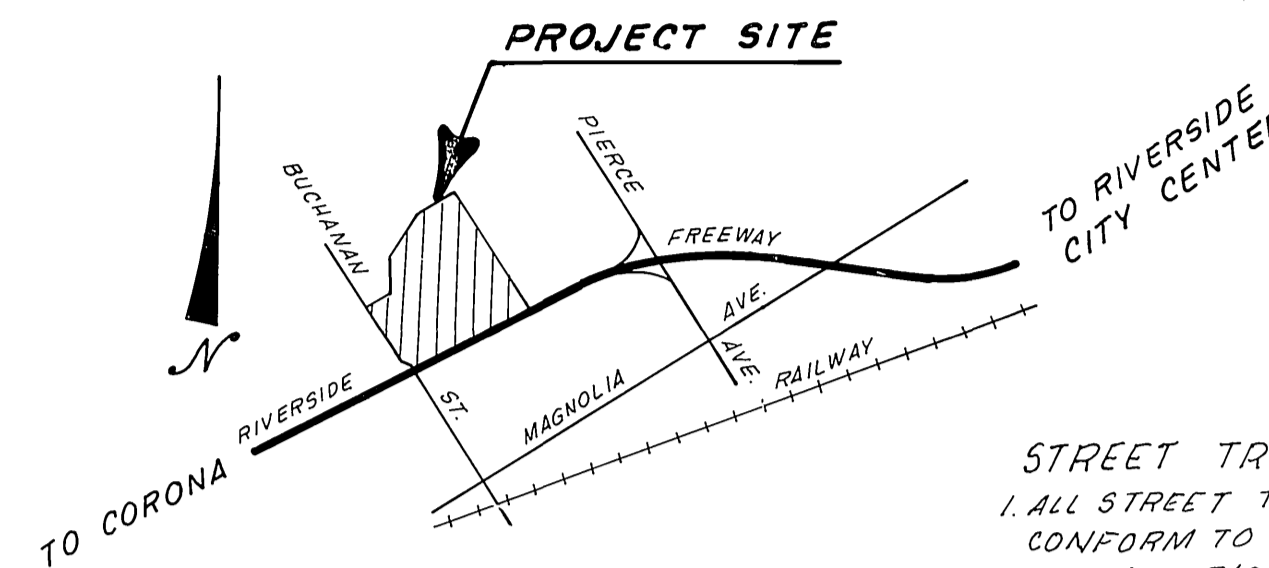


THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE ON JOB SITE, COPIES OF APPLICABLE STANDARDS SHOWN ON PLANS AND BE FAMILIAR WITH THEIR CONSTRUCTION.

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 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, 1979 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 125 TONS.
- CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. NO. 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 WITH 3' OFFSETS AT 25' INTERVALS.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- IN ORDER TO COORDINATE THE CITY'S PORTION OF THE WORK, THE DEVELOPER SHALL GIVE THE CITY 45 DAYS NOTICE IN ORDER THAT THE DEVELOPER'S AND CITY'S WORK MAY BE INSTALLED CONCURRENTLY.



STREET TREE NOTES

- ALL STREET TREE WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK & RECREATION DEPARTMENT STANDARDS.
- CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 787-7223 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED:
 - WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD
 - PRIOR TO DIGGING PLANT PITS
 - WHEN DIGGING PLANT PITS AND PLANTING/RELOCATING TREES
 - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE AND
 - AT THE END OF MAINTENANCE/FINAL ACCEPTANCE
 DEVELOPER WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY OF RIVERSIDE THAT THE CITY'S PARK AND RECREATION DEPT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
- THE DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.

STREET NAME & TRAFFIC SIGN SCHEDULE

A	BUCHANAN ST	4100
B	MADERA WAY	12200
C	MADERA WAY	12100
D	TIGRIS WAY	4100
E	MADERA WAY	12100
F	INDUS WAY	4100
G	SEVERN WAY	12100
H	SEVERN WAY	12100
I	TIGRIS WAY	4100
J	R1 (STOP SIGN) 30" O.C TAGON	
K	W53 (NOT A THROUGH STREET) 24"x24"	
L	R7 (KEEP RIGHT) OVER TYPE N (YELLOW REFLECTOR)	

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.

THE SUBDIVIDER SHALL ARRANGE FOR A SOILS TEST TO BE MADE, BY A SOILS ENGINEER, AFTER STREETS HAVE BEEN PREPARED TO SUB-GRADE. DEPTH OF BASE MATERIAL AND A.C. PAVEMENT SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS & TEST PROCEDURES.

CONSTRUCTION NOTES

- CONST. 3" A.C. PAVEMENT OVER 6" D.G. BASE. (SEE GENERAL NOTES 1-3)
- CONST. 3" A.C. PAVEMENT OVER 6" D.G. BASE. (SEE GENERAL NOTES 1-3)
- CONST. STD. CURB & GUTTER (8" C.F.) PER RIVERSIDE STD. DWG. NO. 200. TYPE I
- CONST. STD. CURB ONLY (8" C.F.) PER STD. DWG. NO. 200. TYPE II
- CONST. WHEELCHAIR RAMP PER RIVERSIDE STD. DWG. NO. 304.
- CONST. SIDEWALK PER RIVERSIDE STD. DWG. NO. 325.
- CONST. STD. BARRICADE PER RIVERSIDE STD. DWG. NO. 180.
- CONST. STD. DRIVEWAY APPROACHES PER RIVERSIDE STD. DWG. NO. 302.
- CONST. 6" A.C. BERM (MATCH EXIST.)
- PLACE 2"x6" REDWOOD HEADER.
- CONST. 8" A.C. BERM PER DETAIL SHT. NO. 1.
- REMOVE EXIST. A.C. CURB ONLY.
- REMOVE EXIST. FENCE.
- CONST. RETAINING WALL PER DETAIL SHEET 3 & PER RIVERSIDE STD. DWG. NO. 708.
- CONST. WHEELCHAIR RAMP CURB DEPRESSION @ M.O.C. PER RIVERSIDE STD. DWG. NO. 304 WITH 2" THICK BY 4" WIDE A.C. BEHIND THE CURB.
- CONST. VARIABLE OVERLAY AS SHOWN ON PLAN.
- CONST. CROSS GUTTER PER RIVERSIDE STD. DWG. NO. 220.
- SAW CUT & REMOVE EXIST. A.C.P. AS SHOWN ON PLANS
- REMOVE EXIST. A.C. PAVING.
- PLANT STREET TREES PER PARKS & RECREATION DEPT STDS.

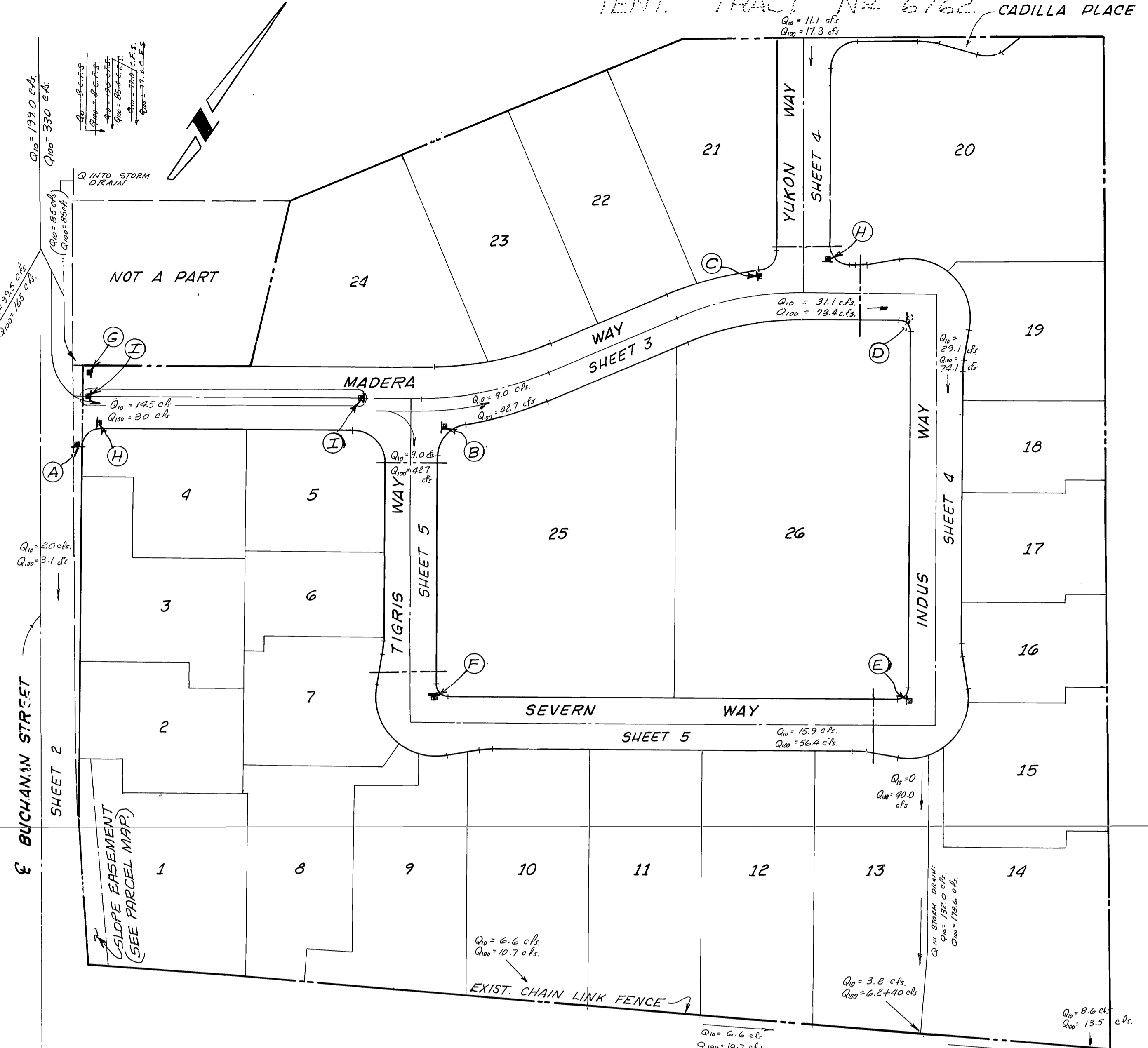
STREET TREE SCHEDULE

STREET NAME	BOTANICAL NAME / COMMON NAME	MIN. SIZE	APPROX. #
BUCHANAN ST	MAGNOLIA "G" MAJESTIC	16 GAL	50/20
MADERA WAY	EUCALYPTUS	16 GAL	50/20
INDUS WAY	EUCALYPTUS	16 GAL	50/20
SEVERN WAY	LIRODENDRON	16 GAL	50/20
YUKON WAY	LIRODENDRON	16 GAL	50/20
TIGRIS WAY	LIRODENDRON	16 GAL	50/20
CADILLA PLACE	LIRODENDRON	16 GAL	50/20

BENCH MARK:

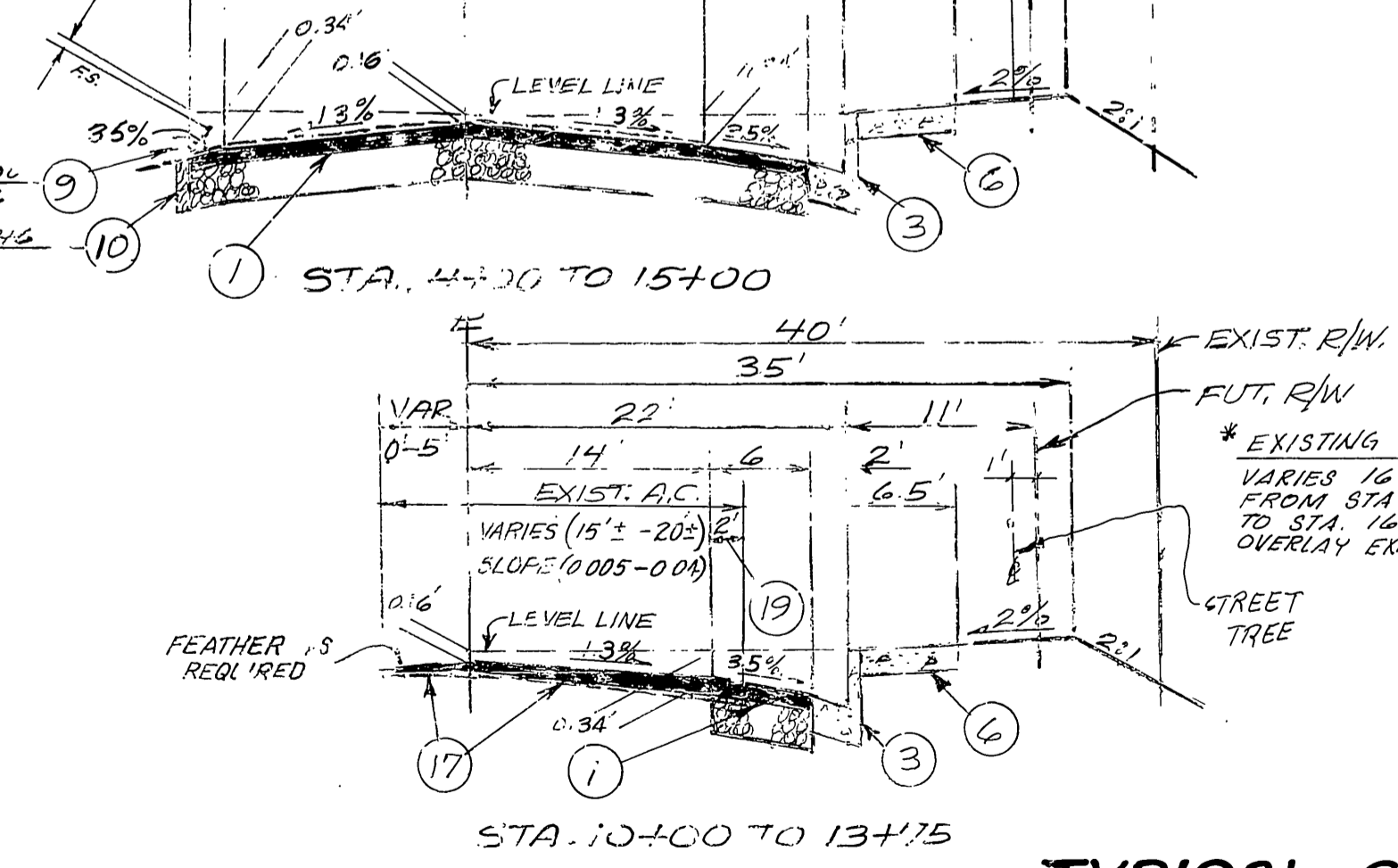
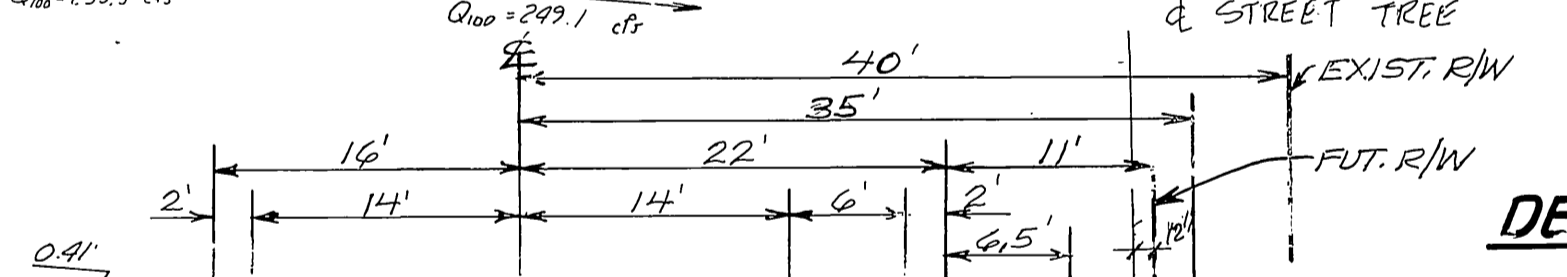
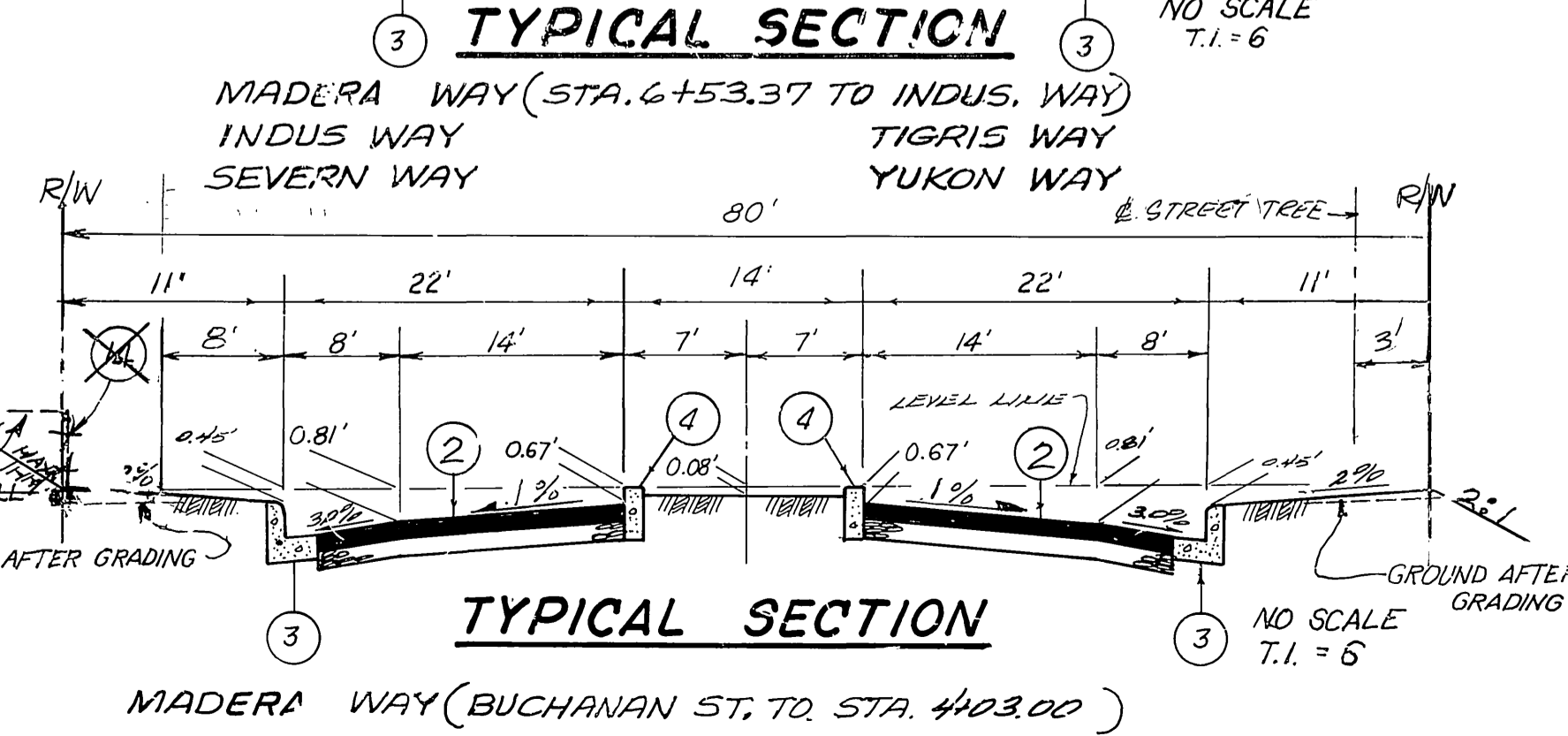
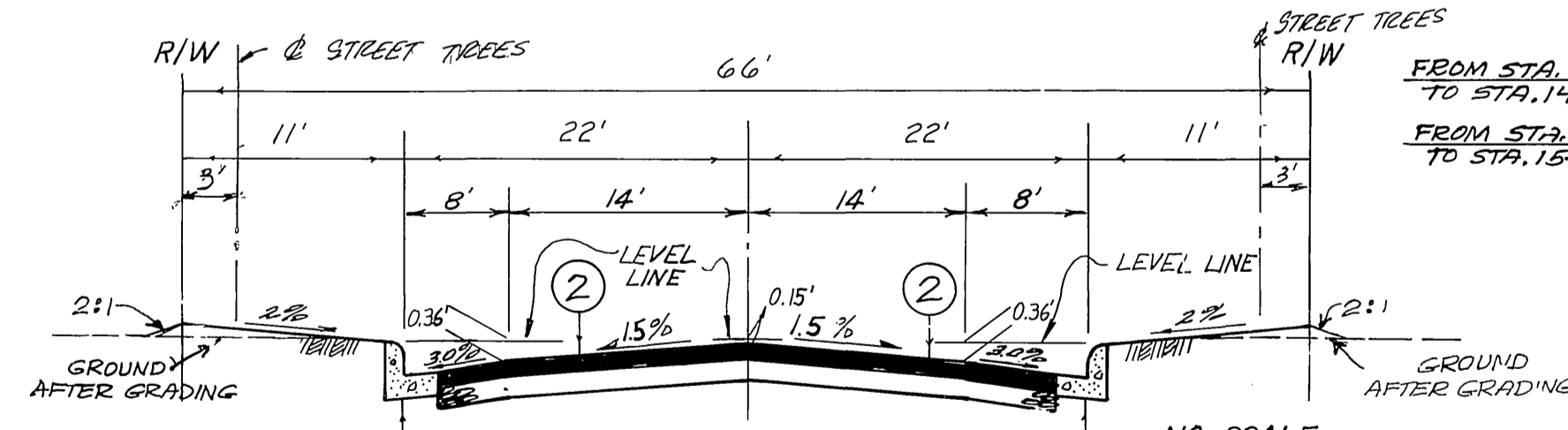
E1-B SET PK. NAIL IN CONC. LOADING DOCK AT SWISS DAIRY ON N ELY SIDE OF BUCHANAN ST. N.W.LY. OF RIVERSIDE FRWY PK. IS 12.5' ELY. OF N.W.LY. CORNER OF DOCK. FB 733/43 ELEV.=737.632

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.



INDEX MAP

SCALE: 1"=100'



TYPICAL SECTIONS

BUCHANAN STREET NO SCALE T.I.=7 * AS BUILT BRET 5/4/82

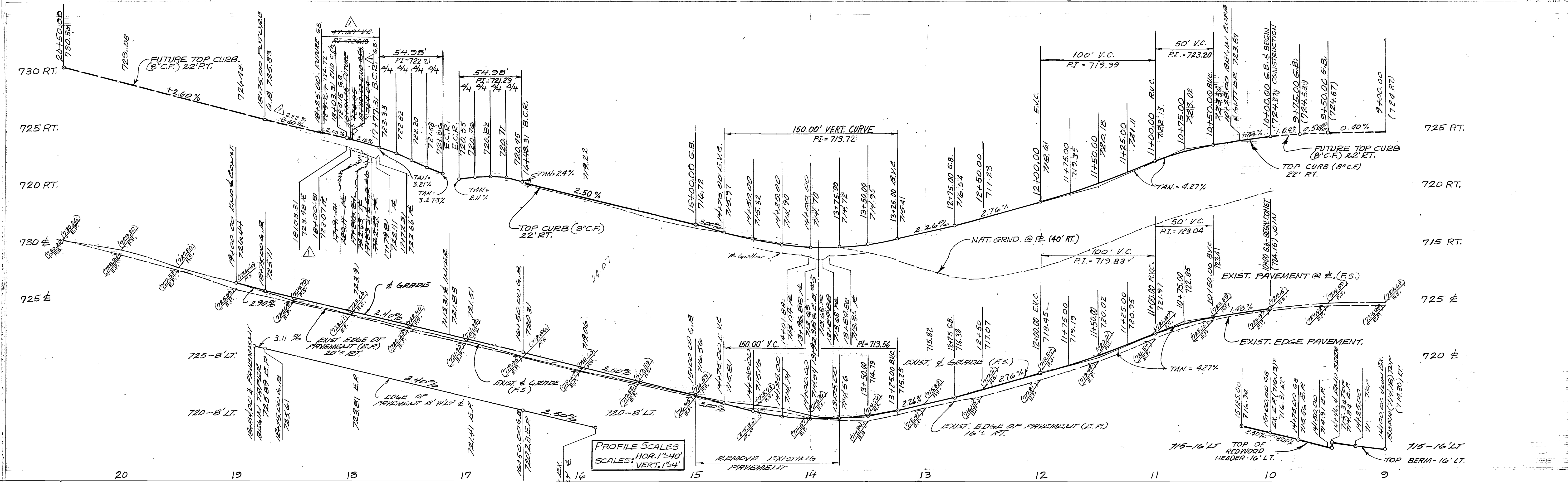
PREPARED BY: JENNINGS-HALDERMAN-HOOD
540 N. GOLDEN CIRCLE DR. SUITE III
SANTA ANA, CA. 92705
PHONE: (714) 835-3611
DATE: 8/13/79
LAWRENCE R. WLEZIEN R.C.E. 19355

MARK	REVISIONS	APPR.	DATE
1	REV. STREET TREES PLR. PARKS DEPT.		
2	ADDED PAVING LOCATIONS PER 10/28/82		
3	DELETED RETAINING WALL & CONST.		
4	1 1/2" 2" O.C. PERMITS 2. O.R.P. 2-22-81		

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature]
DATE: 10/12/80
DIRECTOR OF PUBLIC WORKS

STREET PLAN & PROFILE
PARCEL MAP No. 14678
INDEX MAP

PROJECT NO. R-2257
SHEET 1 OF 5
FILE NO.



CURVE DATA

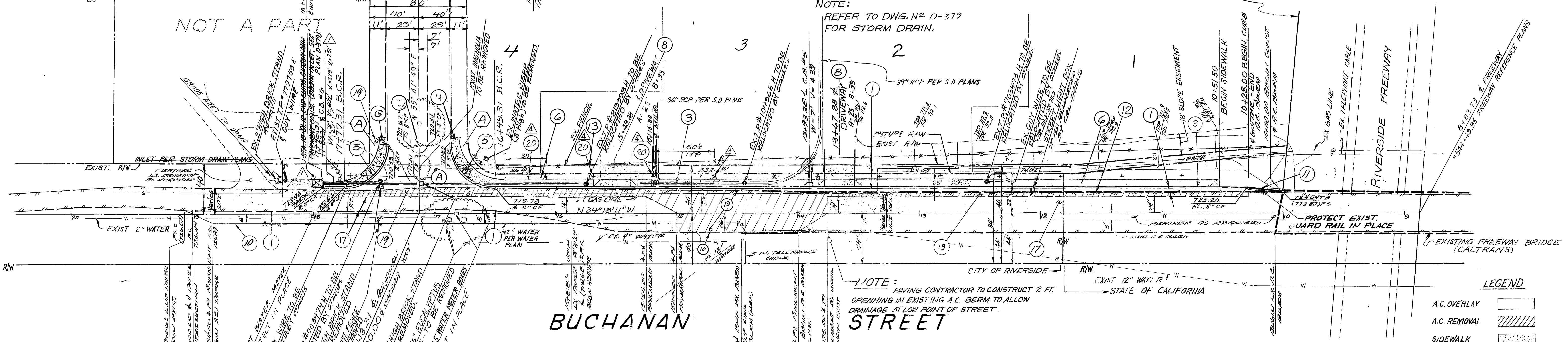
Station	Radius (ft)	PI (ft)
90°00'00"	35.00'	54.98'
90°00'00"	35.00'	713.56'
90°00'00"	35.00'	719.83'

NOTE:
 1. SEE SHEET NO. 1 FOR GENERAL NOTES
 2. SEE SEWER, WATER AND ELECTRICAL IN SEPARATE PLANS

NOT A PART

MADERA WAY
 SEE SHEET NO. 3

NOTE:
 REFER TO DWG. NO. D-379 FOR STORM DRAIN.



- CONSTRUCTION NOTES**
- CONST. A.C. PAVEMENT OVER "D.G. BASE. (SEE GENERAL NOTE 13)
 - CONST. STD. CURB & GUTTER (8" C.F.) PER RIVERSIDE STD. DWG. NO. 200.
 - CONST. WHEELCHAIR RAMP PER RIVERSIDE STD. DWG. NO. 304.
 - CONST. SIDEWALK PER RIVERSIDE STD. DWG. NO. 325.
 - CONST. STD. DRIVEWAY APPROACH PER RIVERSIDE STD. DWG. NO. 302. TYPE V
 - PLANT STREET TREES PER PARK & REC. DEPT. STD.
 - PLACE 2" X 6" REDWOOD HEADER.
 - CONST. 8" A.C. BERM PER DETAIL SHT. NO. 1.
 - REMOVE EXIST. A.C. BERM ONLY.
 - REMOVE EXIST. FENCE.
 - REMOVE EXIST. A.C. PAVING.
 - CONST. VARIABLE OVERLAY AS SHOWN ON PLAN.
 - SAW CUT AND REMOVE A.C. PAVEMENT AND REPLACE AS SHOWN ON PLANS.

NOTE: TELEPHONE POLES TO BE RELOCATED BY PACIFIC TELEPHONE COMPANY

NOTE:
 PAVING CONTRACTOR TO CONSTRUCT 2 FT. OPENING IN EXISTING A.C. BERM TO ALLOW DRAINAGE AT LOW POINT OF STREET.

BENCH MARK:
 E+8 SET PK. NAIL IN CONC. LOADING DOCK AT SWISS DAIRY ON N. ELY. SIDE OF BUCHANAN ST. N.WLY. OF RIVERSIDE FRWY. PK. IS 12' S. ELY. OF N. WLY. CORNER OF DOCK. ELEV. = 737.632.

STREET NAME & TRAFFIC SIGNAL
 (A) (G) (H) (I)
 SEE SCHEDULE SHEET 1

PREPARED BY:
JENNINGS-HALDERMAN-HOOD
 540 N. GOLDEN CIRCLE DR. SUITE 111
 SANTA ANA, CA. 92705
 PHONE: (714) 835-3611

DATE: 8/13/79
 R.C.E. 19355

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

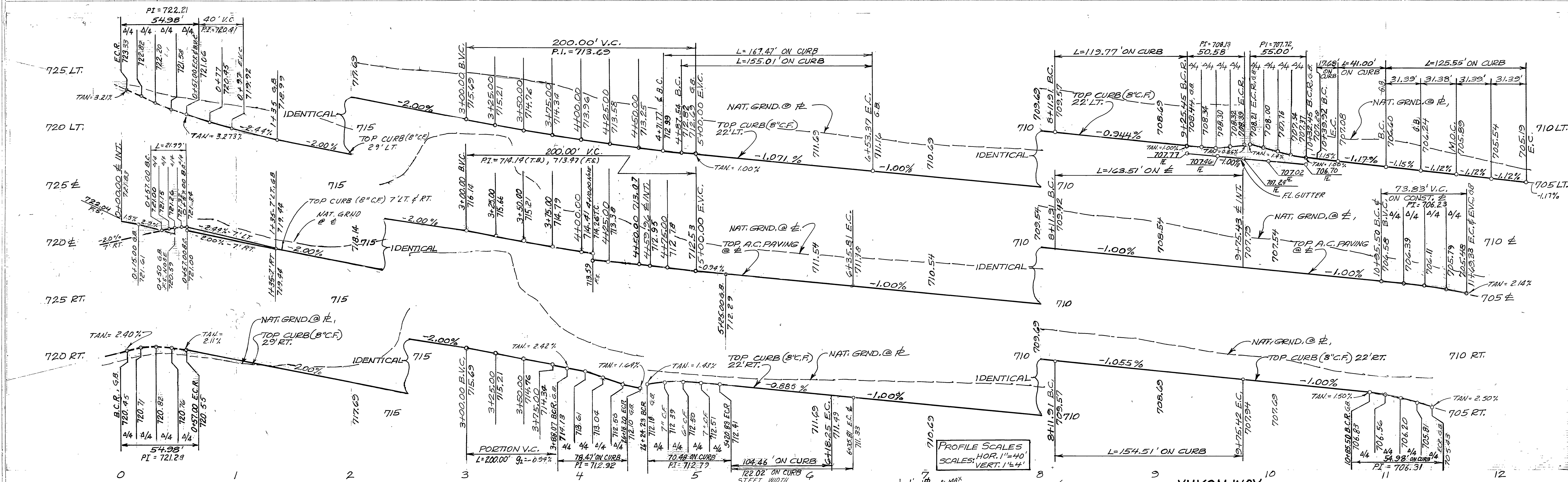
APPROVED	DATE	APPROVED	DATE
<i>Don Campbell</i>	9/12/80	<i>Fred Rantz</i>	9/12/80
CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT		CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT	
APPROVED	DATE	APPROVED	DATE
<i>Lawrence R. Wlezien</i>	9/12/80	<i>W. D. ...</i>	9/12/80
CITY OF CALIFORNIA GAS CO.		PACIFIC TELEPHONE	

STREET PLAN & PROFILE
 PARCEL MAP No. 14678
BUCHANAN STREET

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

ACCOUNT NO. INDEXED 810
R-2257
 SHEET 2 OF 5

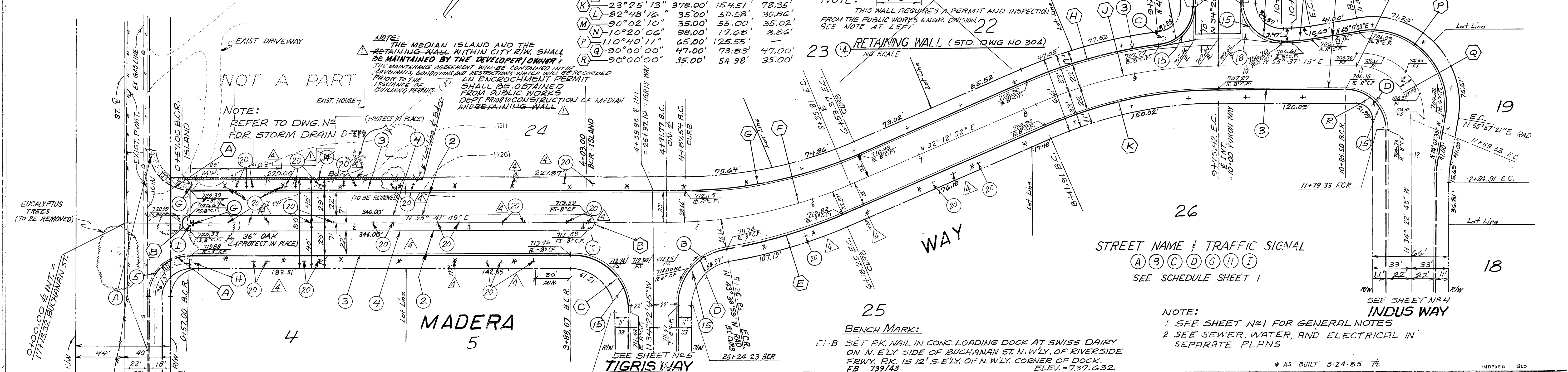
J.H.H. JUN. 1945



- CONSTRUCTION NOTES**
- CONST. "A.C. PAVEMENT OVER "D.G. BASE. (SEE GENERAL NOTE 13).
 - CONST. STD. CURB & GUTTER (8" C.F.) PER RIVERSIDE STD. DWG. NO. 200, TYPE I
 - CONST. STD. CURB ONLY (8" C.F.) PER RIVERSIDE STD. DWG. NO. 200, TYPE II
 - CONST. WHEELCHAIR RAMP PER RIVERSIDE STD. DWG. NO. 304
 - CONST. WHEELCHAIR RAMP CURB DEPRESSION @ M.O.C. PER RIVERSIDE STD. DWG. NO. 304 WITH 2" THICK BY 4" WIDE A.C. BEHIND THE CURB
 - CONST. CROSS GUTTER PER RIVERSIDE STD. DWG. NO. 220 (W=10')
 - CONST. RETAINING WALL PER DETAIL THIS SHEET & PER RIVERSIDE STD. DWG. NO. 304. SCALE: 1" = 40'
 - PLANT STREET TREES PER PARKS & REC. DEPT. STD.

CURVE DATA

STATION	PI	GRADE	GRADE	GRADE
A	90°00'00"	35.00'	54.98'	35.00'
B	180°00'00"	7.00'	21.99'	49.93'
C	89°55'26"	50.00'	78.47'	42.53'
D	80°45'46"	50.00'	70.48'	52.50'
E	14°10'59"	422.00'	104.46'	60.29'
F	23°29'47"	400.00'	164.04'	78.61'
G	23°29'47"	378.00'	155.01'	83.19'
H	16°15'39"	422.00'	119.77'	60.29'
I	23°25'13"	400.00'	143.51'	82.91'
J	23°25'13"	378.00'	154.51'	78.35'
K	82°48'16"	35.00'	50.58'	30.86'
L	90°02'10"	35.00'	55.00'	35.02'
M	110°40'11"	98.00'	17.48'	8.86'
N	90°00'00"	65.00'	125.55'	
O	90°00'00"	47.00'	73.83'	47.00'
P	90°00'00"	35.00'	54.98'	35.00'



PREPARED BY:
JENNINGS-HALDERMAN-HOOD
 540 N. GOLDEN CIRCLE DR. SUITE III
 SANTA ANA, CA. 92705
 PHONE: (714) 835-3611

DATE: 8/13/77
LAWRENCE R. WLEZIEEN R.C.E. 19355

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

STREET PLAN & PROFILE
 PARCEL MAP No. 14678
 MADERA WAY

ACCOUNT NO.
R-2257

SHEET 3 OF 5

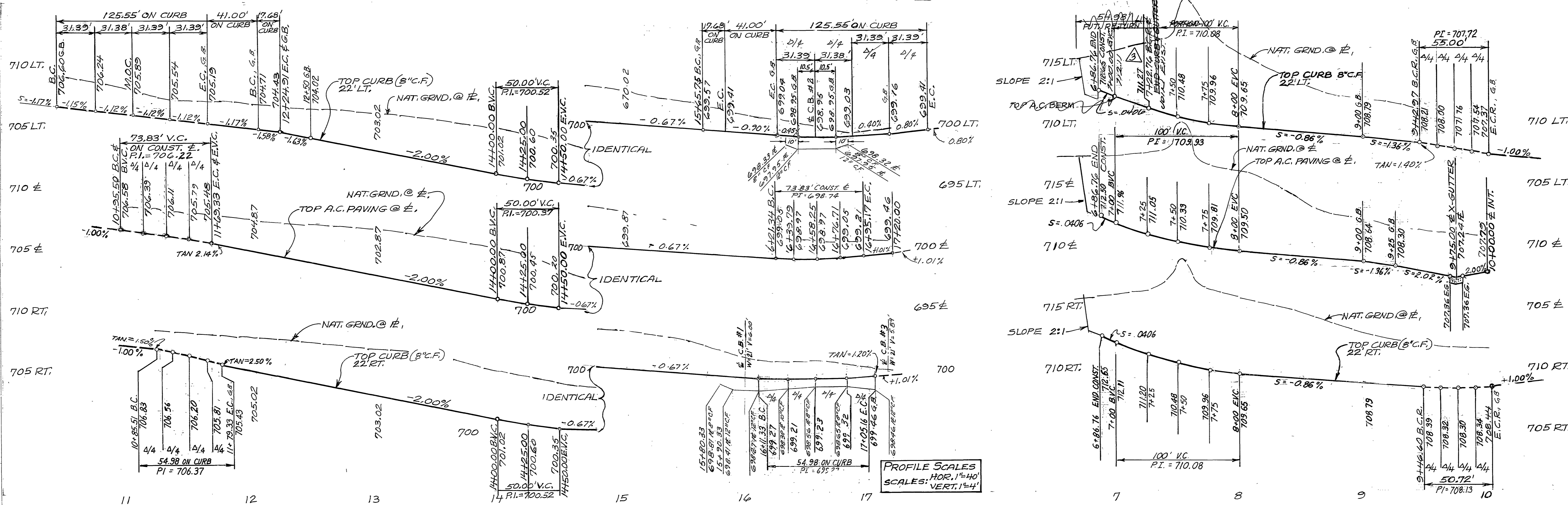
APPROVED BY:
 PRINCIPAL ENGINEER: [Signature]
 PARK DEPARTMENT: [Signature]
 TRAFFIC DIVISION: [Signature]
 CHIEF ENGINEER: [Signature]
 PUBLIC WORKS DIRECTOR: [Signature]

DESIGNED BY: GAA **DRAWN BY:** GAA **CHECKED BY:** DAB

DATE: 10/10/70

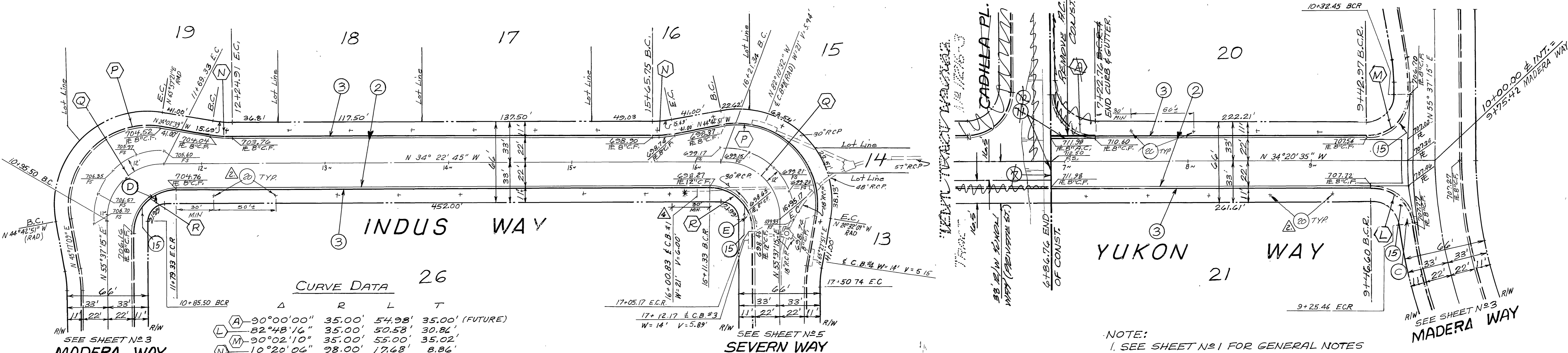
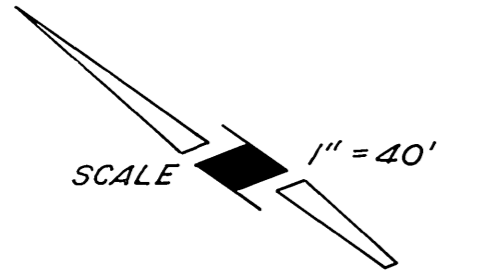
HORIZ. SCALE: 1" = 40' **VERT. SCALE:** 1" = 4'

J.H.H. J.N. 1945



CONSTRUCTION NOTES

- ② - CONST. 3" A.C. PAVEMENT OVER 6" D.G. BASE. (SEE GENERAL NOTE 13)
- ③ - CONST. STD. CURB & GUTTER (8" C.F.) PER RIVERSIDE STD. DWG. NO. 200.
- ⑤ - CONST. WHEELCHAIR RAMP CURB DEPRESSION @ MOC PER RIVERSIDE STD. DWG. NO. 304 WITH 2" THICK BY 4" WIDE A.C. BEHIND THE CURB.
- ⑦ - CONST. STD. BARRICADE PER RIVERSIDE STD. DWG. NO. 180.
- ⑩ - PLACE 2" x 6" REDWOOD HEADER
- ⑪ - CONST. 8" A.C. BERM PER DETAIL SH. 1
- ⑫ - PLANT STREET TREES PER PARKS & REC. DEPT. STDS



CURVE DATA 26

	Δ	R	L	T
(A)	90°00'00"	35.00'	54.98'	35.00' (FUTURE)
(B)	82°48'16"	35.00'	50.58'	30.81'
(C)	90°02'10"	35.00'	55.00'	35.02'
(M)	10°20'06"	98.00'	17.68'	8.86'
(P)	110°40'11"	65.00'	125.55'	-
(Q)	90°00'00"	47.00'	73.83'	47.00'
(R)	90°00'00"	35.00'	54.98'	35.00'

NOTE:
 1. SEE SHEET NO. 1 FOR GENERAL NOTES AND CONSTRUCTION NOTES.
 2. SEE SEWER, WATER, AND ELECTRICAL ON SEPARATE PLANS

BENCH MARK:
 EI-B SET PK. NAIL IN CONC. LOADING DOCK AT SWISS DAIRY ON N. ELY. SIDE OF BUCHANAN ST. N. WLY. OF RIVERSIDE FRWY. PK. IS 12' S. ELY. OF N. WLY. CORNER OF DOCK. FB 739/43 ELEV. = 737.632

PREPARED BY:
JENNINGS-HALDERMAN-HOOD
 540 N. GOLDEN CIRCLE DR. SUITE 111
 SANTA ANA, CA. 92705
 PHONE: (714) 835-3611
 DATE: 8/13/89
 LAWRENCE R. WLEZIEN R.C.E. 19355

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

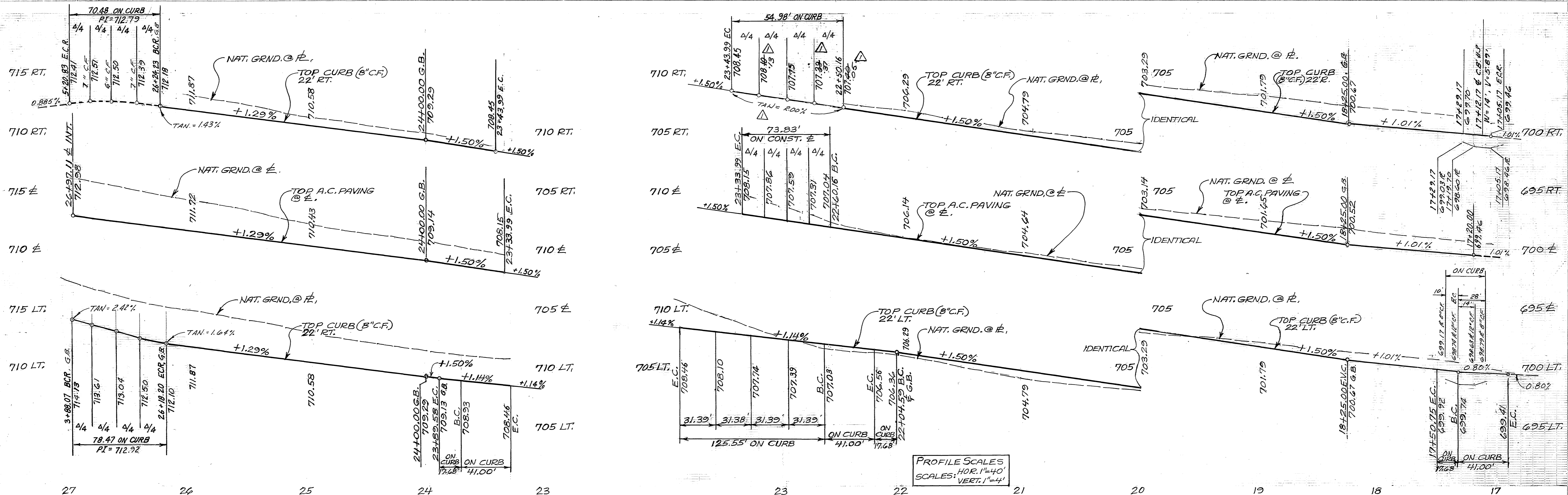
APPROVED BY	DATE	APPROVED BY	DATE
PRINCIPAL ENGINEER	8/14/89	PUBLIC WORKS DIRECTOR	8/14/89
TRAFFIC DIVISION	8/14/89	CHIEF W. ENGINEER	8/14/89
DESIGNED BY	8/13/89	DRAWN BY	8/13/89
CHECKED BY	8/13/89	DATE	8/13/89

STREET PLAN & PROFILE
 PARCEL MAP No. 14678
INDUS WAY & YUKON WAY

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

ACCOUNT NO. **R-2257**
 SHEET **4** OF **5**

J.H.H. J.N. 1945



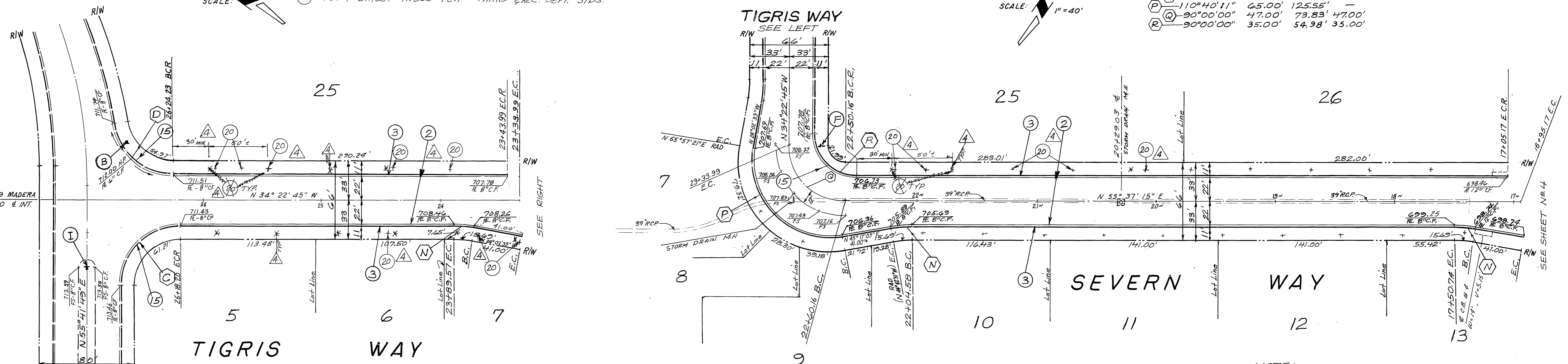
CONSTRUCTION NOTES

- (2) CONST. "A.C. PAVEMENT OVER "D.G. BASE. (SEE GENERAL NOTE 13)
- (3) CONST. STD. CURB & GUTTER (8" C.F.) PER RIVERSIDE STD. DWG. N° 200.
- (15) CONST. WHEELCHAIR RAMP CURB DEPRESSION @ 100' PER RIVERSIDE STD. DWG. N° 304 WITH 2" THICK BY 4' WIDE AC. BEHIND THE CURB.
- (20) PLANT STREET TREES PER PARKS & REC. DEPT. STDS.

STREET NAME & TRAFFIC SIGNAL
(B) (F) (I)
 SEE SCHEDULE SHEET 1

CURVE DATA

	Δ	R	L	T
(C)	89°55'26"	50.00'	78.47'	49.93'
(D)	80°45'46"	50.00'	70.48'	42.53'
(N)	110°20'04"	98.00'	17.68'	8.84'
(P)	110°40'11"	65.00'	125.55'	-
(Q)	90°00'00"	47.00'	73.83'	47.00'
(R)	90°00'00"	35.00'	54.98'	35.00'



BENCH MARK:
 E1-B SET PK. NAIL IN CONC. LOADING DOCK AT SWISS DAIRY ON N. ELY. SIDE OF BUCHANAN ST., N'WLY. OF RIVERSIDE FRWY, PK. IS 12' S. ELY. OF N'WLY. CORNER OF DOCK. ELEV. = 737.632
 FB 739/43

NOTE:
 1. SEE SHEET N°1 FOR GENERAL NOTES AND CONSTRUCTION NOTES.
 2. SEE SEWER, WATER, & ELECTRICAL IN SEPARATE PLANS
 * AS BUILT 5-24-85 TL

PREPARED BY:
JENNINGS-HALDERMAN-HOOD
 540 N. GOLDEN CIRCLE DR. SUITE 111
 SANTA ANA, CA. 92705
 PHONE: (714) 835-3611
 Lawrence R. Wlezien DATE: 8/13/79
 LAWRENCE R. WLEZIEN R.C.E. 19355

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED	BY	DATE	APPROVED BY
	PRINCIPAL ENGINEER	8/13/79	
	PARK DEPARTMENT	8/13/79	
	TRAFFIC DIVISION	8/13/79	
	ENGINEER	8/13/79	
	DESIGNED BY G.A.A.		
	DRAWN BY H.L.L.		
	CHECKED BY D.B.P.		

STREET PLAN & PROFILE
 PARCEL MAP No. 14678
TIGRIS WAY & SEVERN WAY

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

INDEXED BLD
 ACCOUNT NO.
R-2257
 SHEET **5** OF **5**