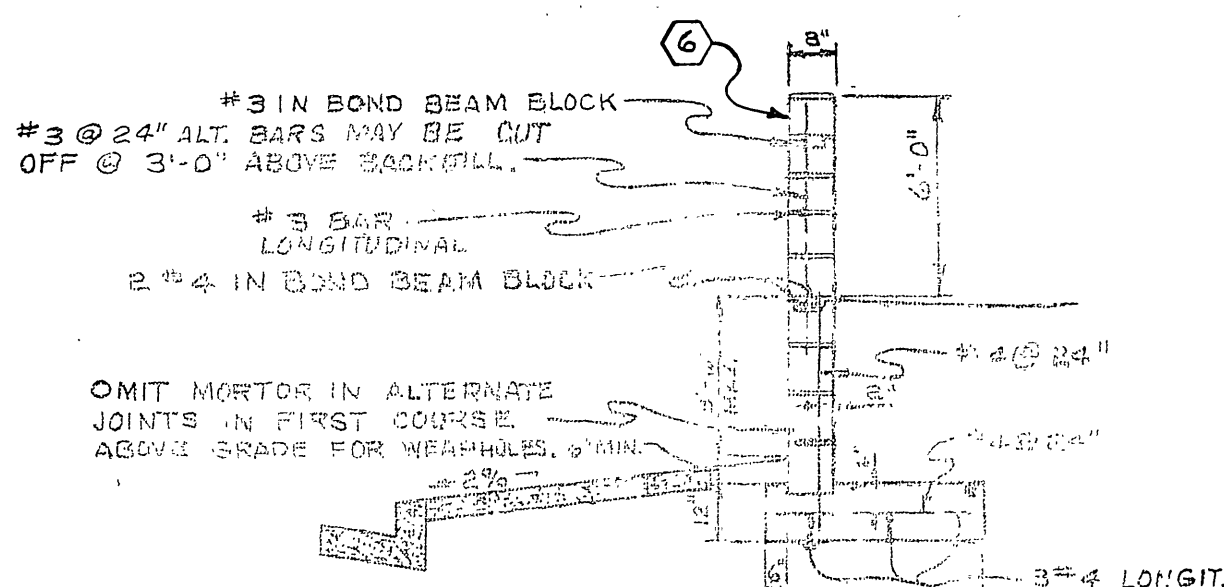
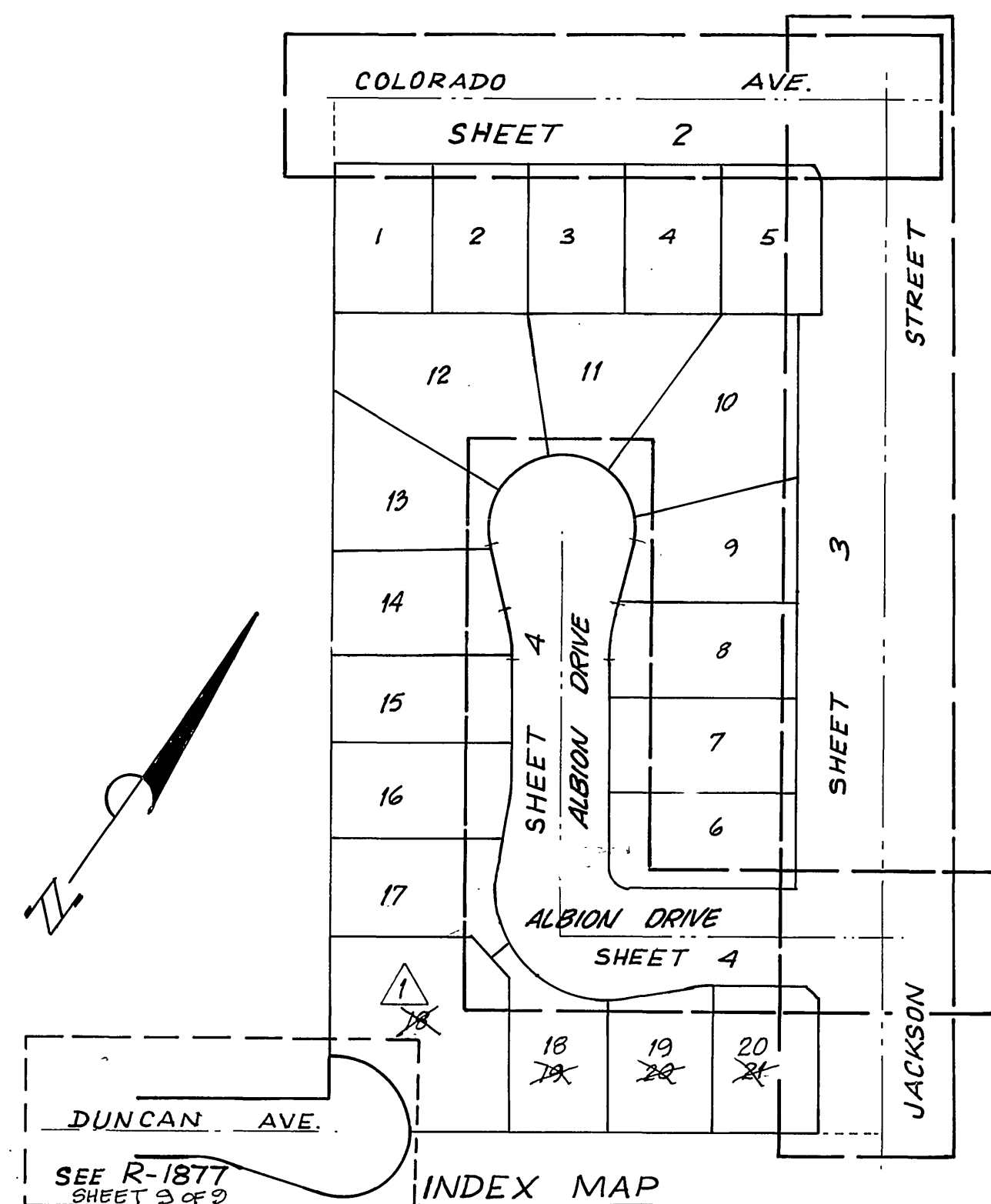


TRACT-9201

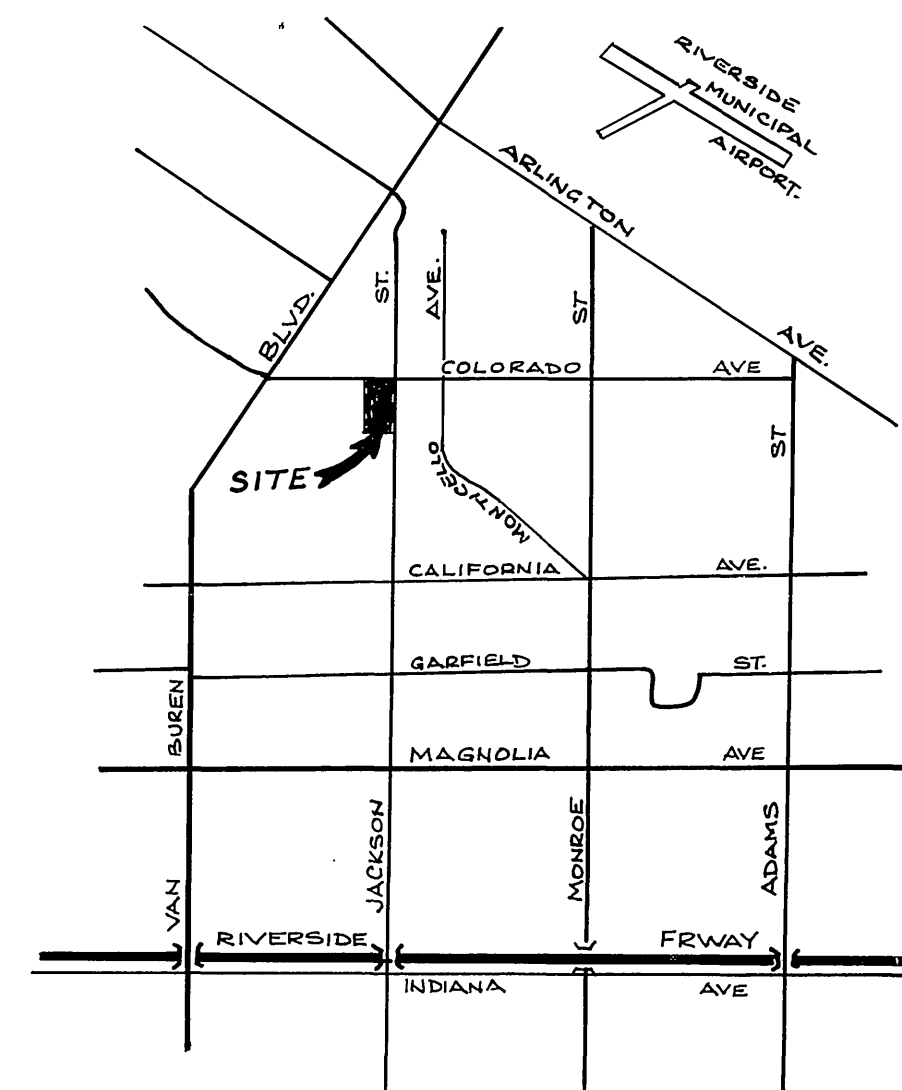


RETAINING WALL DETAIL
N.T.S.

NOTES:
 (1) CLASS "A" CONCRETE BLOCK.
 (2) CLASS "B" CONCRETE FC=3000 @ 28 DAYS
 (3) FOOTING TO BE CONSTRUCTED ON UNDISTURBED GROUND OR FILL COMPACTED TO 90% RELATIVE COMPACTION.
 (4) ALL CELLS OF BLOCK WALL BELOW FREESTANDING PORTION SHALL BE GROUTED FULL.
 (5) CELLS CONTAINING REINFORCING STEEL IN FREESTANDING PORTION SHALL BE GROUTED FULL.

STA.	F.L.	E.G.	A %	B %	REMARKS
16+65.39 (0+67)	48.85	48.97	5.50 %	2.00 %	OVERLAY to C.L.
16+32.39 (1+00)	48.78	48.85	5.83 %	2.00 %	"
15+82.39 (1+50)	48.54	48.66	4.50 %	1.54 %	"
15+32.39 (2+00)	48.36	48.48	4.17 %	1.08 %	"
14+82.39 (2+50)	48.17	48.29	4.00 %	1.12 %	"
14+32.39 (3+00)	47.98	48.11	3.67 %	1.42 %	"
13+82.39 (3+50)	47.80	47.92	3.50 %	1.58 %	"
13+32.39 (4+00)	47.62	47.74	3.33 %	2.00 %	FUTURE
12+82.39 (4+50)	47.43	47.55	4.67 %	2.00 %	"
12+32.39 (5+00)	47.25	47.37	6.00 %	2.00 %	"

▲ 16+65.39 Exist. Colorado Ave. Station (0+67) Distance From Jackson St C.L.

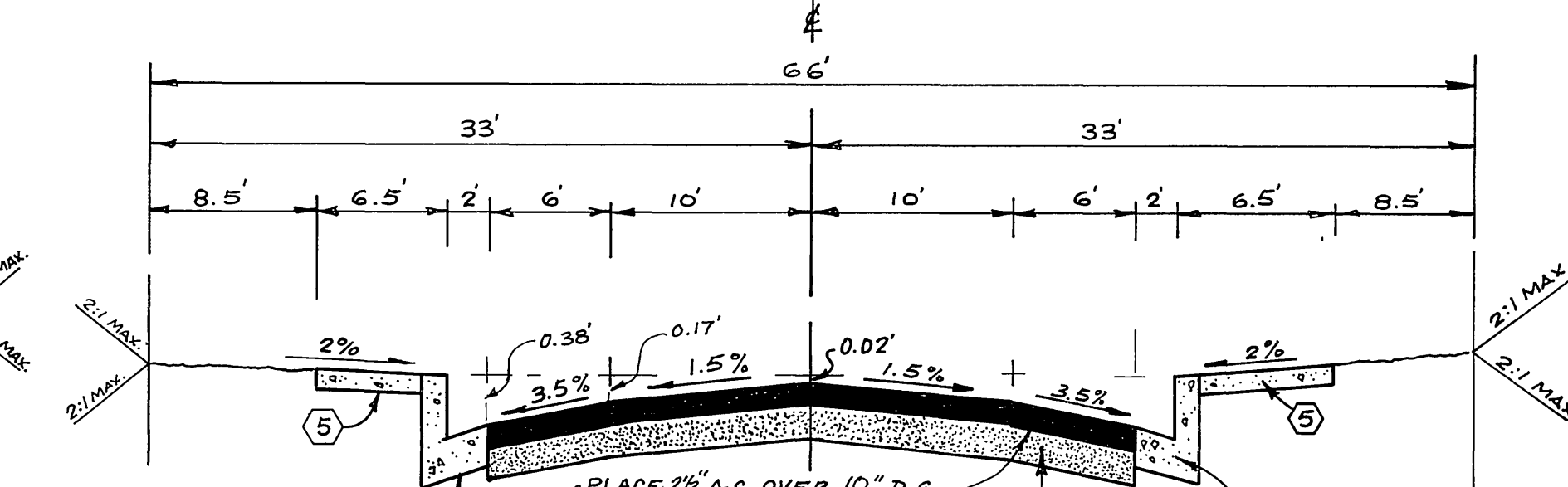
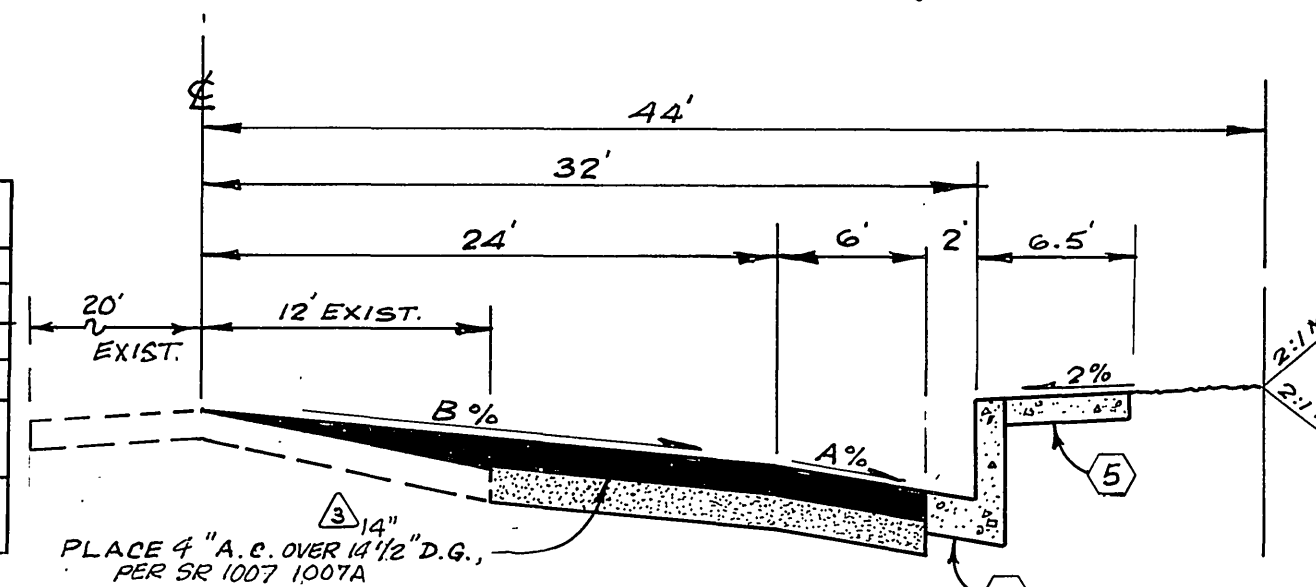


VICINITY MAP
NOT TO SCALE.

GENERAL NOTES:

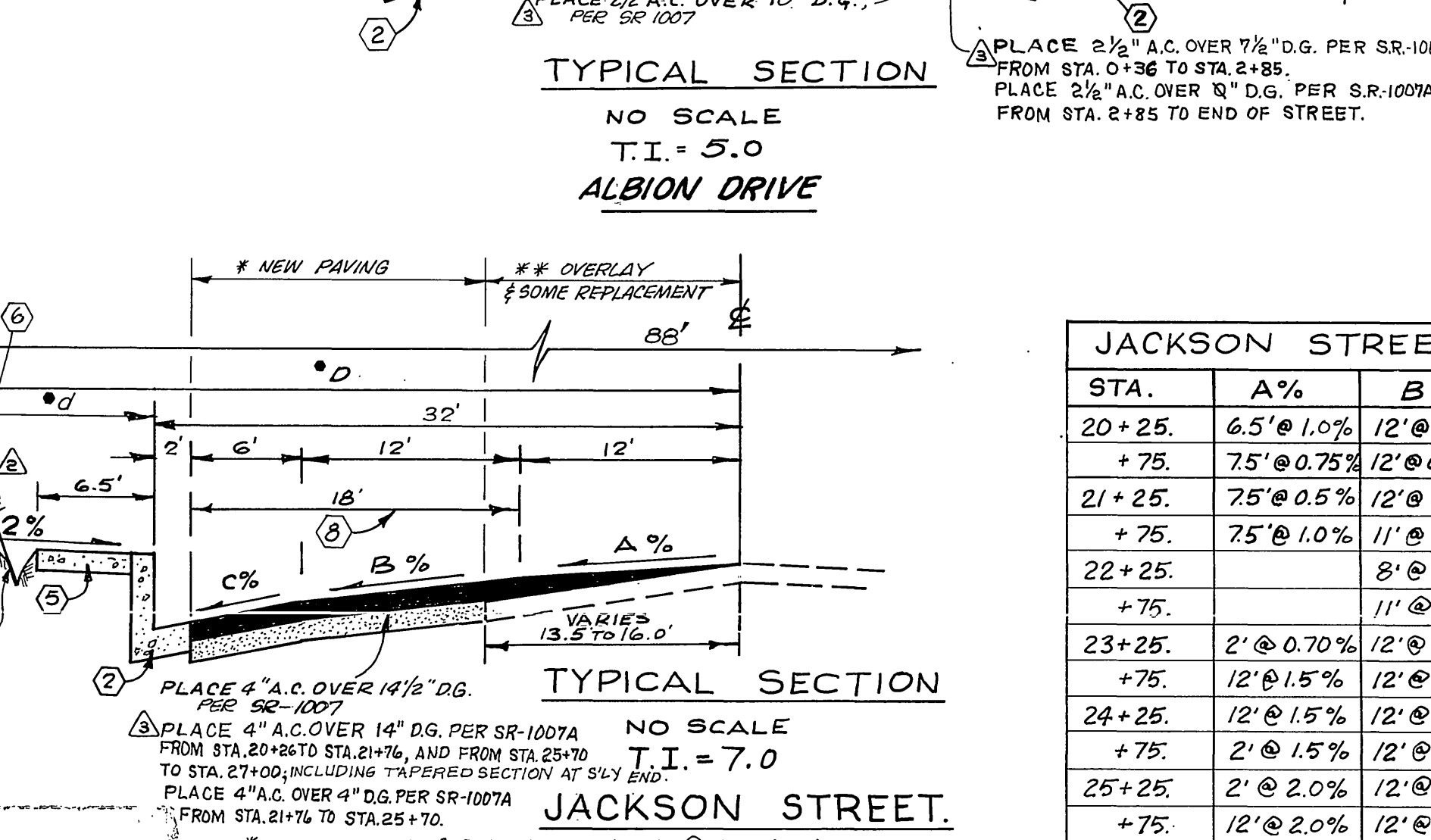
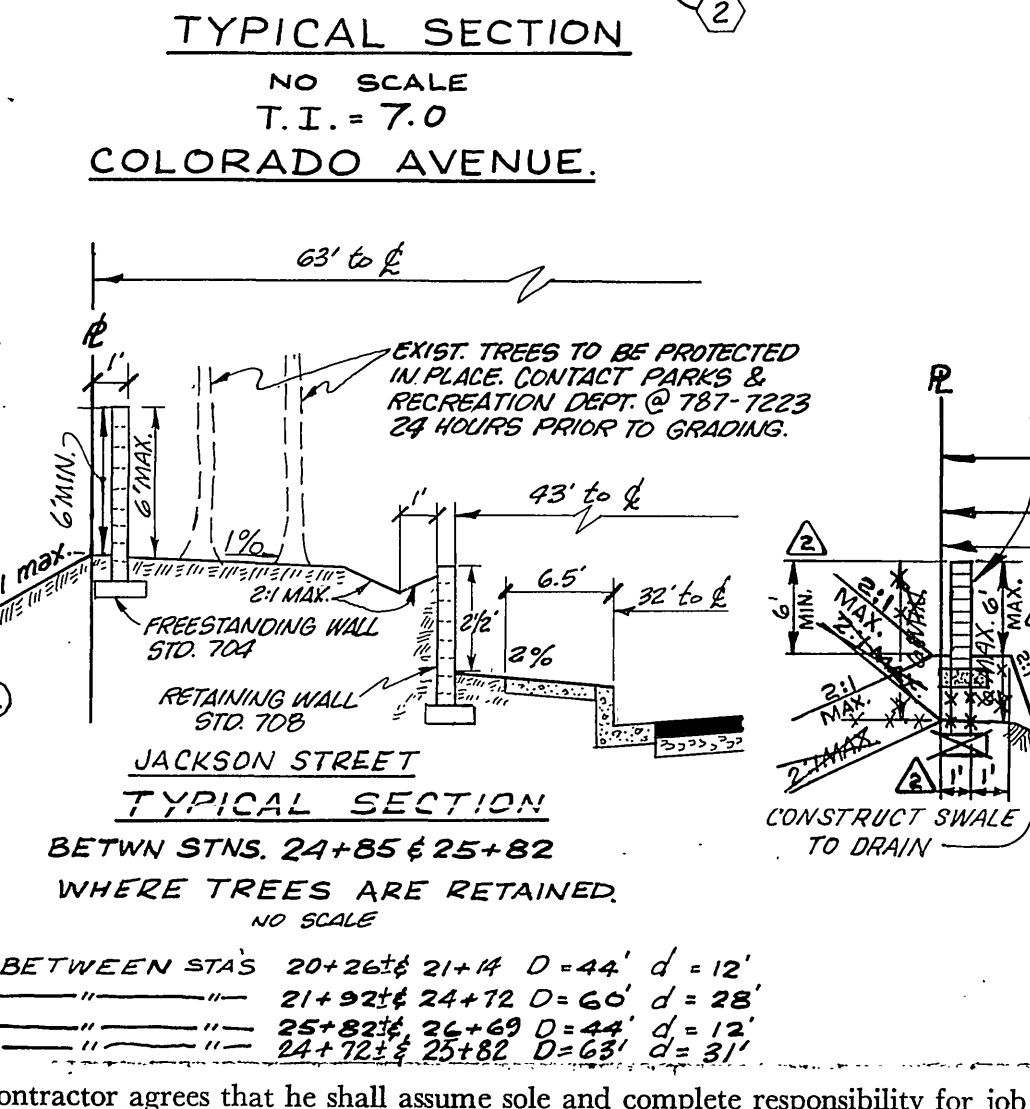
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION THE PRIVATE ENGINEER SIGNING THE PLANS SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- 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, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1976 EDITION.
- 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. ENGINEER ESTIMATES OVERLAY TO BE 2' TONS.
- CONSTRUCT DRIVEWAY APPROACHES PER STD. DRAWING 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
- CURB AND GUTTER SHALL BE STAKED BY THE PRIVATE ENGINEER WITH 3.0 FOOT OFFSETS AT 25.0 FOOT INTERVALS, AND ALL FLAGGED ELEVATIONS SHOWN ON PLANS SHALL ALSO BE STAKED.
- 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.
- THE SUBGRADER 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.
- SEE "STREET LIGHTING PLAN" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- 4" X 4" BLOCKOUTS FOR MAIL BOXES REQUIRED IN CURB SIDEWALK.
- SEE LANDSCAPING AND SPRINKLER SYSTEM PLANS FOR PARKWAY ON JACKSON STREET.
- THE DEVELOPER SHALL GIVE THE CITY 60 DAYS' NOTICE SO THE DEVELOPER'S AND THE CITY'S WORK MAY BE INSTALLED CONCURRENTLY. THE DEVELOPER SHALL PREPARE AND COMPACT ROUGH SUBGRADE (4.1') AND IS RESPONSIBLE FOR THE CONDITION OF THE SUBGRADE UNTIL ACCEPTED BY THE CITY AND UNTIL THE CITY'S CONTRACTOR STARTS WORKING. THE DEVELOPER IS ALSO RESPONSIBLE FOR BARRICADING DURING THIS TIME.
- CONTACT PUBLIC UTILITY DEPARTMENT AT (714) 787-7442, TWO WEEKS PRIOR TO CONSTRUCTION TO ARRANGE FOR UTILITY RELOCATIONS.
- CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 12.5' INTERVALS AND TWO ROWS OF NUMBER 3 RE-BAR SHALL BE PLACED IN GUTTER WHERE GRADE IS LESS THAN 0.35%. PLACE 3/4" DOWEL PINS AT ALL EXPANSION JOINTS.
- THE DEVELOPER SHALL COORDINATE THE INSTALLATION OF ACCESS PAVING ON JACKSON STREET WITH THE CITY CONSTRUCTION INSPECTOR.

STREET	T.C.	HEIGHT
(A) JACKSON ST.	4500	4500
(B) JACKSON ST.	4500	4500
(C) R-1 "STOP" SIGN, 30" OCT.	2100	2100
(D) W-53 "NOT A THROUGH ST."	24" x 24"	24" x 24"



CONSTRUCTION NOTES:

- PLACE ASPHALTIC CONCRETE (A.C.) OVER BASE AS PER TYPICAL SECTION.
- CONSTRUCT CONCRETE CURB AND GUTTER TYPE "I" WITH 6-INCH CURB FACE PER CITY OF RIVERSIDE STD. #200.
- CONSTRUCT CONCRETE CROSS GUTTERS PER CITY OF RIVERSIDE STD. #220. (WIDTH AS NOTED ON PLANS)
- CONSTRUCT WHEEL CHAIR RAMPS PER CITY OF RIVERSIDE STD. #304.
- CONSTRUCT CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. #325.
- CONSTRUCT BLOCKWALL PER CITY OF RIVERSIDE STD. #704 6' HIGH EXCEPT AS SHOWN. INSTALL 6" x 8" x 16" TAN SLUMPBLOCK WITH 8" x 8" x 16" TAN SLUMPBLOCK ROW ON TOP AS CAP APPLY VANDLGAARD ANTI-GRAFFITI COATING, STREET SIDE ONLY. (REQUIRES PERMIT & INSPECTION FROM PUBLIC WORKS DEPT.)
- PLACE TYPE "L" MARKERS AT 20 FEET, CTR. TO CTR.
- CONSTRUCT RETAINING WALL PER CITY OF RIVERSIDE STD. #708, HEIGHT = 2 1/2'. INSTALL 6" x 8" x 16" TAN SLUMPBLOCK WITH 8" x 8" x 16" TAN SLUMPBLOCK ROW ON TOP AS CAP APPLY VANDLGAARD ANTI-GRAFFITI COATING, STREET SIDE ONLY. THIS WALL REQUIRES A PERMIT AND INSPECTION FROM PUBLIC WORKS DEPT.
- INSTALL SIZE 3 RECTANGULAR PIPE PER STD. 411.



STA.	A %	B %	C %	REMARKS
20+25	6.5' @ 1.0%	12' @ 1.5%	6' @ 5.0%	OVERLAY TO 5.5' LT @ 4%
+75	7.5' @ 0.75%	12' @ 0.75%	6' @ 2.7%	OVERLAY TO 4.5' LT @ 4%
21+25	7.5' @ 0.5%	12' @ 0.5%	6' @ 2.45%	"
+75	7.5' @ 1.0%	11' @ 1.0%	6' @ 3.58%	"
22+25		8' @ 2.0%	6' @ 4.0%	JOIN E.P. @ 16' LT
+75		11' @ 1.6%	6' @ 3.23%	" 13' LT
23+25	2' @ 0.70%	12' @ 0.70%	6' @ 4.2%	OVERLAY TO 10' LT @ 4%
+75	12' @ 1.5%	12' @ 1.5%	6' @ 2.67%	" C.L.
24+25	12' @ 1.5%	12' @ 1.5%	6' @ 3.34%	" C.L.
+75	2' @ 1.5%	12' @ 1.5%	6' @ 5.0%	" 10' LT @ 4%
25+25	2' @ 2.0%	12' @ 2.0%	6' @ 4.0%	" 10' LT @ 4%
+75	12' @ 2.0%	12' @ 2.0%	6' @ 3.0%	REMOVE TO C.L.
26+25	12' @ 1.5%	12' @ 1.5%	6' @ 4.83%	"

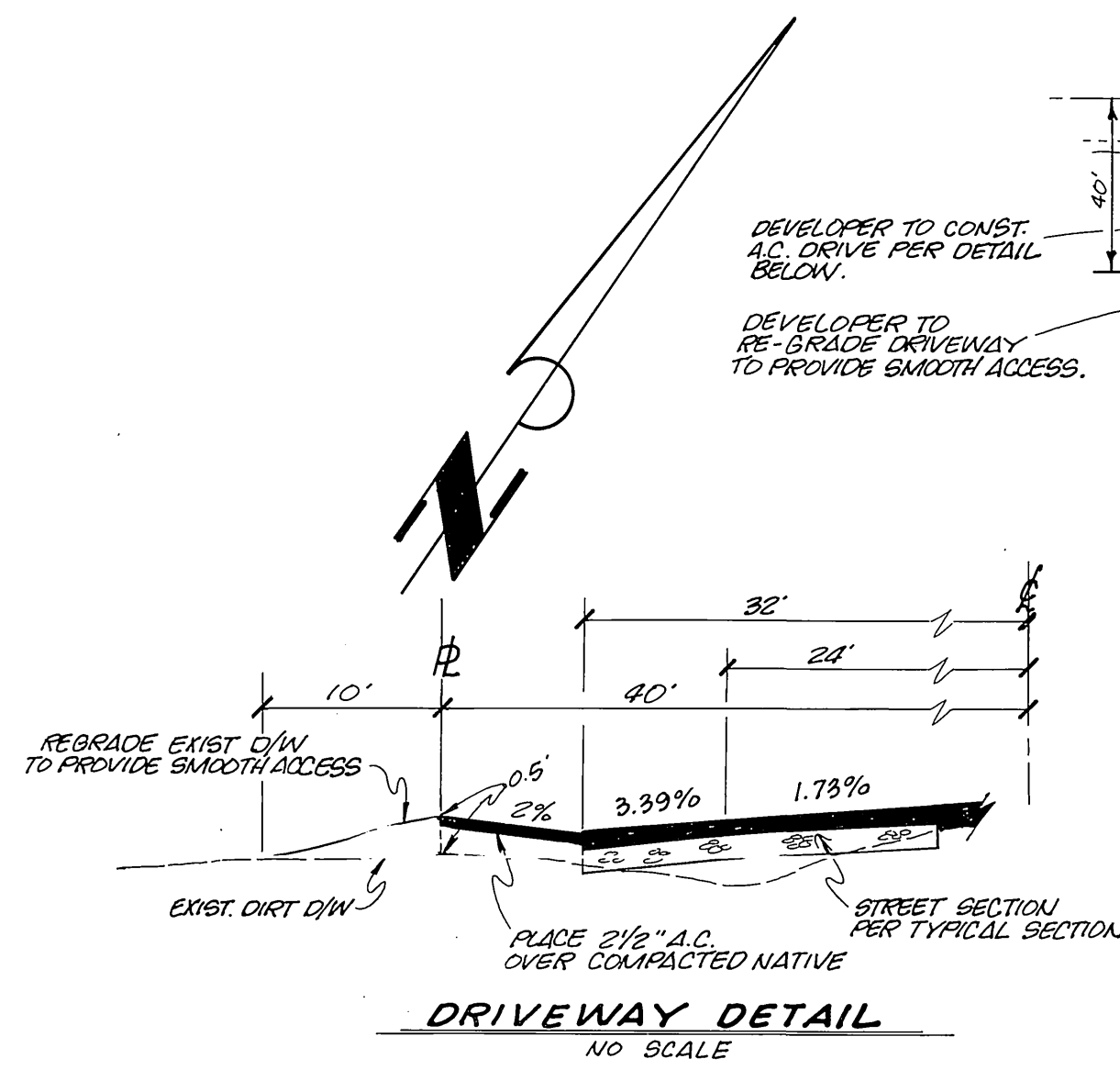
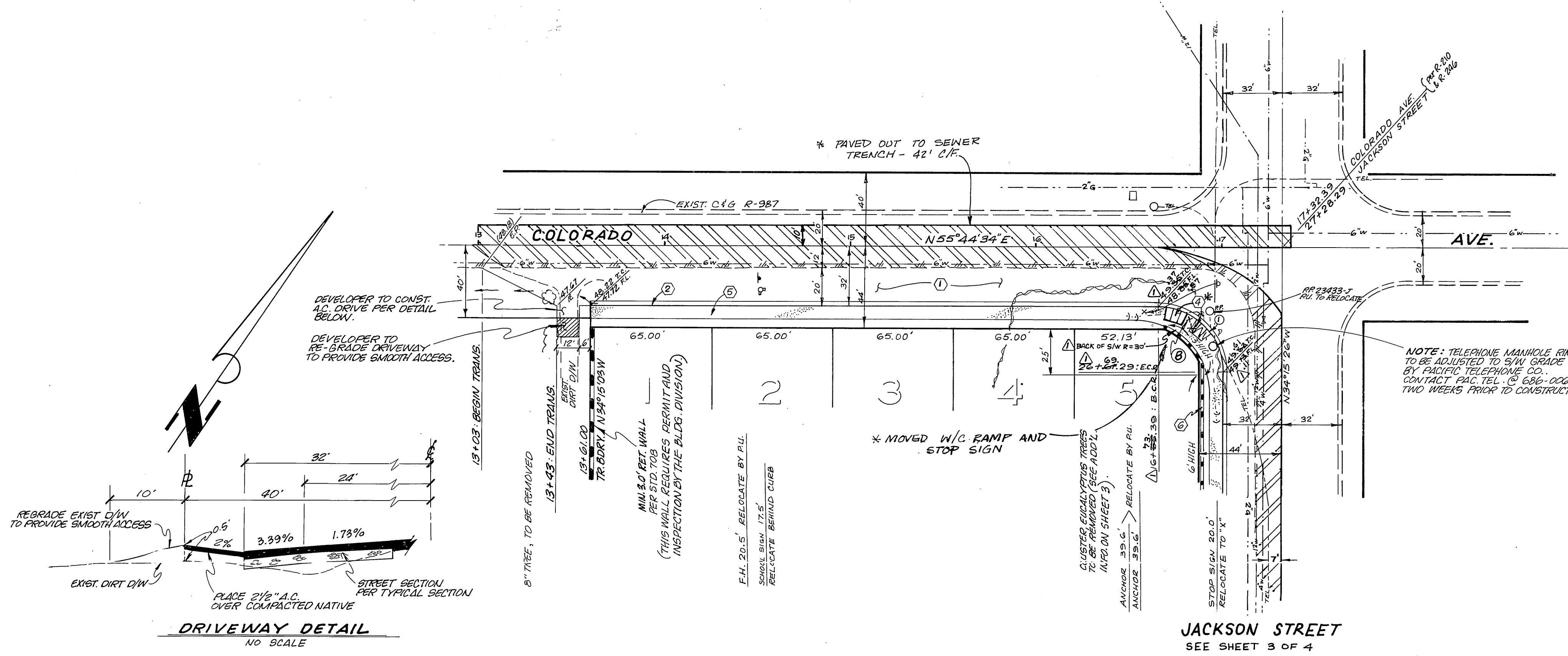
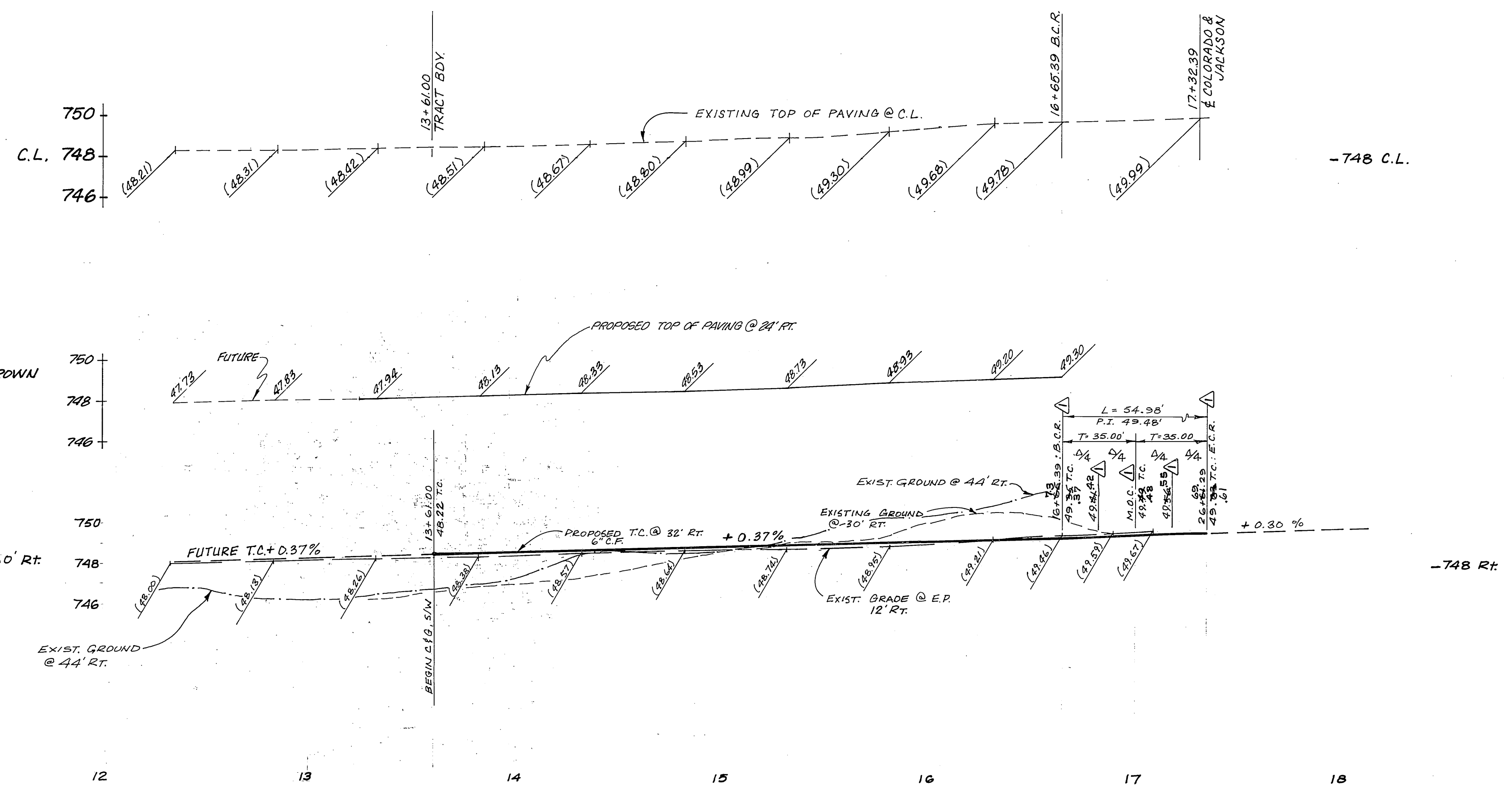
CITY OF RIVERSIDE
 PLANNING DEPT.
 APPROVED BY: *John Cuta* 1-25-79
 DATE
 APPROVED BY: *John Johnson* 11-4-77
 DATE
 CHIEF UTILITIES ENG. ELECTRICAL.

J. F. DAVIDSON ASSOCIATES
 CIVIL ENGINEERS - SURVEYORS - PLANNERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: *Robert J. Davidson* DATE 6-23-77
 R.E. No. 13632
 W.O. 5238 FOR: Kelson & Kelson, Inc. 1017 F.B. 121-155
 6480 JACK FROM SON

REV. STRUCTURAL SECTION PER S.R. 1007A. 11-18-80
 REV. BACK UP WALL LOCATION TO MATCH GRADING PLAN, & ADDED RETAINING WALL. 11-18-80
 Changed lot nos. eliminating original Lot 18, new total 20 lots (201141-790)
 MARK REVISIONS APPR. DATE
 DESIGNED BY A.W. DRAWN BY M.B. CHECKED BY [Signature] 8-15-79

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *John Cuta* DATE 8/15/79
 OFFICE ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 ASSISTANT CITY ENG. DATE 8/15/79

* AS BUILT 8-20-84 BRET!
 INDEXED RKE
 TITLE SHEET
 TRACT-9201
 STREET PLAN
 INDEX AND NOTES
 PROJECT NO. R-2192
 SHEET 1 OF 4
 HORIZ. SCALE: 1" = VERT. SCALE: 1" = FILE NO. 554!



LEGEND

[Hatched Box]	NEW PAVEMENT	} BY DEVELOPER
[Solid Box]	PAVEMENT OVERLAY	

NOTE
FOR GENERAL NOTES & CONSTRUCTION NOTES SEE SHEET 1 OF 4

BENCH MARK
BRASS DISK STAMPED (G3-A) CAPPED @ INTERSECTION OF VAN BUREN BLVD., & COLORADO AVE. F.B. 735/11. ELEVATION 742.228.

CURB RETURN DATA

R = 35.00'	27.00' Δ
Δ = 90°00'00"	
L = 54.98'	42.41' Δ
T = 35.00'	27.00' Δ

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 on this Project, excepting for liability arising from the sole negligence of the Owner or the Engineer.



CITY OF RIVERSIDE
DOMESTIC WATER SYSTEM
APPROVED BY: [Signature]
CHIEF UTILITIES ENGR., WATER

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPT.
ELECTRICAL DIVISION
APPROVED BY: [Signature]
CHIEF UTILITIES ENGR., ELECTRICAL

FOR REVISION: [Signature]
APPROVED BY: [Signature]
FOR PACIFIC TELEPHONE CO.
DATE: 11-1-78

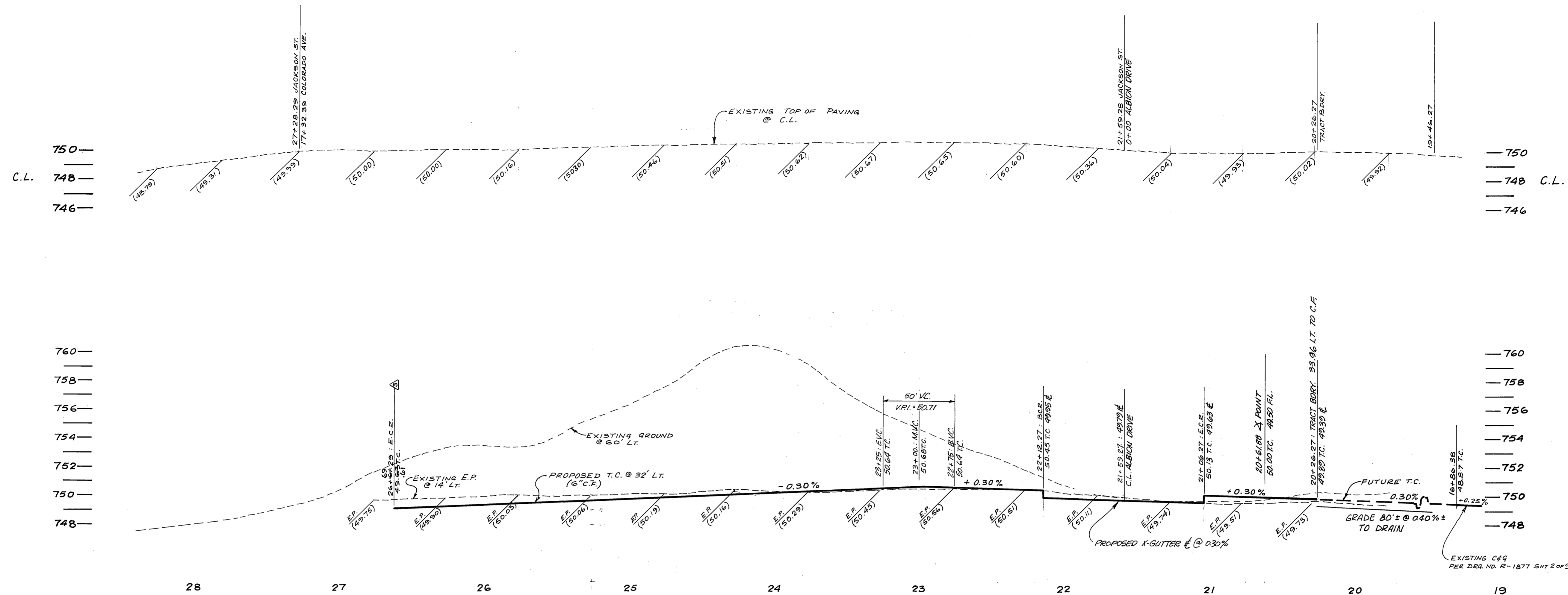
CITY OF RIVERSIDE
PLANNING DEPT.
APPROVED BY: [Signature]
DATE: 3/8/79

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA
APPROVED BY: [Signature] DATE: 6-23-77
R.E. No. 13693

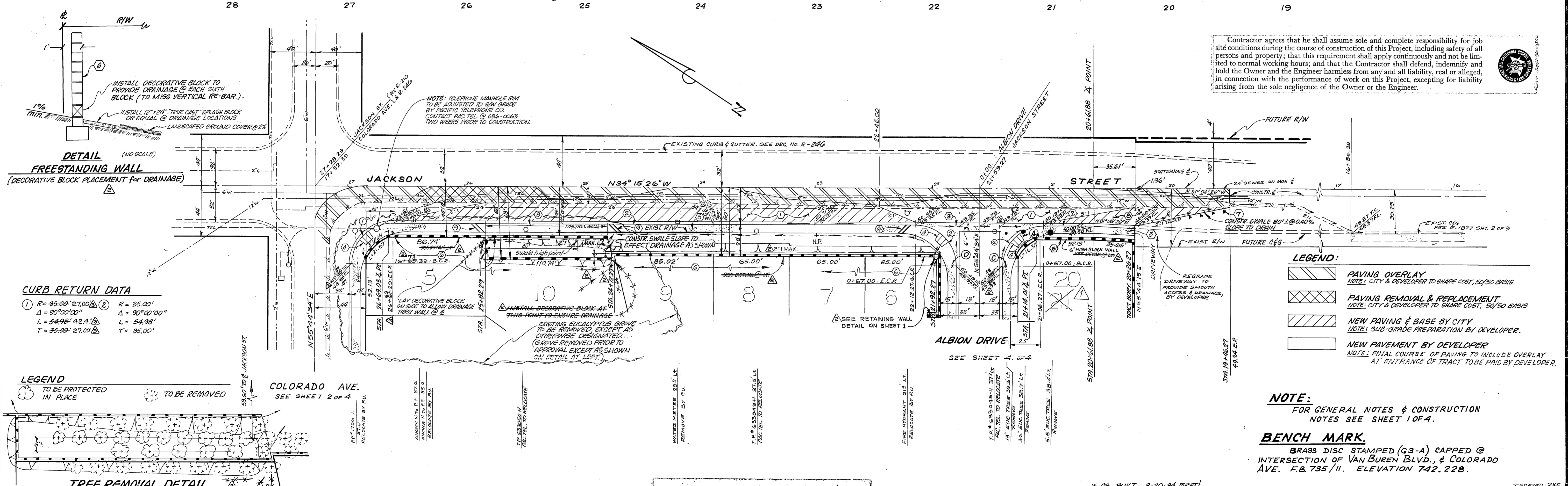
REV. C.R. TO MISS TEL. M.H. COVER	DATE: 2/18/81
REVISIONS	APPR. DATE
DESIGNED BY: A.W.	DRAWN BY: M.B.
CHECKED BY: [Signature]	

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature]
DIRECTOR OF PUBLIC WORKS
DATE: 8/13/79

STREET IMPROVEMENT PLAN & PROFILE		PROJECT NO.
TRACT- 9201 COLORADO AVENUE SOUTH SIDE JACKSON ST. TO 350' ± W.L.Y.		R-2192
HORIZ. SCALE: 1" = 40'		VERT. SCALE: 1" = 4'
FILE NO. 5541		SHEET 2 OF 4



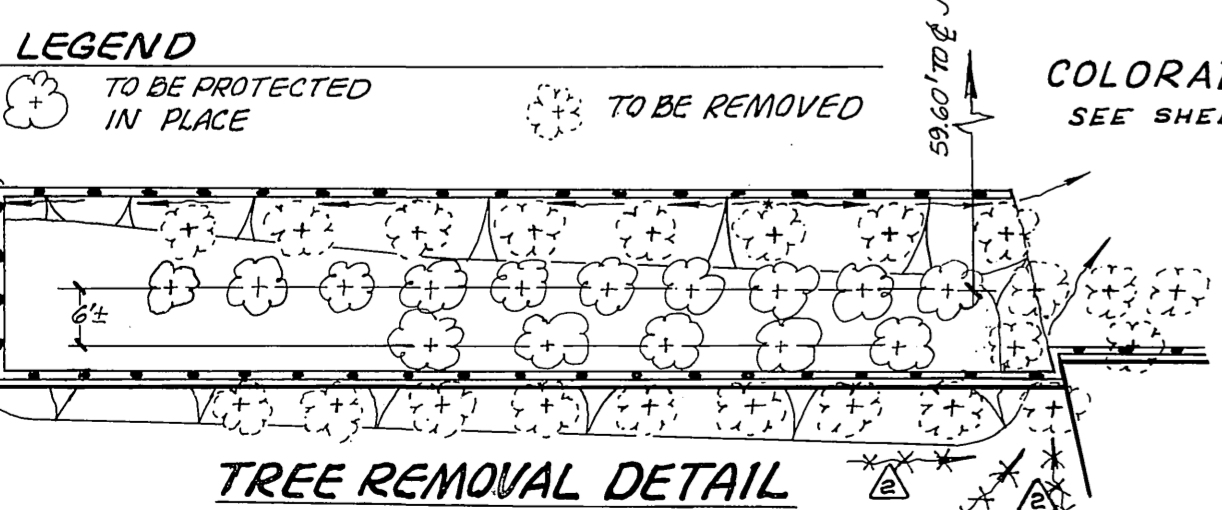
Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this Project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor 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 on this Project, excepting for liability arising from the sole negligence of the Owner or the Engineer.



DETAIL
FREESTANDING WALL
(DECORATIVE BLOCK PLACEMENT FOR DRAINAGE)

CURB RETURN DATA

① R = 35.00' 27.00"	② R = 35.00'
Δ = 90°00'00"	Δ = 90°00'00"
L = 54.98' 42.11"	L = 54.98'
T = 35.00' 27.00"	T = 35.00'

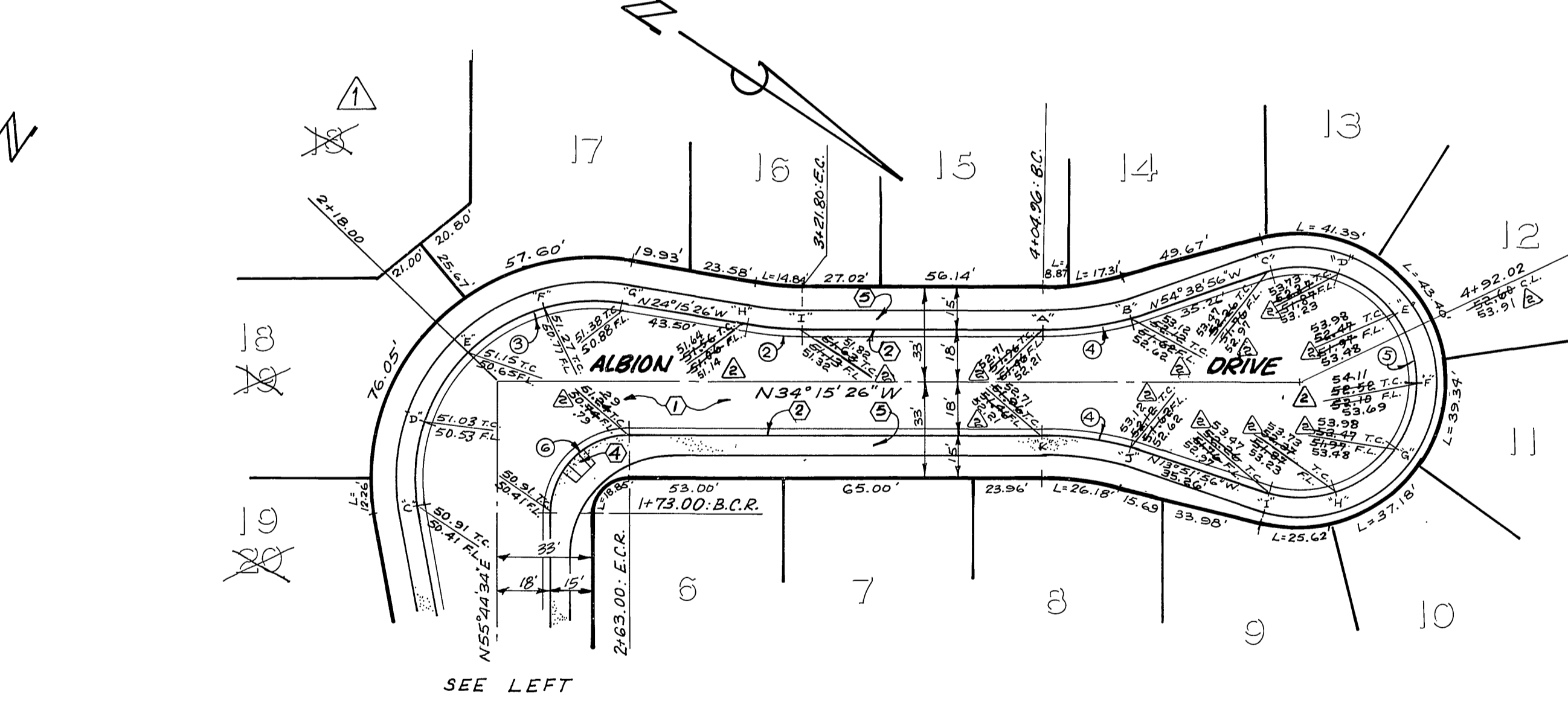
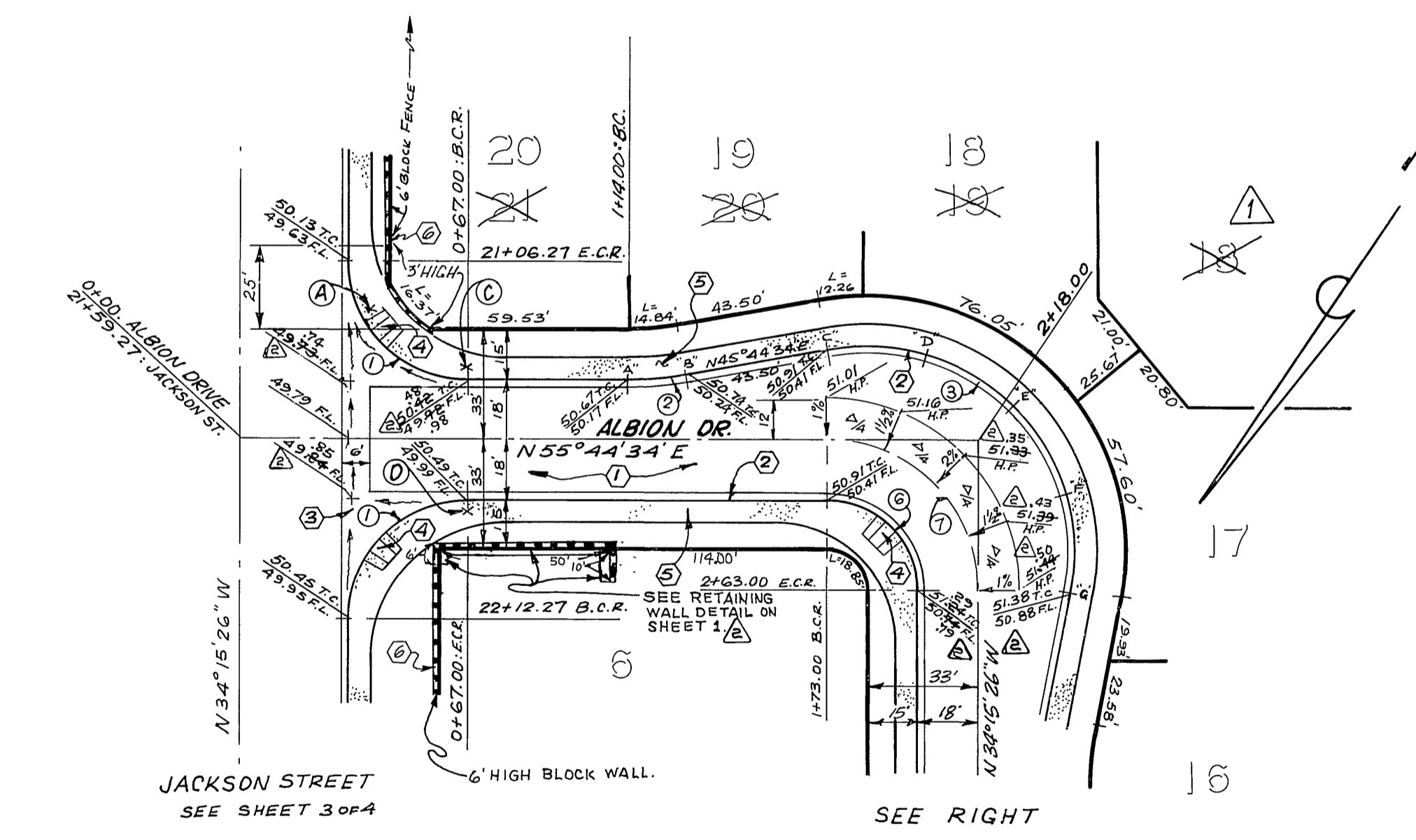
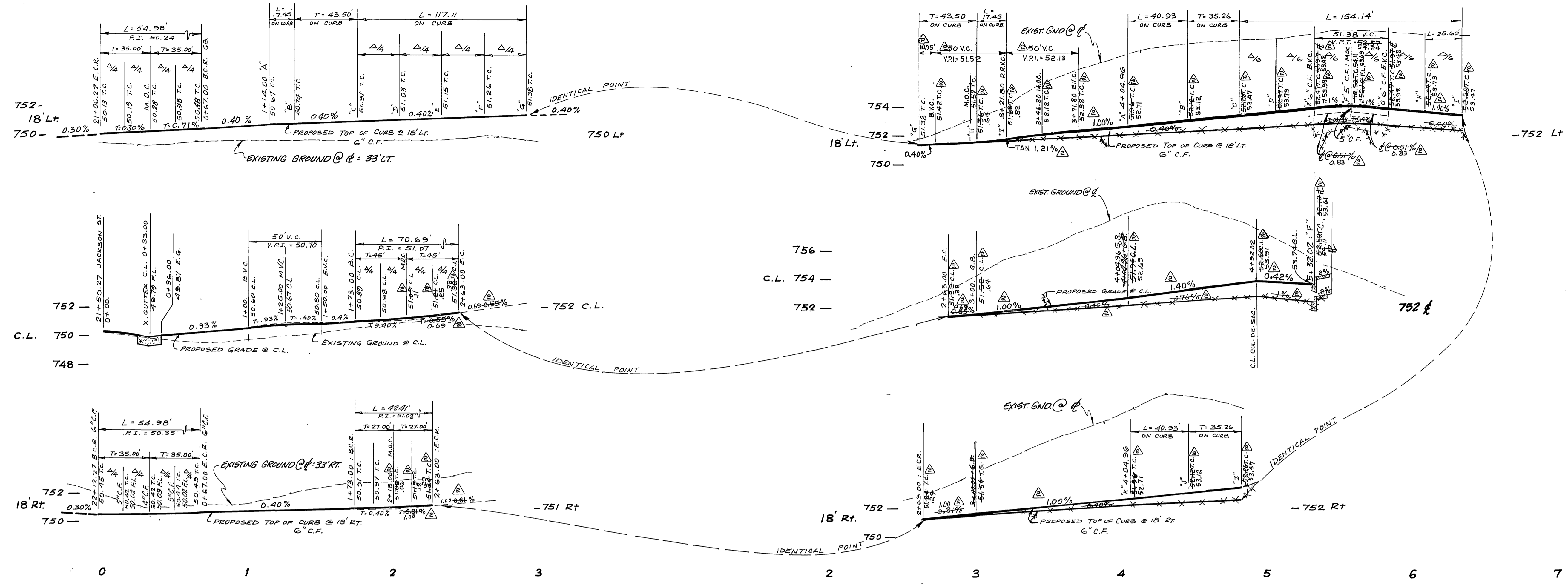


- LEGEND:**
- PAVING OVERLAY
NOTE: CITY & DEVELOPER TO SHARE COST, 50/50 BASIS
 - PAVING REMOVAL & REPLACEMENT
NOTE: CITY & DEVELOPER TO SHARE COST, 50/50 BASIS
 - NEW PAVING & BASE BY CITY
NOTE: SUB-GRADE PREPARATION BY DEVELOPER.
 - NEW PAVEMENT BY DEVELOPER
NOTE: FINAL COURSE OF PAVING TO INCLUDE OVERLAY AT ENTRANCE OF TRACT TO BE PAID BY DEVELOPER.

NOTE:
FOR GENERAL NOTES & CONSTRUCTION NOTES SEE SHEET 1 OF 4.

BENCH MARK.
BRASS DISC STAMPED (G3-A) CAPPED @ INTERSECTION OF VAN BUREN BLVD. & COLORADO AVE. F.B. 735/11. ELEVATION 742.228.

CITY OF RIVERSIDE DOMESTIC WATER SYSTEM		CITY OF RIVERSIDE PUBLIC UTILITIES DEPT. ELECTRICAL DIVISION		CITY OF RIVERSIDE PLANNING DEPT.		J. F. DAVIDSON ASSOCIATES CIVIL ENGINEERS - SURVEYORS - PLANNERS RIVERSIDE, CALIFORNIA		CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS		STREET IMPROVEMENT PLAN & PROFILE		PROJECT NO.	
APPROVED BY: <i>[Signature]</i> 3/10/79		APPROVED BY: <i>[Signature]</i> 9-26-78		APPROVED BY: <i>[Signature]</i> 3/9/79		APPROVED BY: <i>[Signature]</i> 6-23-79		APPROVED BY: <i>[Signature]</i> 8/15/79		TRACT-9201 JACKSON STREET WESTERLY SIDE COLORADO TO 700' ± SLY		R-2192	
DATE		DATE		DATE		DATE		DATE		SHEET 3 OF 4		SHEET 3 OF 4	
CHIEF UTILITIES ENGR., WATER		CHIEF UTILITIES ENGR., ELECTRICAL		DATE		DATE		DATE		HORIZ. SCALE: 1" = 40'		VERT. SCALE: 1" = 4'	
						W.O. 5238 FOR KELSON & BRECKENRIDGE		DESIGNED BY: A.W. DRAWN BY: M.B. CHECKED BY: J.T.		FILE NO. 5541			



① R = 35.00' L = 54.98' Δ = 90°00'00" T = 35.00'	② R = 100.00' L = 17.45' Δ = 10°00'00" T = 8.749'	③ R = 61.00' L = 117.11' Δ = 110°00'00" T = 87.12'	④ R = 115.00' L = 40.83' Δ = 20°23'30" T = 20.68'	⑤ R = 40.00' L = 154.14' Δ = 220°47'00" T = 107.60'	⑥ R = 27.00' L = 42.91' Δ = 30°00'00" T = 27.00'
⑦ R = 45.00' L = 70.69' Δ = 90°00'00" T = 45.00'					

NOTE
FOR GENERAL NOTES & CONSTRUCTION NOTES SEE SHEET 1 OF 4

BENCH MARK
BRASS DISK STAMPED (G3-A) CAPPED @ INTERSECTION OF VAN BUREN BLVD., & COLORADO AVE. F.B. 735/11. ELEVATION 742.228'

* AS BUILT 8-20-84 BRET! Indexed RKE

CITY OF RIVERSIDE PLANNING DEPT.
APPROVED BY: John A. Curtis 3/9/79
DATE

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 on this Project, excepting for liability arising from the sole negligence of the Owner or the Engineer.



J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA
APPROVED BY: Robert S. Kipp DATE: 6-29-77
R.E. No. 12693
DESIGNED BY: A.W. DRAWN BY: M.B. CHECKED BY: [Signature]

CHANGED GRADE OF STREET TO BALANCE GRADES & ADDED RETAINING WALL	11-19-80
Changed lot nos. eliminating original Lot 18, new total 20 lots (same 4-19-80)	4/18/80
MARK	REVISIONS
APPR. DATE	DATE
CHIEF P. W. ENGR.	DATE 8/15/79

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature] BY: [Signature] DATE: 8/15/79
TRAFFIC DIVISION
CHIEF P. W. ENGR.

STREET IMPROVEMENT PLAN & PROFILE	PROJECT NO.
TRACT-9201	R-2192
ALBION DRIVE	SHEET 4 OF 4
JACKSON ST. TO 540'± (END)	FILE NO. 5541
HORIZ. SCALE: 1" = 40'	VERT. SCALE: 1" = 4'