WIDE)
 - CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 220 (10.0' WIDE)
 - CONSTRUCT "CURB" SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325.
 - CONSTRUCT WHEELCHAIR RAMPS PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304.
 - PLACE ASPHALTIC CONCRETE (A.C.) OVER D.G. PER TYPICAL SECTION.
 - CONSTRUCT CONCRETE BLOCK WALL AS PER STD. 704. USE TAN LA PAZ SLUMP STONE. THIS WALL REQUIRES A PERMIT AND INSPECTION FROM PUBLIC WORKS ENGINEERING DIV.
 - CONSTRUCT 3' BUNDLE TRAIL 3 1/2" D.G. COMPACTED TO 50%.

- GENERAL NOTES:**
- 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 IRRIGATIONS 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 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1976 EDITION.
 - TRIM EDGE OF EXISTING PAVEMENT AS SHOWN ON PLANS TO A SMOOTH STRAIGHT LINE. CONSTRUCT OVERLAY AND MATCH-UP PAVING AS SHOWN ON PLAN AND AS DIRECTED IN FIELD TO PRODUCE A SMOOTH SECTION. ENGINEER ESTIMATES OVERLAY TO BE 44 TONS.
 - PRIME COAT, SEAL COAT, AND PAINT BINDER ARE REQUIRED.
 - CURB AND GUTTER SHALL BE STAKED WITH 3.0 FOOT OFF-SETS AT 25.0 FOOT INTERVALS AND AT ALL FLAGGED ELEVATIONS SHOWN ON PLANS.
 - NOTICE TO CONTRACTOR: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE 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 AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
 - TRAFFIC CONTROL SIGNS SHALL BE IN PLACE PRIOR TO OPENING THE STREETS TO TRAFFIC.
 - DRIVEWAY APPROACHES SHALL BE CONSTRUCTED PER CITY OF RIVERSIDE STANDARD DRAWING NO. 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE CITY TRAFFIC ENGINEER.
 - THE SUBDIVIDER SHALL ARRANGE FOR A SOILS TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
 - THE CONTRACTOR SHALL CONTACT THE CITY PARKS AND RECREATION DEPARTMENT, STREET TREE DIVISION, AT 787-7598, 24 HOURS PRIOR TO RELOCATION OF TREES.
 - THE CONTRACTOR SHALL CONTACT THE PUBLIC SERVICE DEPT. 787-7251 TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED.
 - CONTRACTOR TO NOTIFY CITY OF RIVERSIDE AND GAGE CANAL COMPANY 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ADJACENT TO THE RIVERSIDE CANAL. NO ENTRY UPON RIVERSIDE CANAL RIGHT OF WAY UNTIL A RIGHT OF ENTRY PERMIT IS OBTAINED FROM THE CITY OF RIVERSIDE.

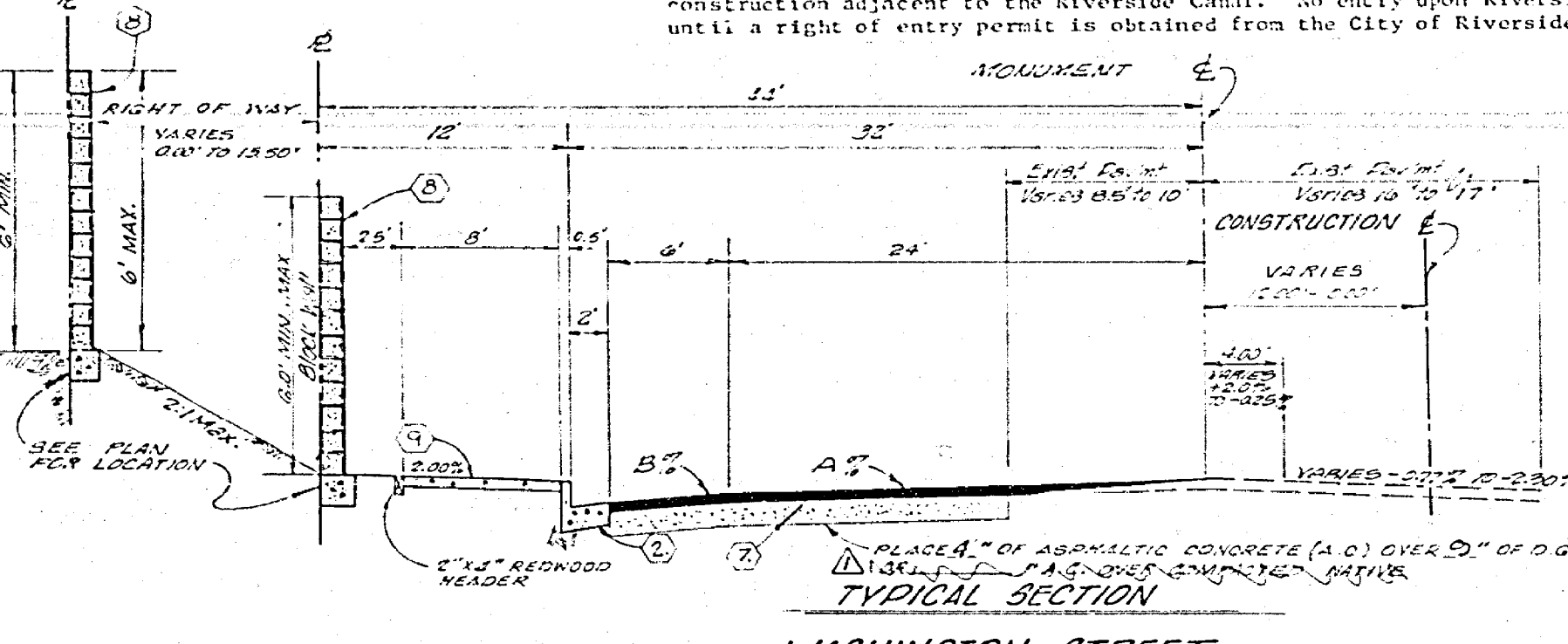
SEE CONDUCTIONS AND SPRINKLER SYSTEM PLANS FOR PEPPERTREE LN WASHINGTON STREET



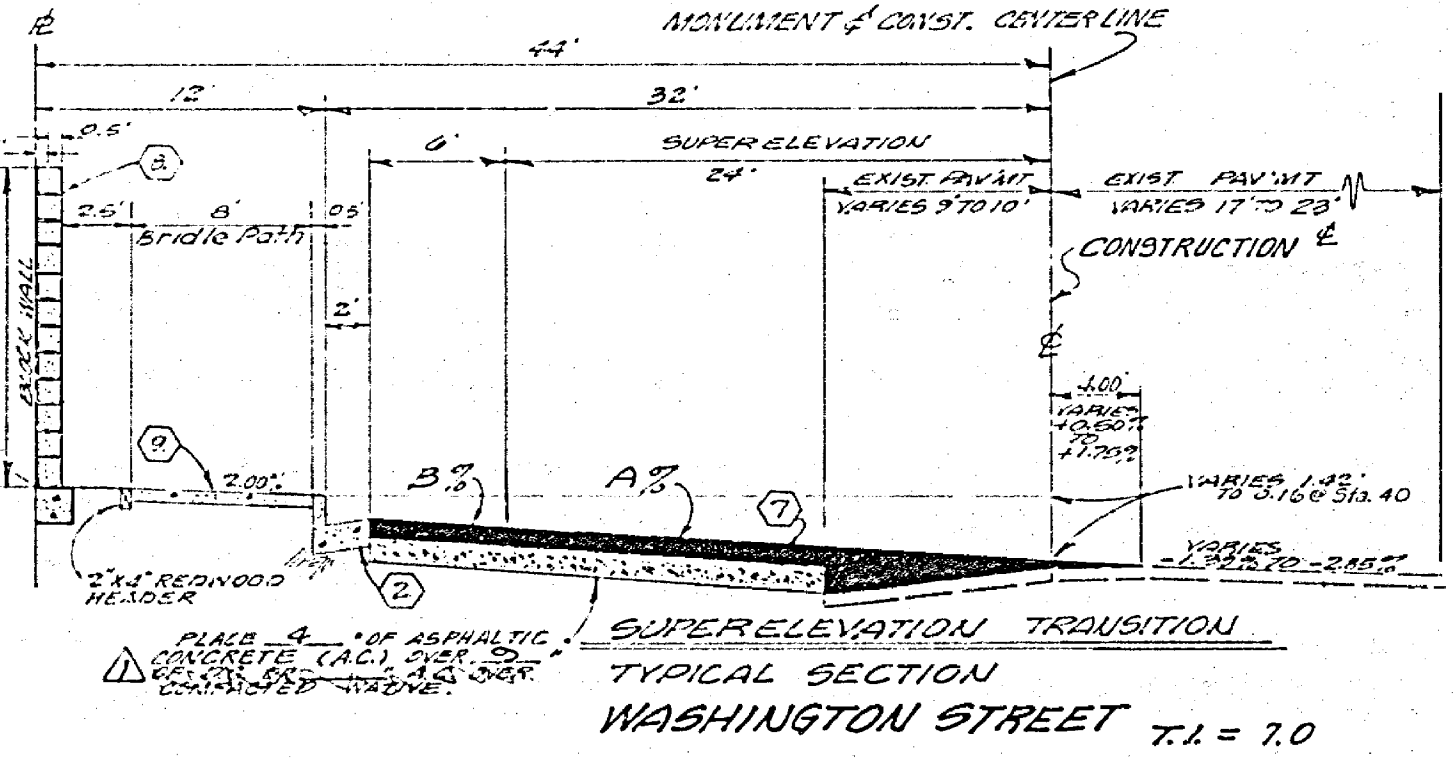
TYPICAL SECTION
GLADYS ROAD
STA: 0+45.00 TO STA: 1+50.00
PEPPERTREE LANE
STA: 9+136.80 TO STA: 12+136.62
ENGEL DRIVE
STA: 0+45.00 TO STA: 8+39.52
T.I. = 5.0



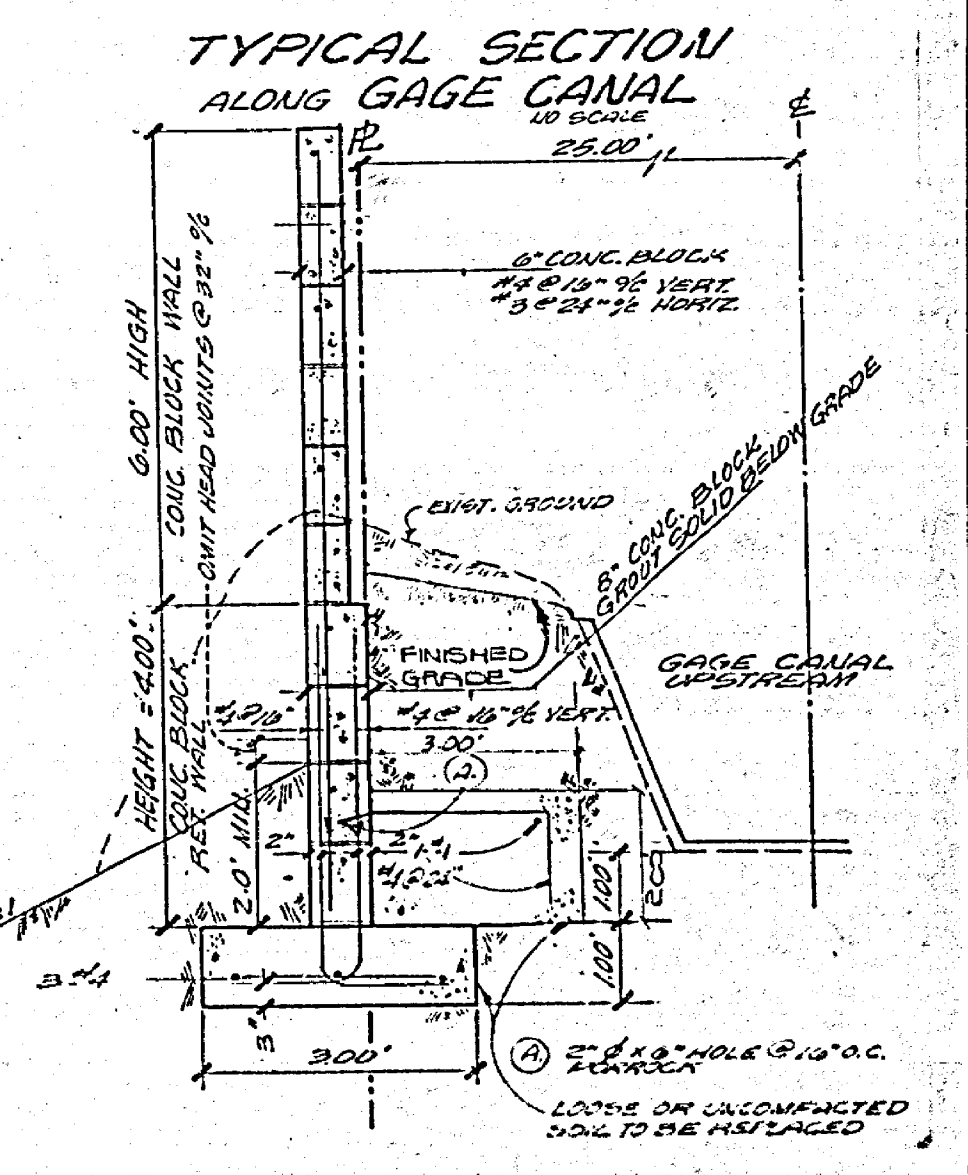
TYPICAL SECTION
PEPPERTREE LANE
STA: 7+20.16 TO STA: 8+38.17
T.I. = 5.0



TYPICAL SECTION
WASHINGTON STREET
STA: 38+26.50 TO STA: 39+50.00
T.I. = 7.0



SUPERELEVATION TRANSITION
WASHINGTON STREET T.I. = 7.0



| CROSS FALL CHART | | | | |
|------------------|--------|--------|---------|----------|
| STATION | B% | A% | EXIST % | REMARKS: |
| 38+50 | -0.83% | -1.90% | 1.80% | OVERLAY |
| 39+00 | -0.83% | -1.90% | 1.77% | |
| 39+50 | -0.83% | -1.90% | 1.83% | |
| 37+00 | -1.50% | -1.90% | 2.78% | |
| 37+50 | -0.83% | -1.90% | 3.00% | |
| 38+00 | -1.50% | -1.90% | 2.85% | |
| 38+50 | -1.50% | -1.90% | 3.00% | |
| 39+00 | -1.50% | -1.90% | 2.85% | |
| 39+50 | -1.50% | -1.90% | 2.77% | |

| CROSS FALL CHART | | | | |
|------------------|--------|--------|---------|----------|
| STATION | B% | A% | EXIST % | REMARKS: |
| 10+00 | -1.6% | -1.2% | -4.00% | OVERLAY |
| 10+50 | +0.10% | +0.20% | -4.30% | OVERLAY |
| 11+00 | +1.10% | +1.1% | -6.40% | |
| 11+50 | +2.2% | +2.2% | -3.16% | |
| 11+60.50 B.C. | +2.7% | +2.7% | -3.20% | OVERLAY |

| STREET NAME & TRAFFIC SIGN SCHEDULE | |
|--------------------------------------|------|
| WASHINGTON ST. | 2300 |
| ENGEL CR. | 2300 |
| ENGEL DR. | 2300 |
| ENGEL DR. | 1200 |
| PEPPERTREE LN. | 2300 |
| GLADYS RD. | 6300 |
| ENGEL DR. | 1500 |
| GLADYS RD. | 7000 |
| ENGEL DR. | 2200 |
| EDGEWILD CR. | 2200 |
| A1 (STOP SIGN) 30" OCTAGON | |
| W53 (NOT A THROUGH STREET) 24" X 24" | |

APPROVED FOR RETAINING WALL CONSTRUCTION ONLY
CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS
BY: William D. Hadden DATE 10/13/77
GAGE CANAL CR
BY: [Signature] DATE 10/6/77

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."

CITY OF RIVERSIDE
DOMESTIC SYSTEM & GAGE CANAL SYSTEM
REVISED WALL
CHIEF UTILITIES ENGINEER, WATER
DATE 10-26-77

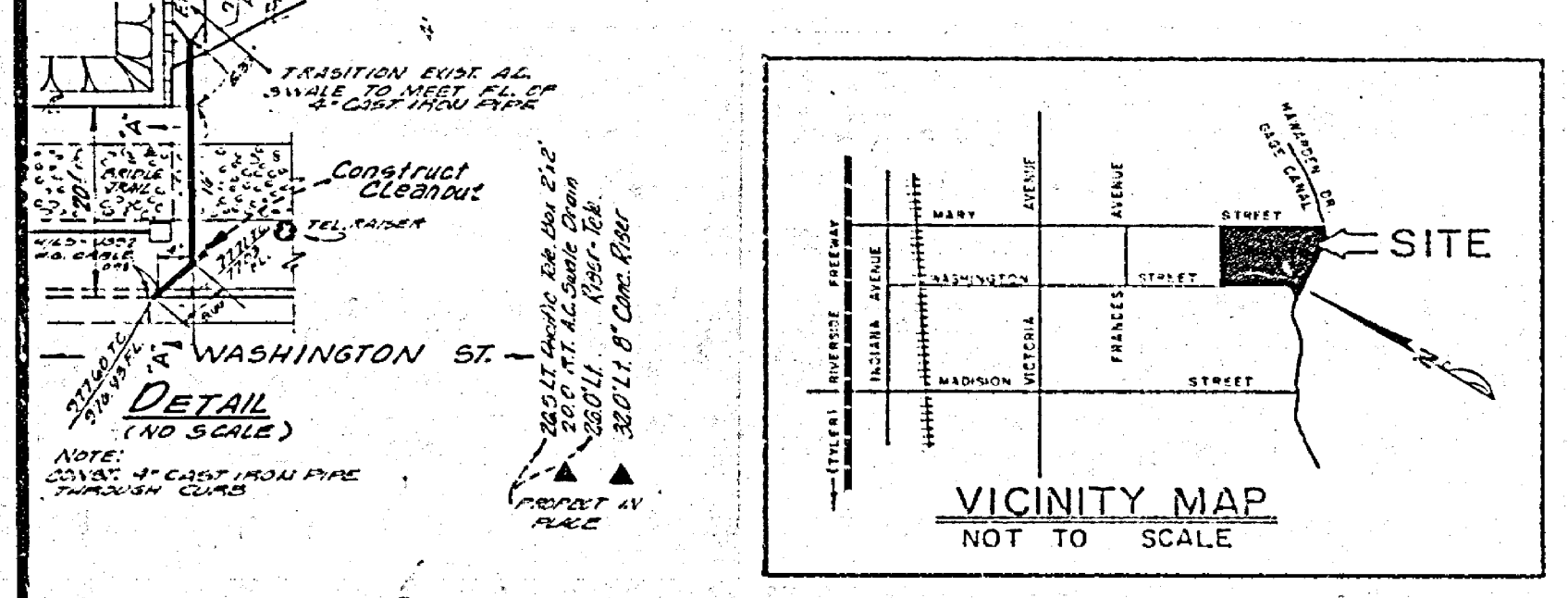
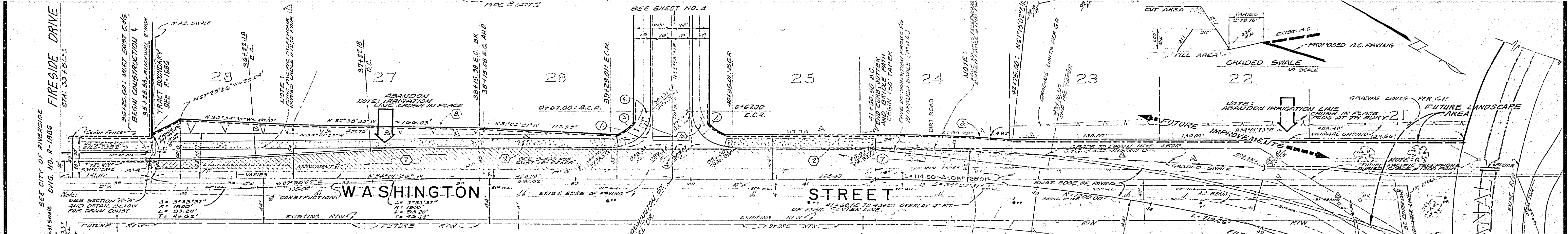
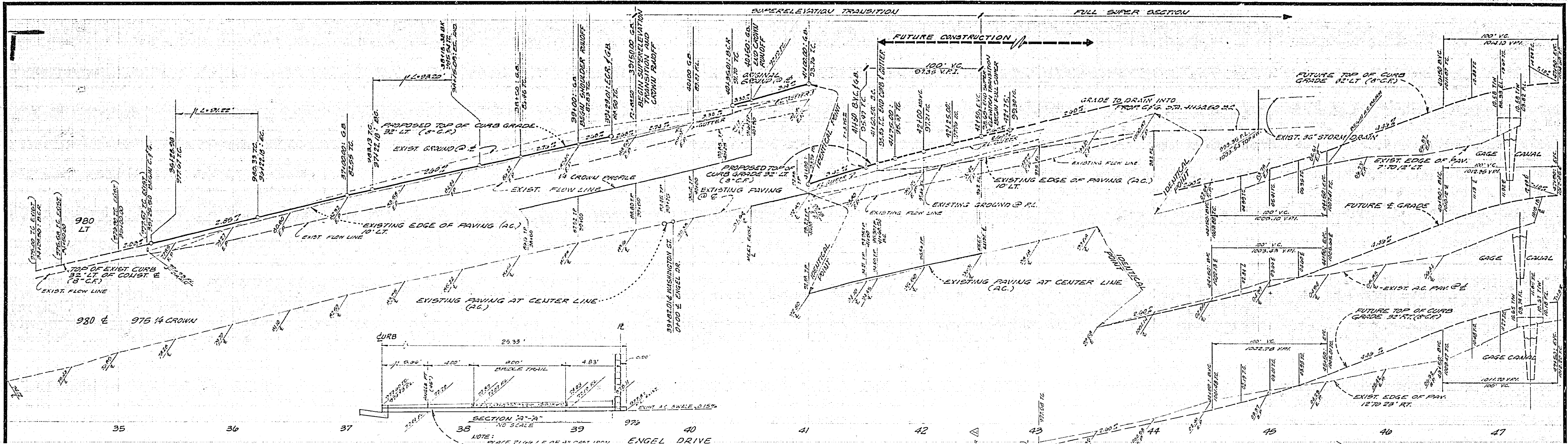
J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA
APPROVED BY: [Signature] DATE 4/8/77
R.E. No. 17550
W.D. #22 FOR: CASHMAN F.D. #1769

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
REVISED CONST. NOTE # 200-2
ADDED PAVING SECTIONS PER S.E. #581
DESIGNED BY: [Signature] DRAWN BY: [Signature] CHECKED BY: [Signature]

APPROVED BY: [Signature] DATE 3/21/78
OFFICE ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
ASSISTANT CITY ENG.
PLANNING

TITLE SHEET
TRACT NO. 8399-1
STREET PLAN & PROFILE
HORIZ. SCALE: 1" = 100' VERT. SCALE: 1" = 10'

PROJECT NO.
R-2061
SHEET 1 OF 1
FILE NO. 5554



APPROVED BY: [Signature] DATE: 7/1/75

PACIFIC TELEPHONE CABLES UNDERGROUND
 BEFORE EXCAVATING CALL COLLECT

FOR FREE CABLE LOCATING SERVICE

INDICATES OVERLAY

INDICATES REMOVE AND RECONSTRUCT FOR THIS SECTION

INDICATES PALM TREES TO BE RELUCATED BY CONTRACTOR

INDICATES IDENTIFICATION OF PALM TREES

INDICATES ITEM TO BE ADJUSTED TO GRADE BY C.M.

INDICATES ITEM TO BE ADJUSTED TO GRADE BY CONTRACTOR

INDICATED ITEM TO BE RELUCATED BY CONTRACTOR

CURVE DATA

① Δ = 50°00'00"

R = 25.00'

L = 54.98'

T = 35.00'

CITY OF RIVERSIDE
 DOMESTIC SYSTEM &
 GAGE CANAL SYSTEM

CHIEF UTILITIES ENGINEER, WATER

J. F. DAVIDSON ASSOCIATES
 CIVIL ENGINEERS - SURVEYORS - PLANNERS
 RIVERSIDE, CALIFORNIA

APPROVED BY: [Signature] DATE: 6/18/75

W.O.A. FOR CASHMAN

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| | | |
| | | |
| | | |

DESIGNED BY: G.F.K. DRAWN BY: M.L. CHECKED BY: J.L.V.

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature] DATE: 7/1/75

DIRECTOR OF PUBLIC WORKS

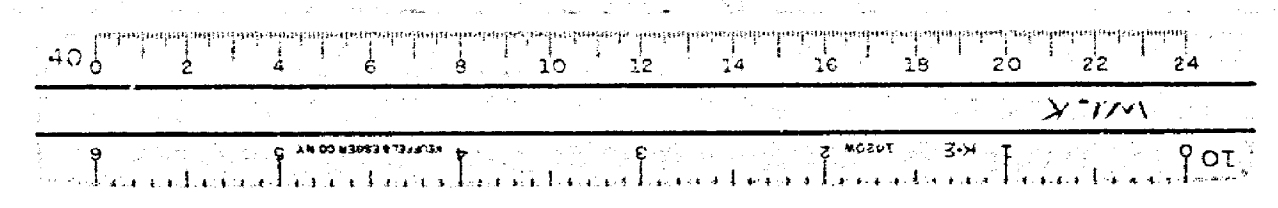
STREET PLAN & PROFILE
TRACT 8399-1
WASHINGTON STREET
 35+25.50 TO 41+60.50

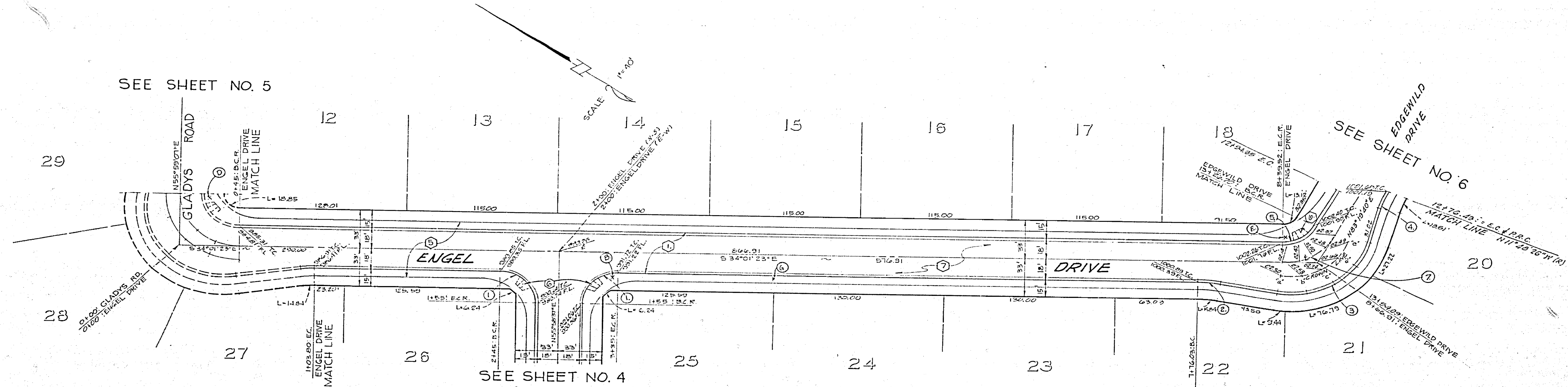
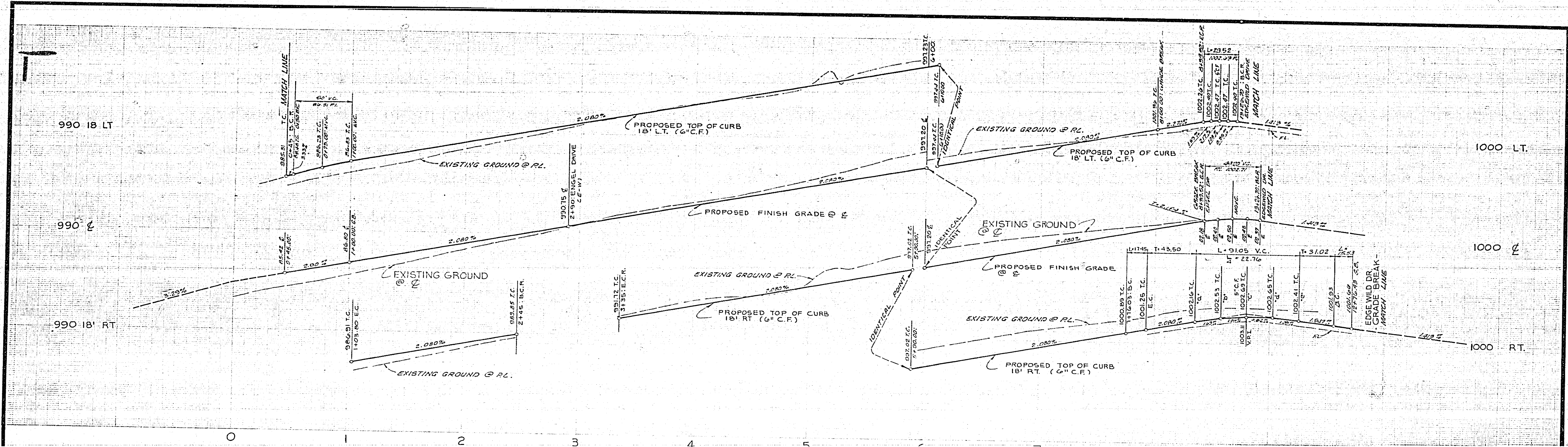
PROJECT NO. **R-2061**

SHEET **2** OF **6**

FILE NO. **5554**

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





CURVE DATA

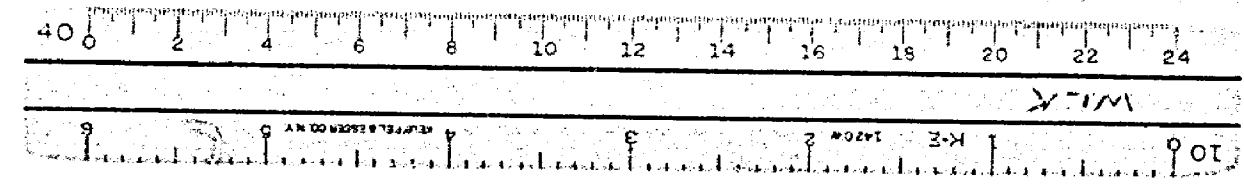
| | | |
|-----------------|-----------------|-----------------|
| ① Δ = 30°00'00" | ④ Δ = 07°44'21" | ⑦ Δ = 62°58'57" |
| R = 21.00' | R = 115.00' | R = 45.00' |
| L = 42.41' | L = 15.53' | L = 49.20' |
| T = 21.00' | T = 7.78' | T = 27.39' |
| ② Δ = 10°00'00" | ⑤ Δ = 03°58'57" | |
| R = 100.00' | R = 21.00' | |
| L = 17.46' | L = 23.52' | |
| T = 8.75' | T = 16.43' | |
| ③ Δ = 35°51'24" | ⑥ Δ = 02°38'57" | |
| R = 61.00' | R = 45.00' | |
| L = 31.06' | L = 43.20' | |
| V/L = 22.76' | T = 27.39' | |

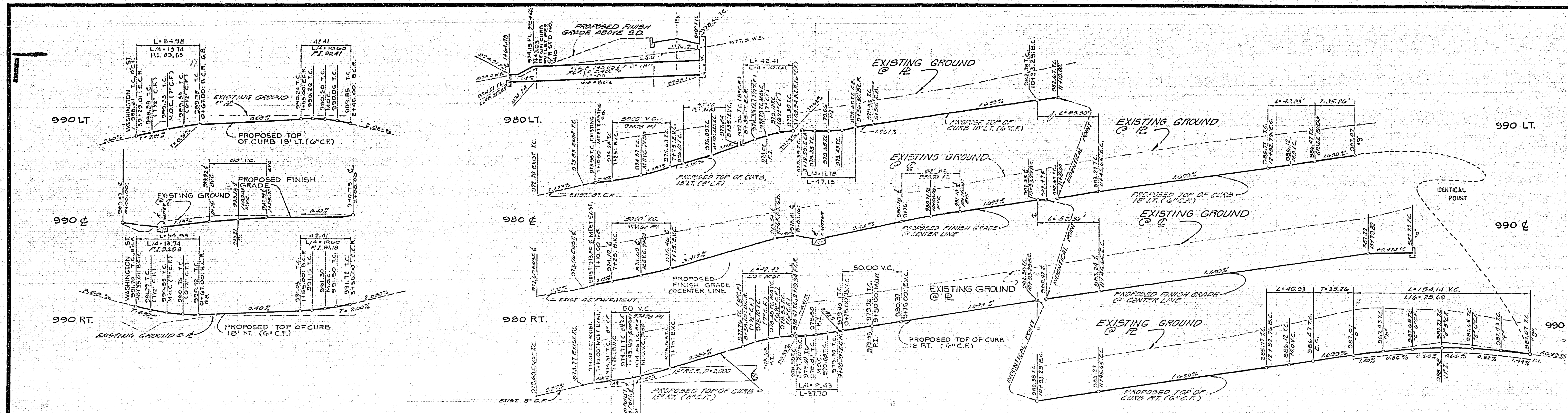
J. F. DAVIDSON ASSOCIATES
 CIVIL ENGINEERS - SURVEYORS - PLANNERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: *John Warty* DATE: 6/16/17
 RE. No. 17550
 W.C. 4022 FOR: CASHMAN

SEE SHEET NO. 1 FOR GENERAL AND CONSTRUCTION NOTES.

BENCH MARK:
 CITY OF RIVERSIDE B.M. F.G.F.
 SPIKE AND LEAD IN NORTH END
 OF EASTERLY HEADWALL, WASHINGTON
 STREET AND GAGE CANAL.
 ELEV = 1010.56

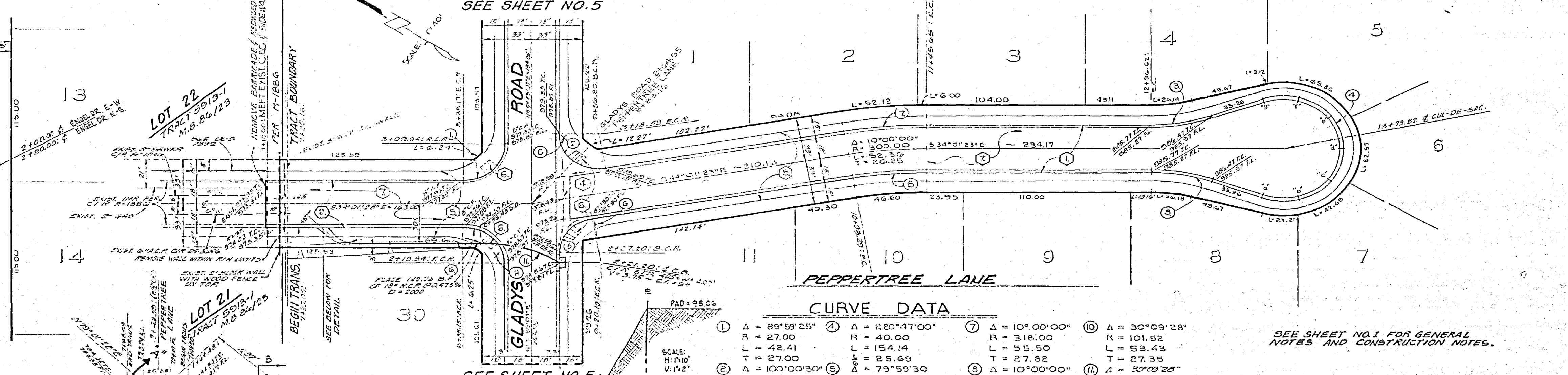
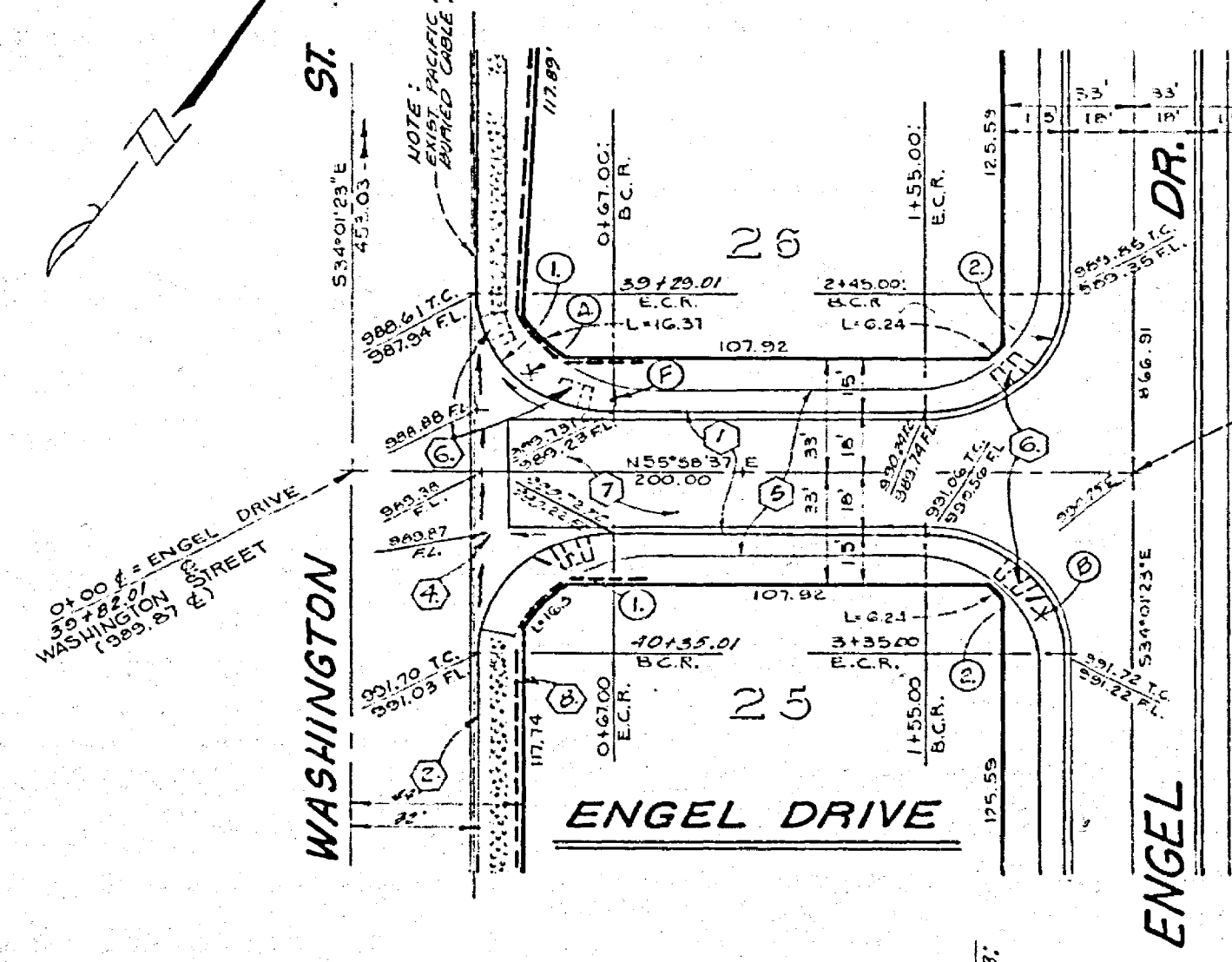
| | | | | |
|--|--|---|--|-------------------------------|
| CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS | | STREET PLAN & PROFILE TRACT 8399-1 ENGEL DRIVE | | PROJECT NO. R-2061 |
| APPROVED BY: <i>[Signature]</i> PRINCIPAL ENGINEER DATE: 6/16/17 | APPROVED BY: <i>[Signature]</i> DIRECTOR OF PUBLIC WORKS DATE: 7/11/17 | DESIGNED BY: <i>[Signature]</i> DRAWN BY: <i>[Signature]</i> CHECKED BY: <i>[Signature]</i> | | SHEET 3 OF 8 FILE NO. 6554 |
| HORIZ. SCALE: 1" = 40' | | VERT. SCALE: 1" = 4' | | |





CURVE DATA

| | |
|--------------------------------|--------------------------------|
| ① $\Delta = 90^{\circ}00'00''$ | ② $\Delta = 20^{\circ}00'00''$ |
| $R = 35.00'$ | $R = 27.00'$ |
| $L = 54.99'$ | $L = 42.00'$ |
| $T = 55.00'$ | $T = 21.00'$ |



CURVE DATA

| | | | |
|---------------------------------|---------------------------------|--------------------------------|--------------------------------|
| ① $\Delta = 89^{\circ}59'25''$ | ② $\Delta = 220^{\circ}47'00''$ | ③ $\Delta = 10^{\circ}00'00''$ | ④ $\Delta = 30^{\circ}09'28''$ |
| $R = 27.00$ | $R = 40.00$ | $R = 318.00$ | $R = 101.52$ |
| $L = 42.41$ | $L = 154.14$ | $L = 55.50$ | $L = 53.43$ |
| $T = 27.00$ | $T = 25.69$ | $T = 27.82$ | $T = 27.35$ |
| ⑤ $\Delta = 100^{\circ}00'30''$ | ⑥ $\Delta = 73^{\circ}59'30''$ | ⑦ $\Delta = 10^{\circ}00'00''$ | ⑧ $\Delta = 30^{\circ}09'28''$ |
| $R = 27.00$ | $R = 27.00$ | $R = 282.00$ | $R = 101.52$ |
| $L = 47.13$ | $L = 37.70$ | $L = 49.22$ | $L = 53.43$ |
| $T = 32.18$ | $T = 22.65$ | $T = 24.67$ | $T = 27.35$ |
| ⑨ $\Delta = 20^{\circ}23'30''$ | ⑩ $\Delta = 30^{\circ}00'35''$ | ⑪ $\Delta = 10^{\circ}00'00''$ | ⑫ $\Delta = 10^{\circ}00'00''$ |
| $R = 115.00$ | $R = 21.00$ | $R = 300.00$ | $R = 300.00$ |
| $L = 40.93$ | $L = 42.42$ | $L = 52.36$ | $L = 52.36$ |
| $T = 20.68$ | $T = 21.00$ | $T = 26.25$ | $T = 26.25$ |

BENCH MARK
 CITY OF RIVERSIDE B.M. R&F
 SPIKE AND LEAP IN NORTH END
 OF EASTERLY HEADWALL WASHINGTON
 STREET AND GAGE CANAL
 ELEV. = 1010.56

SECTION "A" - "A"
 CURB OUTLET
 SCALE: 1" = 4'-0"

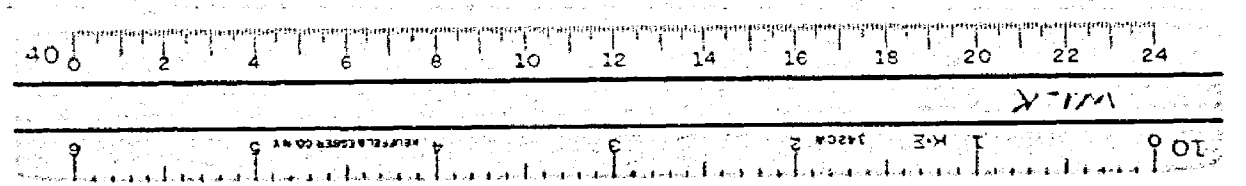
STORM DRAIN & CURVE DATA
 SCALE: 1" = 10'

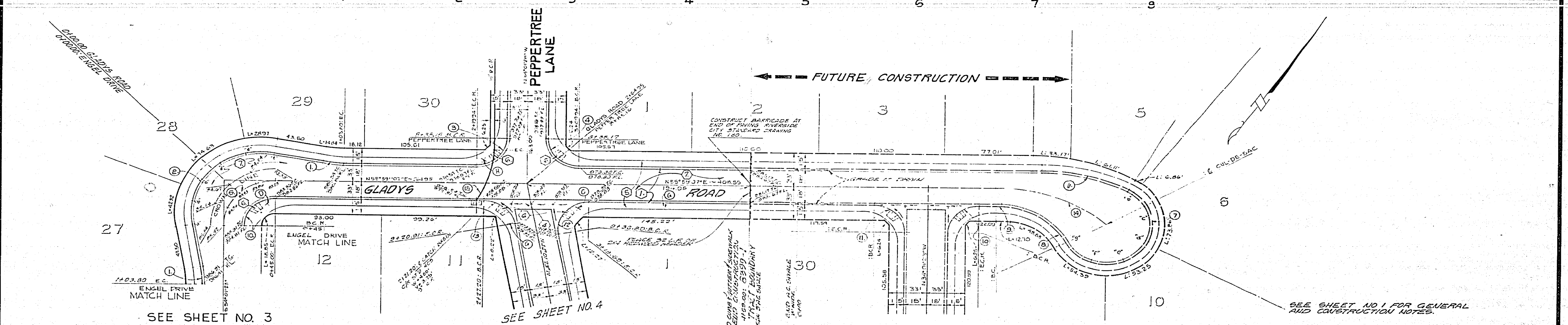
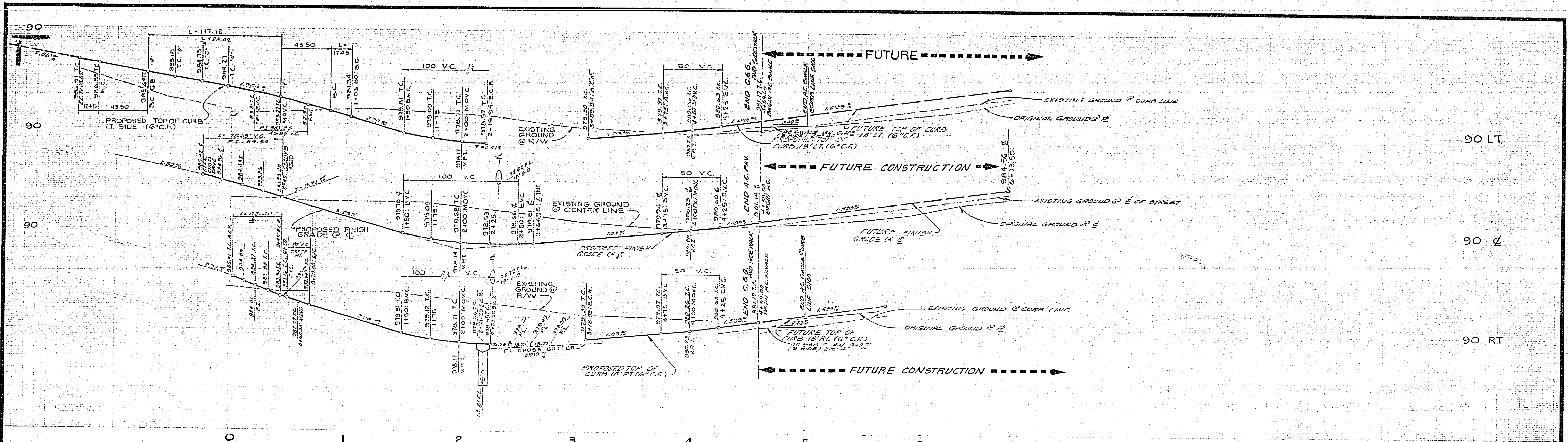
J. F. DAVIDSON ASSOCIATES
 CIVIL ENGINEERS - SURVEYORS - PLANNERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: *[Signature]* DATE: 6/13/77
 R.E. No. 17550

| | |
|---------------------------------|--------------------------------|
| DESIGNED BY: <i>[Signature]</i> | CHECKED BY: <i>[Signature]</i> |
| DRAWN BY: <i>[Signature]</i> | DATE: 3/1/78 |

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *[Signature]* DATE: 3/1/78
 DIRECTOR OF PUBLIC WORKS

STREET PLAN & PROFILE
 TRACT 8399-1
 PEPPERTREE LANE
 ENGEL DRIVE
 PROJECT NO. R-2061
 SHEET 4 OF 9
 FILE NO. 5034





SEE SHEET NO. 3

SEE SHEET NO. 4

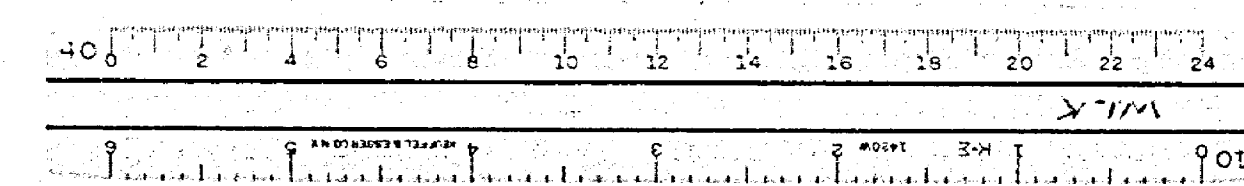
SEE SHEET NO. 1 FOR GENERAL AND CONSTRUCTION NOTES.

| CURVE DATA | | | |
|------------------|-----------------|------------------|------------------|
| ① Δ = 10°00'00" | ④ Δ = 89°59'25" | ⑦ Δ = 216°20'14" | ⑩ Δ = 90°00'30" |
| R = 100.00' | R = 27.00' | R = 40.00' | R = 27.00' |
| L = 17.45' | L = 42.41' | L = 151.03' | L = 42.41' |
| T = 8.75' | T = 23.00' | T = 121.58' | T = 27.00' |
| ② Δ = 110°00'30" | ⑤ Δ = 89°00'30" | ⑧ Δ = 60°44'55" | ⑪ Δ = 89°00'30" |
| R = 61.00' | R = 45.00' | R = 66.00' | R = 27.00' |
| L = 117.12' | L = 70.63' | L = 69.59' | L = 42.41' |
| T = 19.32' | T = 45.01' | T = 36.43' | T = 27.00' |
| ③ Δ = 80°00'35" | ⑥ Δ = 26°11'03" | ⑨ Δ = 02°05'54" | ⑫ Δ = 100°00'30" |
| R = 27.00' | R = 168.00' | R = 152.00' | R = 27.00' |
| L = 42.42' | L = 76.76' | L = 4.85' | L = 47.13' |
| T = 27.00' | T = 3.07' | T = 2.45' | T = 32.18' |

J. F. DAVIDSON ASSOCIATES
 CIVIL ENGINEERS - SURVEYORS - PLANNERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: *[Signature]* DATE: 6/6/11
 R.E. NO. 17533
 W.O. 1922 FOR: CASHMAN P.O. 10/11/13

BENCH MARK:
 CITY OF RIVERSIDE B.M. F&F
 SPIKE AND LEAD IN NORTH END
 OF EASTERLY HEADWALL WASHINGTON
 STREET AND GAGE CANAL.
 ELEV. = 1010.56

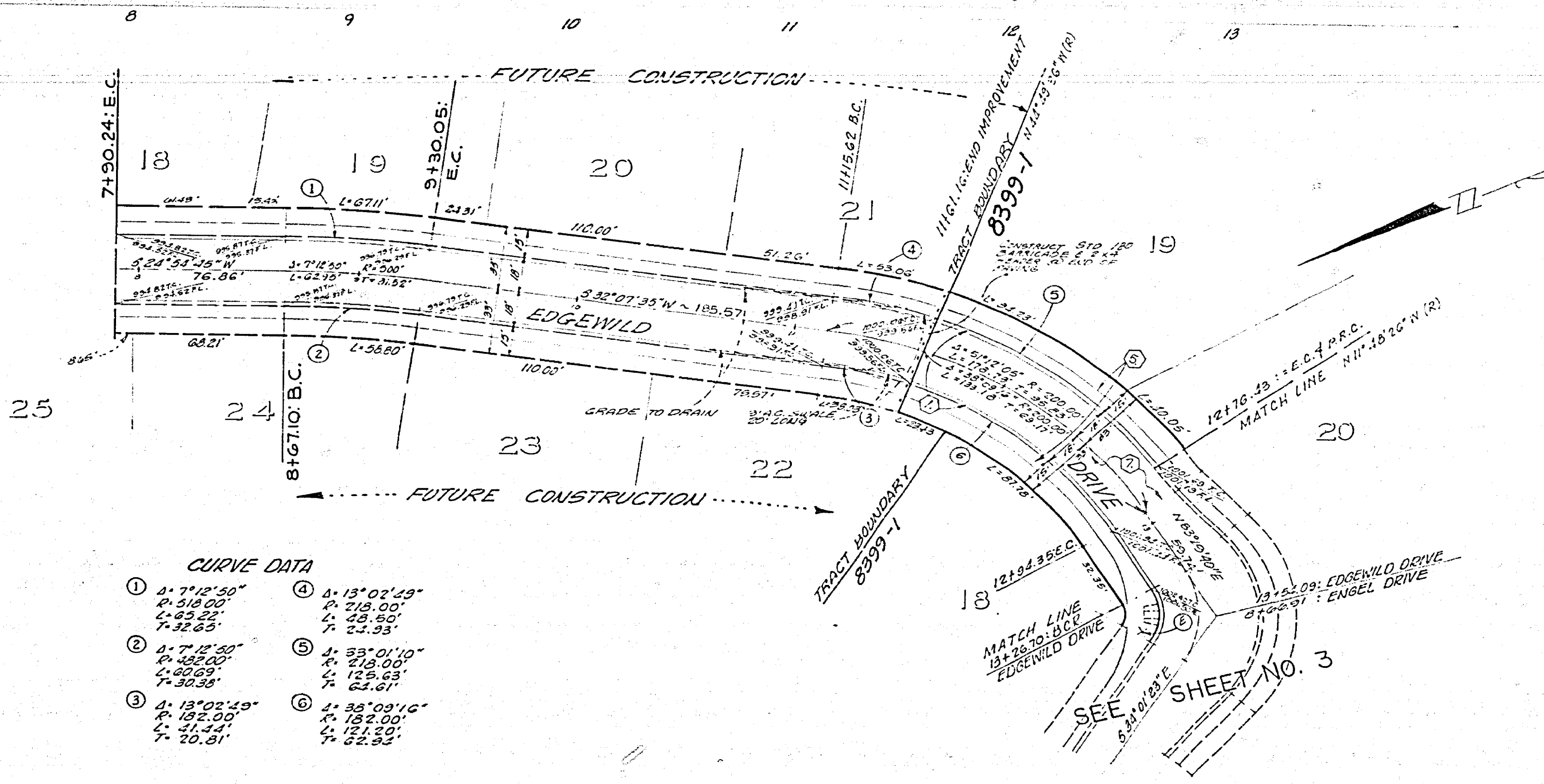
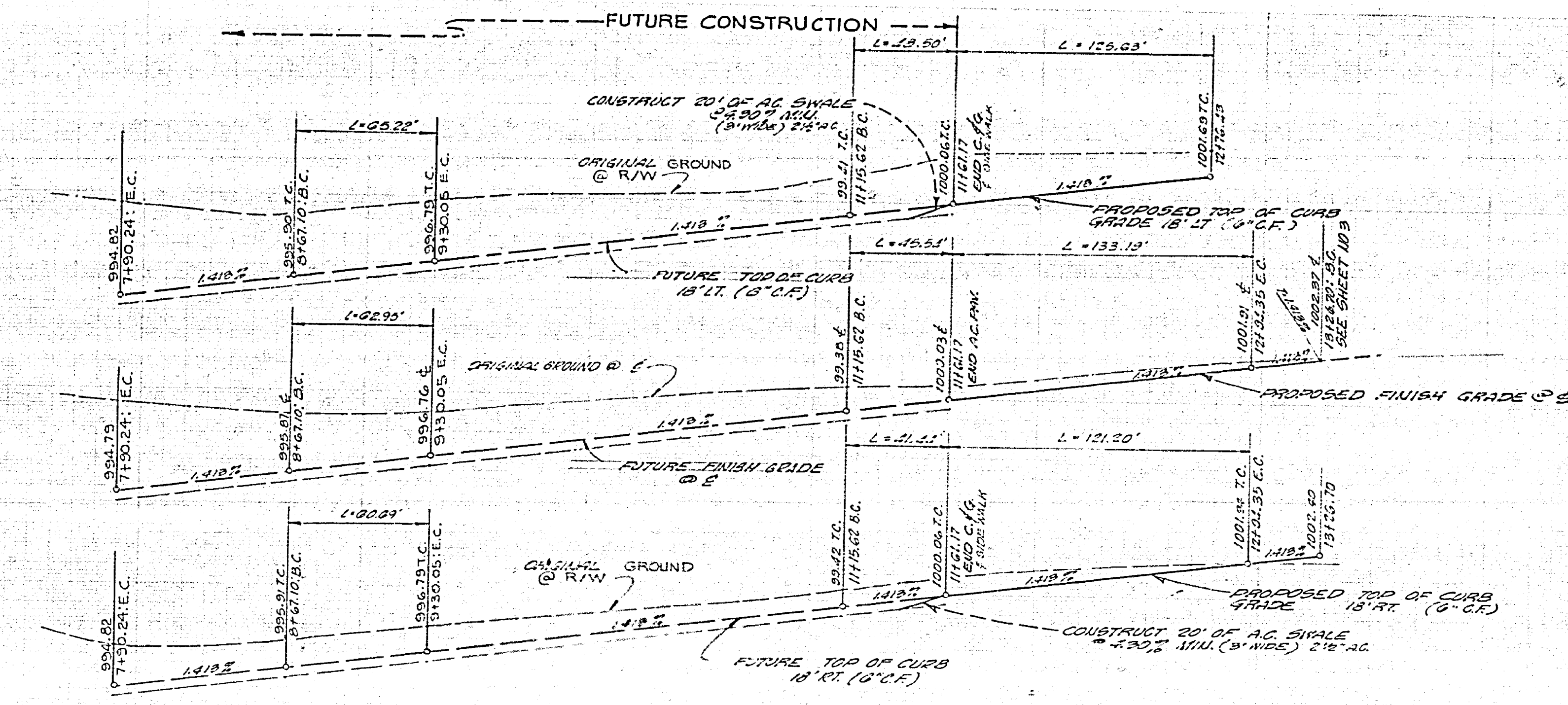
| | | | | |
|---|------------------------------------|---|----------------|-----------------------|
| CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS | | STREET PLAN & PROFILE TRACT 8399-1 GLADYS ROAD | | PROJECT NO. R-2061 |
| APPROVED BY PRINCIPAL ENGINEER TRAFFIC DIVISION CHIEF P. W. ENGR. | BY DATE 3/11 2-26 2-26 | APPROVED BY DIRECTOR OF PUBLIC WORKS | DATE 3/3/11 | SHEET 5 OF 6 |
| DESIGNED BY: <i>[Signature]</i> DRAWN BY: <i>[Signature]</i> CHECKED BY: <i>[Signature]</i> | | HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4' FILE NO. 5554 | | |



1000 LT.

1000 E.

1000 RT.



CURVE DATA

| | |
|---|--|
| ① $\Delta = 7^{\circ}12'30''$ P. 518.00 L. 45.25 T. 32.65 | ④ $\Delta = 13^{\circ}02'49''$ P. 218.00 L. 23.50 T. 22.93 |
| ② $\Delta = 7^{\circ}12'30''$ P. 482.00 L. 30.69 T. 30.38 | ⑤ $\Delta = 23^{\circ}01'10''$ P. 218.00 L. 125.63 T. 62.61 |
| ③ $\Delta = 13^{\circ}02'49''$ P. 192.00 L. 51.44 T. 20.81 | ⑥ $\Delta = 32^{\circ}09'16''$ P. 182.00 L. 121.50 T. 62.32 |

SEE SHEET NO. 1 FOR GENERAL AND CONSTRUCTION NOTES.

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA
APPROVED BY: *[Signature]* DATE: 6/8/77
R.E. No. 17550
W.O. #922 FOR: CASH MAN

BENCH MARK:
CITY OF RIVERSIDE B.M. F&F
SPIKE AND LEAD IN NORTH END,
OF EASTERLY HEADWALL, WASHINGTON
STREET AND GAGE CANAL.
ELEV. = 1010.56

| | | | | |
|---|----------------------|---|----------------|-----------------------|
| CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS | | STREET PLAN & PROFILE TRACT 8399-1 EDGEWILD DRIVE | | PROJECT NO. R-2061 |
| APPROVED BY PRINCIPAL ENGINEER PARK DEPARTMENT | BY DATE 3/1/77 | APPROVED BY DIRECTOR OF PUBLIC WORKS | DATE 3/2/78 | SHEET 6 OF 6 |
| DESIGNED BY: G.F. DRAWN BY: G.F. CHECKED BY: A.H. | | HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4' | | |

