

CITY OF RIVERSIDE  
Domestic System  
*Fred Lent*  
10/29/10  
DATE

TYPICAL SECTION  
NOT TO SCALE  
LINCOLN AVENUE  
T.I. = 7  
3" A.C. OVER 4" D.G. BASE OR 4" A.C. OVER COMPACTED NATIVE  
PER S.R. NO. 1082

**STREET SIGN & TRAFFIC SIGN SCHEDULE**

1	R1 (STOP SIGN) 30" OCTAGON	
2	W53 (NOT A THROUGH STREET) 24" X 24"	
3	SUGGULENT PL - HOYA PL	3000
4	NOPAL PL.	9100
5	SUGGULENT PL - HOYA PL	3000
6	CHAPARRAL DR ABALIA	9200
7	MESQUITE DR.	3000
8	CHAPARRAL DR ABALIA	9200
9	MESQUITE DR.	3000
10	FLAX PL.	9200
11	MESQUITE DR.	2900
12	TAMARISK PL.	9200
13	MESQUITE DR.	2900
14	AGAVE PL.	9200
15	ABRAHAM AVE.	9200
16	AGAVE PL.	9200
17	ABRAHAM AVE.	9200
18	LINCOLN AVE.	9200
19	GIBSON ST.	3000
20	CHAPARRAL DR ABALIA	9200

**STREET TREE PLANTING GENERAL NOTES**

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND 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: A) WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS. 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, AND D) AT END OF MAINTENANCE/FINAL ACCEPTANCE (CONTRACTOR/DEVELOPER WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES).
  - THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
  - STREET TREE PLANTING SHALL BE AS FOLLOWS:
- | STREET NAME        | BOTANICAL NAME/COMMON NAME                | MIN. SIZE | APPROX. SPACING |
|--------------------|---|-----------|-----------------|
| A. HOYA PLACE      | PRUNUS BERSIFERA<br>RED LEAF PLUM         | 15 GAL.   | 50' O.C.        |
| B. CHAPARRAL DRIVE | FRAXINUS VELUTINA GLABRA<br>MODESTO ASH   | 15 GAL.   | 50' O.C.        |
| C. MESQUITE DRIVE  | JACARANDA ACUTIFOLIA<br>JACARANDA         | 15 GAL.   | 50' O.C.        |
| D. FLAX PLACE      | CINNAMOMUM CAMPHORA<br>CAMPHOR TREE       | 15 GAL.   | 50' O.C.        |
| E. TAMARISK PLACE  | CINNAMOMUM CAMPHORA<br>CAMPHOR TREE       | 15 GAL.   | 50' O.C.        |
| F. AGAVE PLACE     | JACARANDA ACUTIFOLIA<br>JACARANDA         | 15 GAL.   | 50' O.C.        |
| G. ABRAHAM AVE.    | MAGNOLIA GRANDIFLORA<br>SOUTHERN MAGNOLIA | 15 GAL.   | 50' O.C.        |
| H. LINCOLN AVE.    |   |           |                 |
- STREET TREE PLANTING BY OTHERS  
(SEE REVERSE FRONTAGE IMPROVEMENT PLAN # 1107 DATED 5-22-80 AS PREPARED BY D.M. GILLESPIE & ASSOC.)

- GENERAL NOTES**
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1979 EDITION AND PER CITY OF RIVERSIDE STANDARD DRAWINGS.
  - ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE ENGINEER.
  - CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
  - CURB SHALL BE STAKED AT 25' INTERVALS AND 3' OFFSETS WHERE GRADES ARE 0.4% OR GREATER.
  - TRAFFIC CONTROL SIGNS MUST BE PLACED PRIOR TO OPENING STREETS TO TRAFFIC.
  - 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.
  - SEE STREET LIGHTING PLANS FOR NUMBER AND LOCATION OF REQUIRED STREET LIGHTS.
  - TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH STRAIGHT LINE. CONSTRUCT MATCH UP PAVING AS SHOWN ON PLANS & OVERLAY PAVING AS DIRECTED IN FIELD TO PRODUCE A SMOOTH SECTION. ENGINEER ESTIMATES OVERLAY TO BE 32 TONS.
  - EXIST. IRRIGATION FACILITIES TO BE REMOVED AS SHOWN ON PLAN, PLUG ALL OPEN ENDS WITH A CONCRETE PLUG.
  - THE CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT TWO WEEKS PRIOR TO BEGINNING CONSTRUCTION TO NEGOTIATE THE COST OF THE CITY'S PORTION OF THE WORK.
  - IN ORDER TO COORDINATE THE CITY'S PORTION OF THE WORK, THE DEVELOPER SHALL GIVE THE CITY 60 DAYS' NOTICE IN ORDER THAT THE DEVELOPER'S AND THE CITY'S WORK MAY BE INSTALLED CONCURRENTLY. THE DEVELOPER SHALL PREPARE AND COMPACT ROUGH SUBGRADE (I.E. 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.
  - THE CONTRACTOR SHALL CONTACT THE PUBLIC SERVICE DEPARTMENT (787-7251) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
  - SEE LANDSCAPING AND SPRINKLER SYSTEM PLANS FOR PARKWAY ON LINCOLN AVE.
  - ALL TESTING AND CERTIFICATION OF THE TREATED BASE WILL BE AT THE DEVELOPER'S COST.
  - 4" X 4" BLOCKOUTS FOR MAILBOXES REQUIRED IN CURB S/W.
  - THIS WALL REQUIRES A PERMIT AND INSPECTION FROM THE PUBLIC WORKS ENGINEERING DIVISION.
  - THE DEVELOPER TO COORDINATE THE INSTALLATION OF ACCESS PAVING ON LINCOLN AVENUE WITH THE CITY CONSTRUCTION INSPECTOR. FINAL COURSE OF PAVING IN AREA OF ACCESS PAVING TO BE PAID FOR BY DEVELOPER.
  - ALL WALLS FACING PUBLIC RIN SHALL BE BUILT OF TAN SLUMPSTONE, ALL OTHER WALL SHALL BE BUILT OF DRCO GOLD.

- CONSTRUCTION NOTES**
- CONSTRUCT P.C.C. CURB & GUTTER PER RIVERSIDE CITY STANDARD NO. 200 (6" C.F.)
  - CONSTRUCT 6" P.C.C. CURB SIDEWALK PER RIVERSIDE CITY STANDARD NO. 325.
  - CONSTRUCT P.C.C. CROSS GUTTER PER RIVERSIDE CITY STANDARD NO. 220. WIDTH SHOWN ON PLANS
  - CONSTRUCT A.C. PAVING PER TYPICAL SECTION.
  - CONSTRUCT WHEEL CHAIR RAMP PER RIVERSIDE CITY STANDARD NO. 304.
  - TO BE REMOVED BY CONTRACTOR.
  - TO BE RELOCATED BY CONTRACTOR.
  - TO BE RELOCATED BY OTHERS.
  - PROTECT IN PLACE.
  - CONSTRUCT CURB OUTLET PER RIVERSIDE CITY STANDARD NO. 410.
  - ADJUST TO FINISHED GRADE.
  - CONST. VARIABLE THICKNESS A.C. OVERLAY.
  - CONSTRUCT P.C.C. CURB & GUTTER PER RIVERSIDE CITY STANDARD NO. 200 (8" C.F.)
  - CONSTRUCT A.C. BERM PER RIVERSIDE CITY STANDARD 250 TYPE I.
  - CONSTRUCT BARRICADE PER RIVERSIDE CITY STANDARD 180.
  - CONSTRUCT 6" HIGH CONCRETE BLOCK WALL PER RIVERSIDE CITY STANDARD 704 (SPECIAL PERMIT AND INSPECTION REQUIRED.)
  - ALL STREET TREES TO BE PLANTED PER CITY OF RIVERSIDE PARKS & RECREATION DEPARTMENT STANDARDS
- NOTICE TO CONTRACTOR**  
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE 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.
- THE CONTRACTOR IS REQUIRED TO CALL METROPOLITAN WATER DISTRICT AT (213) 626-4282, EXT. 432, ART KNIGHT, AT LEAST 2 WORKING DAYS PRIOR TO ANY WORK IN VICINITY OF METROPOLITANS' EASEMENT. ALL IMPROVEMENTS WITHIN LINCOLN AVE. TO BE CONSTRUCTED CONCURRENTLY WITH TRACT 8184.
- CITY BENCHMARK NO. E4-1 P.K. NAIL AND TAG IN NORTHEAST CORNER OF CONCRETE GUTTER ON NORTHERLY SIDE VICTORIA AVENUE 300' WESTERLY OF JACKSON STREET. ELEVATION 871.412

PREPARED BY:  
CLIFFORD A. FORKERT  
22311 BROOKHURST ST. SUITE "I"  
HUNTINGTON BEACH, CA. 92646  
TEL. (714) 963-6793

MARK	REVISIONS	DATE
1	REVISED STREET NAME 4/18/89	4/18/89
2	REVISED TO SHOW 8716 CONST. 1/10/89	1/10/89
3	REVISED PAVING SECTIONS 4/23/81 PA.	4/23/81
4	REVISED STREET NAME 4/28/81	4/28/81
5	REVISED TO SHOW 8716-2 CONST. 8/13/81	8/13/81

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	DATE	APPROVED BY	DATE
<i>[Signature]</i>	10/29/10	<i>[Signature]</i>	10/29/10

CHIEF P.W. ENGR. DATE 10/29/10  
PLANNING DEPT. DATE 10/29/10

8716-2  
TRACT 8716-1  
INDEX 8716-1  
SCALE: AS SHOWN

PROJECT NO. R-2333  
SHEET 1 OF 8  
FILE NO. 15 BUILT 10/29/10

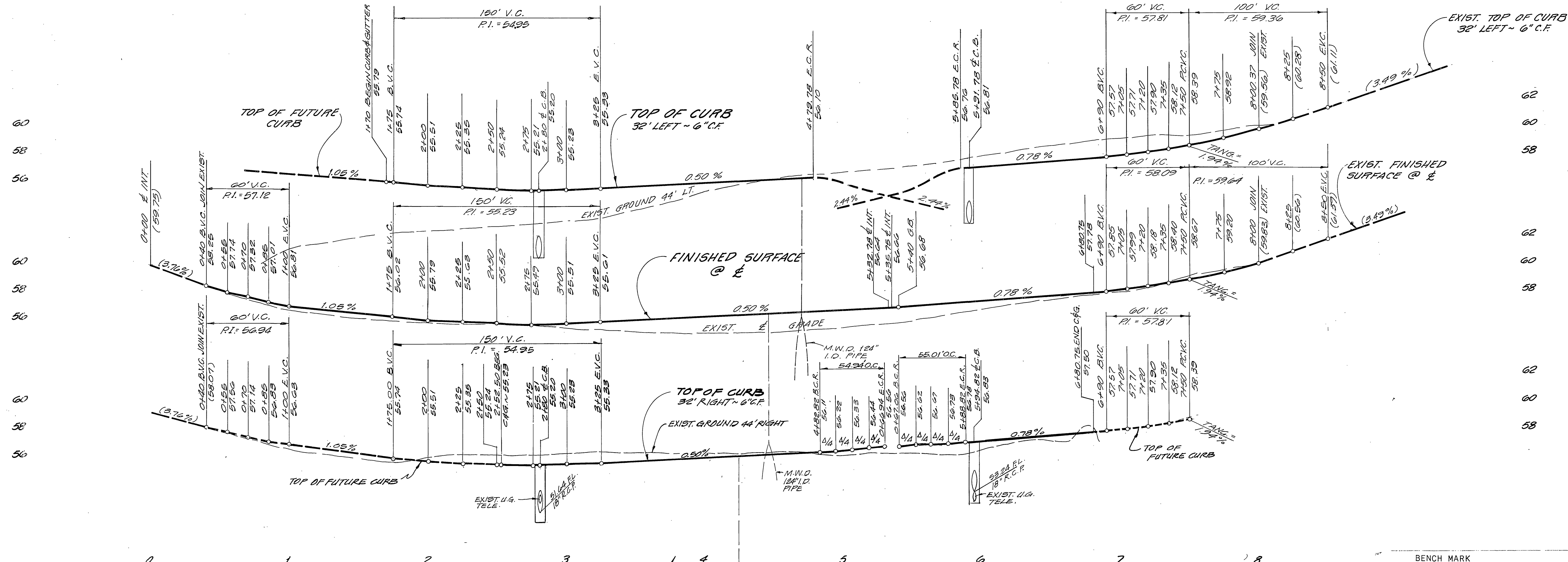
**NOTICE**  
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION AS A RESULT OF ERRORS OR OMISSIONS, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

OR McEwen  
300 CALIF GAS CO  
10-28-80

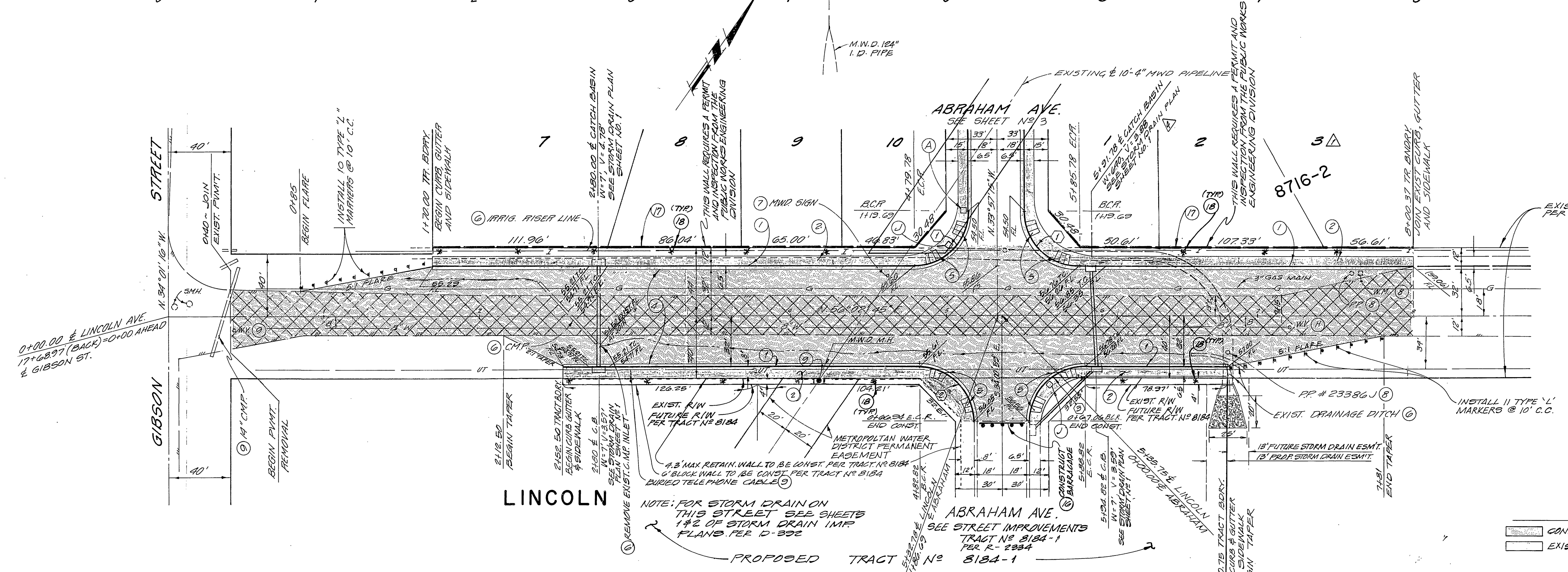
R.R. Noddy  
P.T. & T.  
10-28-80

PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS. 10/29/10  
BY: *[Signature]* REC 10354 9-24-80  
BERRYMAN & STEPHENSON, INC. DATE





BENCH MARK  
 CITY BENCHMARK NO. E4-1 P.K. NAIL AND TAG  
 IN NORTHEAST CORNER OF CONCRETE GUTTER ON NORTHERLY  
 SIDE VICTORIA AVENUE 300' WESTERLY OF JACKSON STREET.  
 ELEVATION 871.412



**CURB CURVE DATA**

No.	A	R	L	T
①	30°00'00"	25'	54.95	35.00'
②	80°50'18"	25'	24.94'	24.92'
③	30°08'44"	35'	55.01'	35.04'

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

**LEGEND**

CONST. A.C. PAVING PER TYPICAL SECTION ON SHEET 1

EXIST. A.C. PAVEMENT TO BE REMOVED BY CONTRACTOR

NOTE: CALL METROPOLITAN WATER DISTRICT @ (913) 626-9282 EXT. 432, ART. KNOOT 2 DAYS PRIOR TO ANY WORK IN VICINITY OF METROPOLITAN'S PIPELINE & EASEMENT.

PACIFIC TELEPHONE CO.  
 W.R. INMAN  
 ENGR. MANAGER

30 CALIF. GAS CO.  
 W.R. INMAN  
 ENGR. MANAGER

PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS.  
 BY: *W. Sloe* PCE 10354 9-24-80  
 BERRYMAN & STEPHENSON INC. DATE

PREPARED BY:  
 CLIFFORD A. FORKERT  
 22311 BROOKHURST ST.  
 HUNTINGTON BEACH, CA. 92646  
 TEL: (714) 963-6793

MARK	REVISIONS	APPR.	DATE
Δ	REVISED CATCH BASIN PER AS BUILT		7-29-80
Δ	REVISED TO SHOW 8716'S CONST.		8-28-80

CITY OF RIVERSIDE, CALIFORNIA  
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: 11/18/80  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 CHIEF P. W. ENGR.  
 PLANNING DEPT.

STREET PLAN & PROFILE  
 TRACT 8716-1  
 8716-2  
**LINCOLN AVENUE**

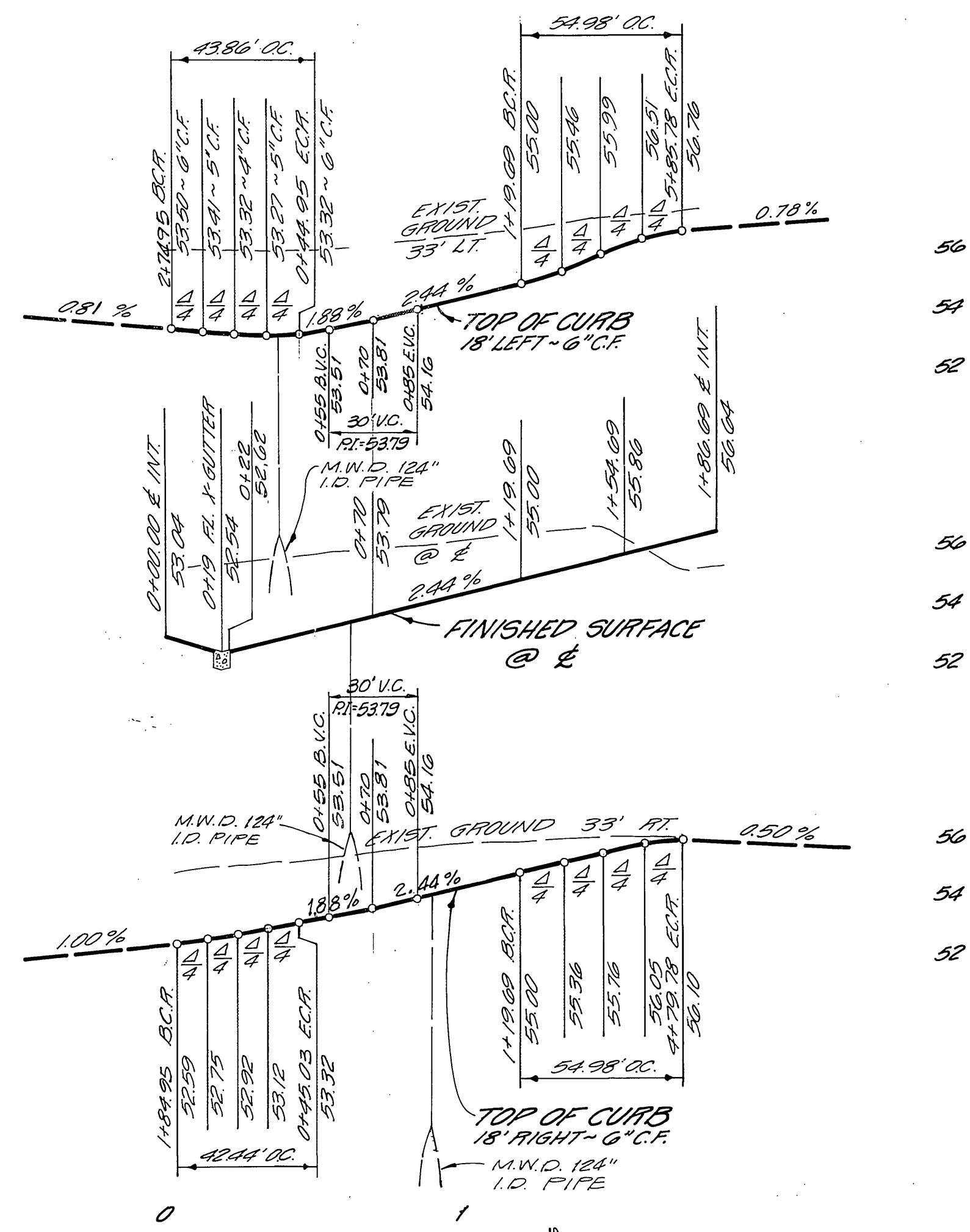
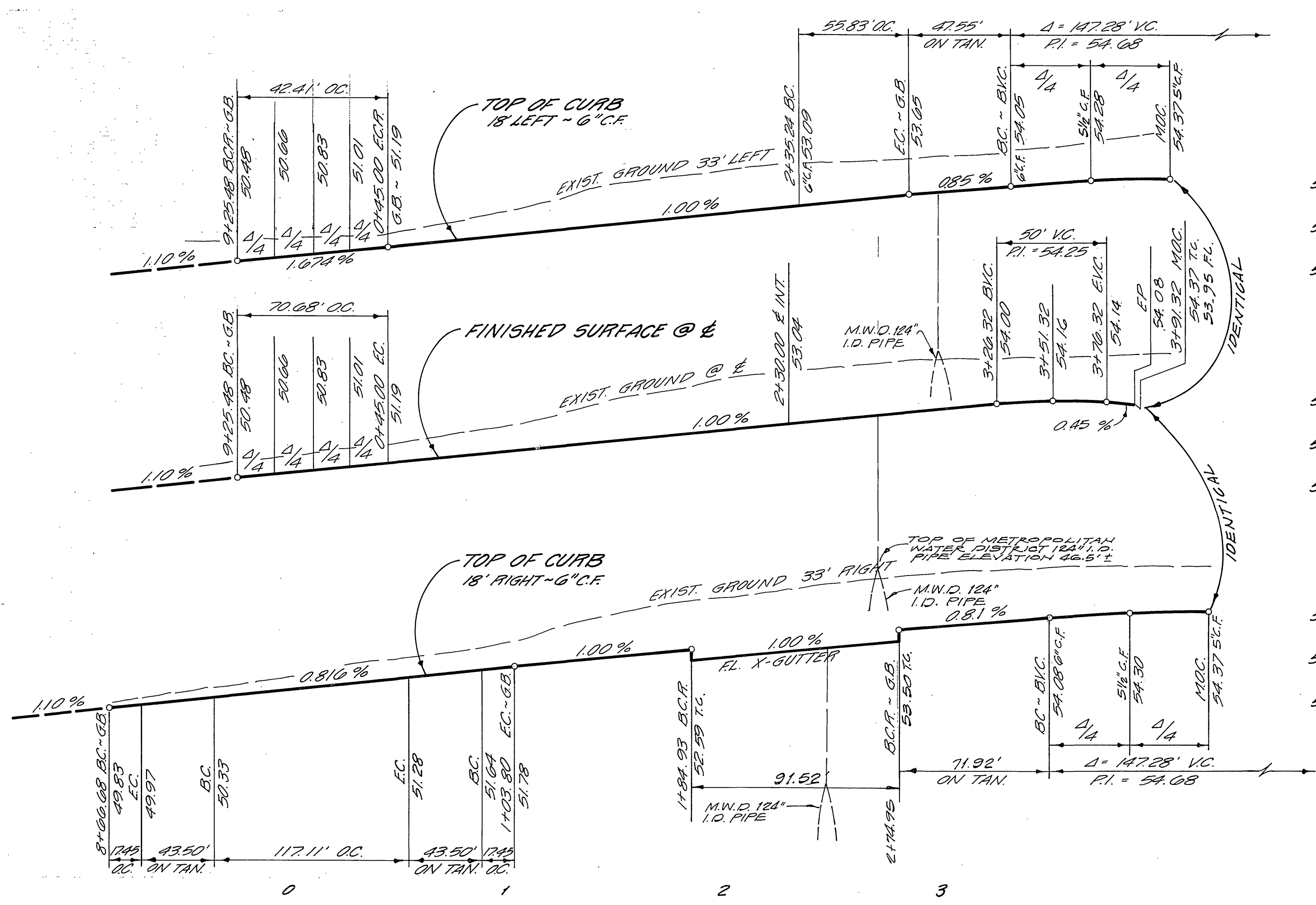
PROJECT NO. R-2333  
 SHEET 2 OF 8  
 FILE NO.

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

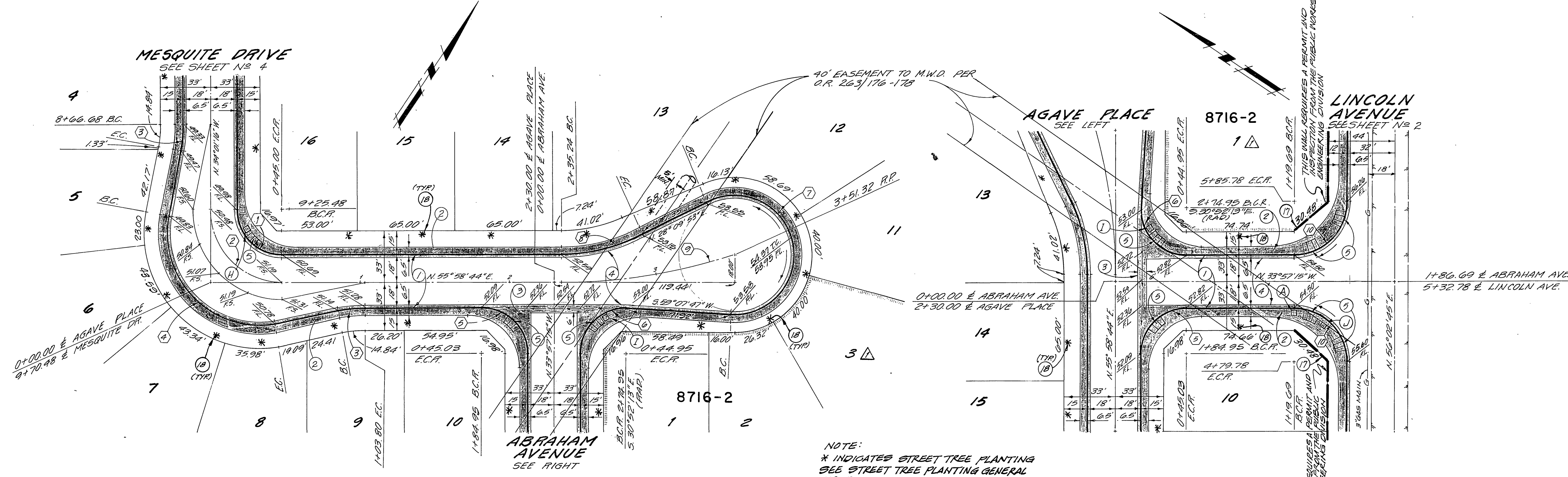
1/2 Bilt 10/12/80



54  
52  
50  
54  
52  
50  
54  
52  
50



BENCH MARK  
CITY BENCHMARK NO. E4-1 P.K. NAIL AND TAG  
IN NORTHEAST CORNER OF CONCRETE GUTTER ON NORTHERLY  
SIDE VICTORIA AVENUE 300' WESTERLY OF JACKSON STREET.  
ELEVATION 871.412



CURBS CURVE DATA

NO	Δ	R	L	T
1	90°00'00"	27'	42.41'	27.00'
2	90°00'00"	45'	70.68'	45.00'
3	10°00'00"	100'	17.45'	8.75'
4	110°00'00"	61'	117.11'	87.12'
5	90°04'01"	27'	42.44'	27.03'
6	93°05'02"	27'	43.86'	28.49'
7	210°57'54"	40'	147.28'	~
8	27°48'51"	115'	55.83'	28.47'
9	17°54'52"	371.27'	116.08'	58.52'
10	90°00'00"	35'	54.98'	35.00'

AGAVE

PLACE

ABRAHAM AVENUE

NOTE:  
CALL METROPOLITAN WATER DISTRICT  
@ (913) 626-4282 EXT. 432, ART KINDOT  
2 DAYS PRIOR TO ANY WORK IN VICINITY OF  
METROPOLITAN'S PIPELINE EASEMENT.

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

PLANS CHECKED AND FOUND TO COMPLY WITH  
CITY OF RIVERSIDE REQUIREMENTS.  
BY Max Sloan RCE 10354 9-24-80  
BERRYMAN & STEPHENSON, INC. DATE

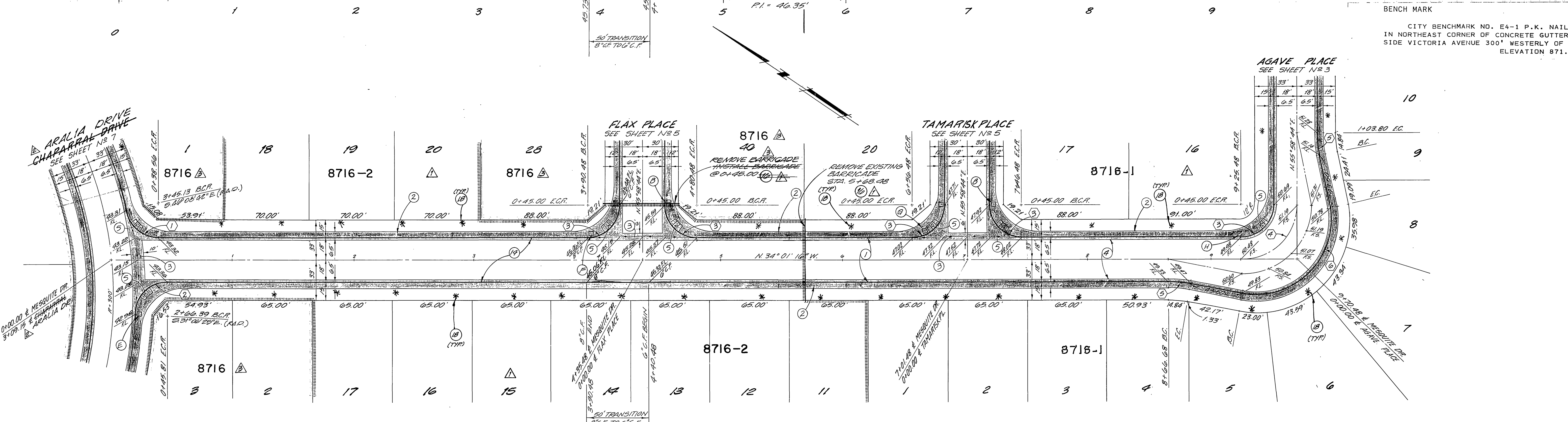
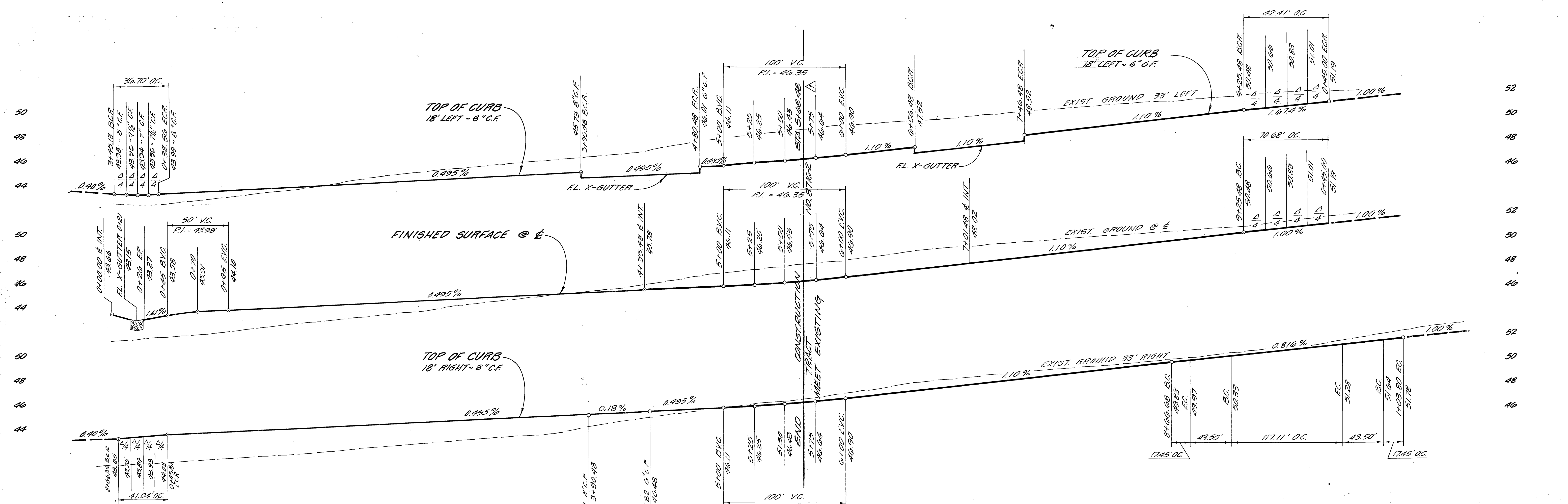
PREPARED BY:  
CLIFFORD A. FORKERT  
22311 BROOKHURST ST. SUITE "I"  
HUNTINGTON BEACH, CA. 92646  
TEL. (714) 963-6793  
Clifford A. Forkert 8-18-80  
R.C.E. 7211 DATE

DESIGNED BY G.A.E. DRAWN BY L.C.A. CHECKED BY G.A.E.

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS  
APPROVED BY: [Signature] BY DATE  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
CHIEF P. W. ENGR.  
PLANNING DEPT.

STREET PLAN & PROFILE  
TRACT ~~8716-1~~ 8716-2  
AGAVE PLACE  
ABRAHAM AVENUE  
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'  
PROJECT NO. R-2333  
SHEET 3 OF 8  
FILE NO.

16 Built 10/22/80



**CURB CURVE DATA**

NO	Δ	R	L	T
(1)	77°52'34"	27'	36.70'	21.82'
(2)	87°05'00"	27'	41.04'	25.66'
(3)	90°00'00"	27'	42.41'	27.00'
(4)	90°00'00"	45'	70.68'	45.00'
(5)	10°00'00"	100'	17.45'	8.75'
(6)	110°00'00"	61'	117.11'	87.12'

**MESQUITE DRIVE**

NOTE:  
\* INDICATED STREET TREE PLANTING  
SEE STREET TREE PLANTING GENERAL  
NOTES ON SHEET 1

NOTE: FOR GENERAL AND CONSTRUCTION  
NOTES SEE SHEET NO 1

PLANS CHECKED AND FOUND TO COMPLY WITH  
CITY OF RIVERSIDE REQUIREMENTS!  
BY Max Sloan RCE 10354 9-24-80  
BERRYMAN & STEPHENSON INC. DATE

PREPARED BY:  
CLIFFORD A. FORKERT  
22311 BROOKHURST ST. SUITE "I"  
HUNTINGTON BEACH, CA. 92646  
TEL: (714) 963-6793  
Designed by Clifford A. Forkert 8-18-80  
R.C.E. 7211 DATE

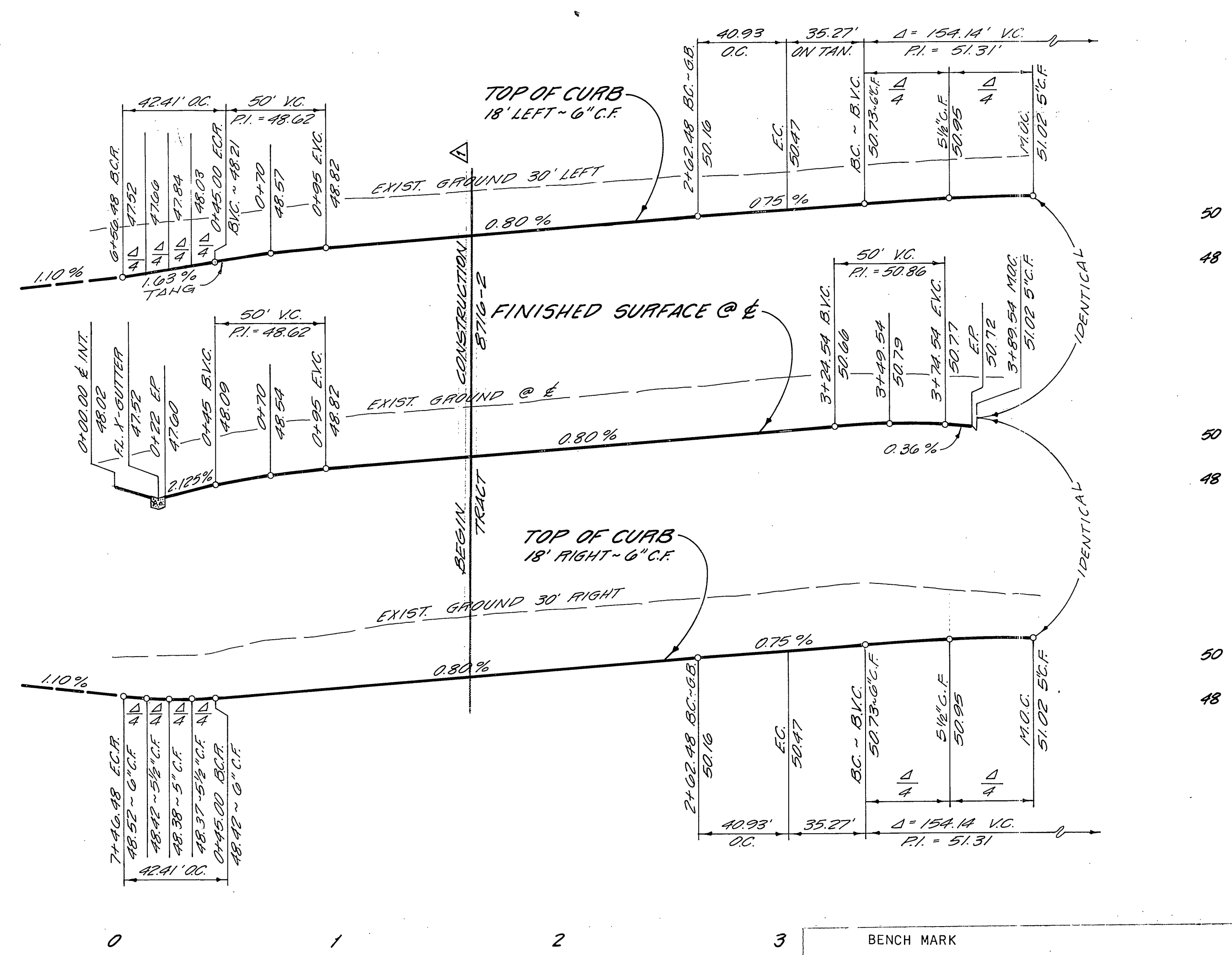
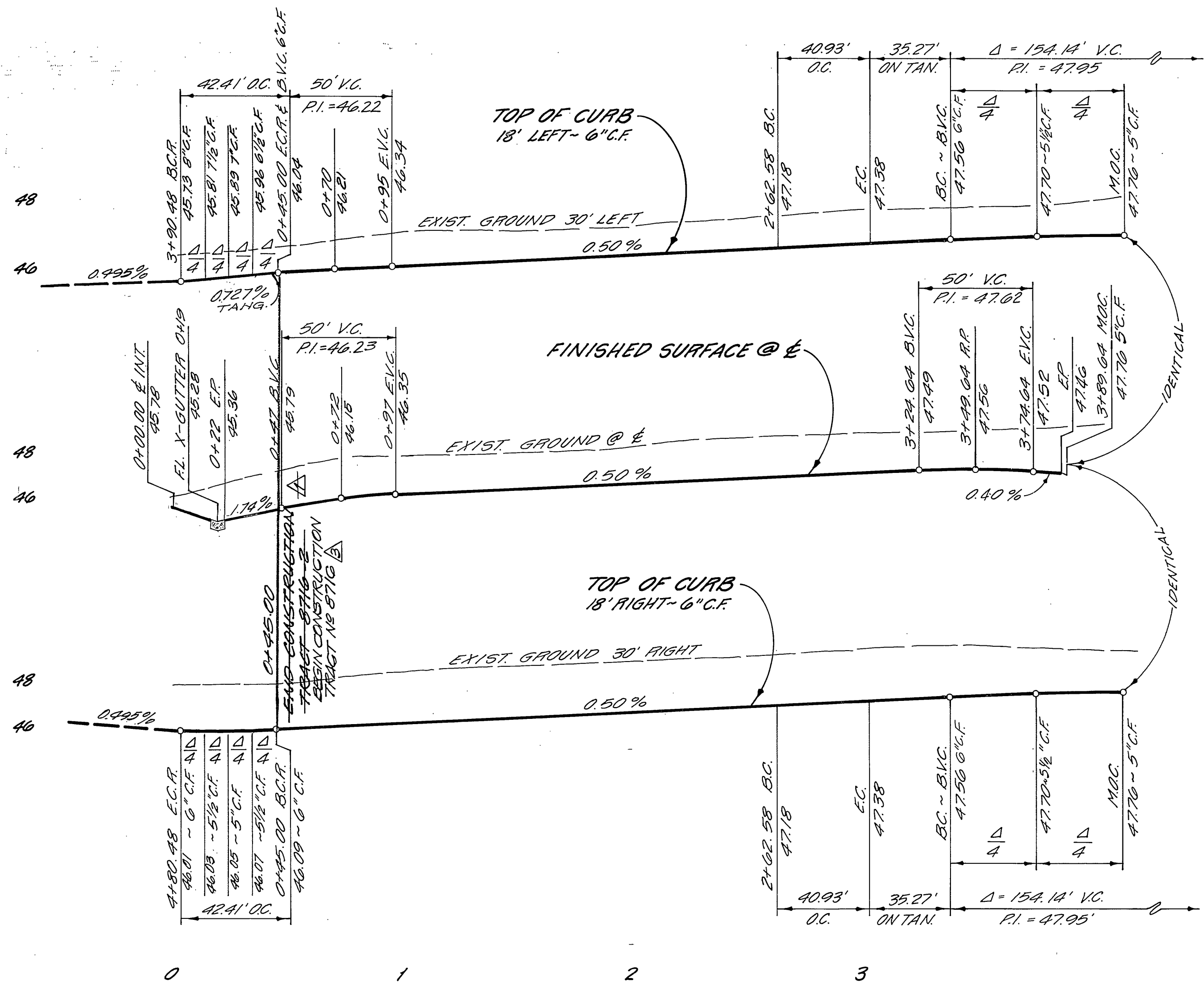
NO.	REVISIONS	DATE
1	REVISED TO SHOW 8716 CONSTRUCTION	8/18/80
2	REVISED STREET NAME	8/20/80
3	REVISED TO SHOW 8716 CONSTRUCTION	8/20/80

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS  
APPROVED BY: [Signature] DATE: 11/10/80  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
CHIEF P. W. ENGR.  
PLANNING DEPT.

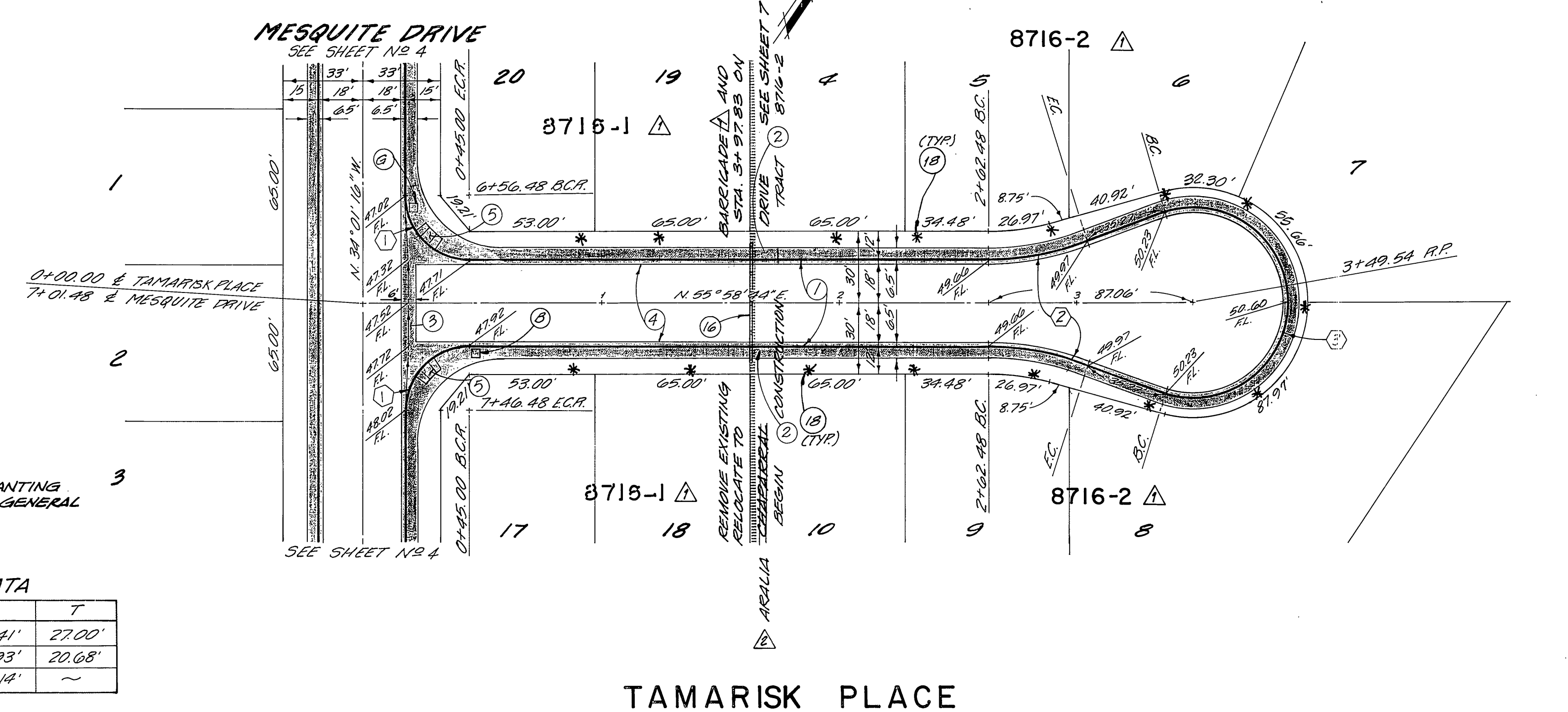
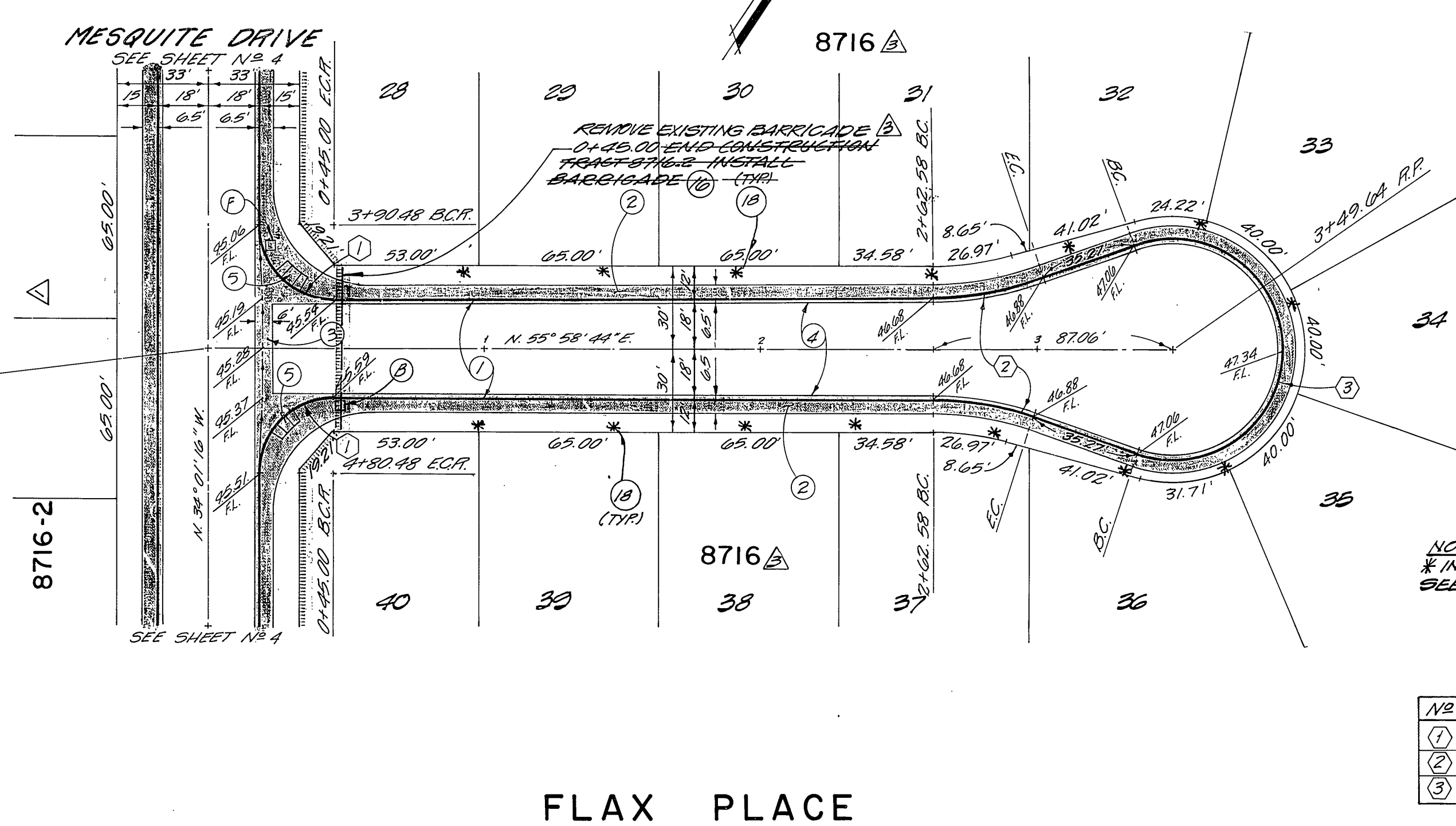
STREET PLAN & PROFILE  
TRACT 8716-1 8716-2  
8716  
**MESQUITE DRIVE**  
HORIZ. SCALE: 1" = 40'  
VERT. SCALE: 1" = 4'

PROJECT NO.  
**R-2333**  
SHEET **4** OF **8**  
FILE NO.





BENCH MARK  
 CITY BENCHMARK NO. E4-1 P.K. NAIL AND TAG  
 IN NORTHEAST CORNER OF CONCRETE GUTTER ON NORTHERLY  
 SIDE VICTORIA AVENUE 300' WESTERLY OF JACKSON STREET.  
 ELEVATION 871.412



NOTE: \* INDICATES STREET TREE PLANTING  
 SEE STREET TREE PLANTING GENERAL NOTES ON SHEET 1

NO	Δ	R	L	T
①	90°00'00"	27'	42.41'	27.00'
②	20°23'27"	115'	40.93'	20.68'
③	220°46'54"	40'	154.14'	~

FLAX PLACE

TAMARISK PLACE

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

PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS.  
 BY *Max Sloan* RCE 0354 9-24-80  
 BERRYMAN & STEPHENSON INC. DATE

PREPARED BY:  
 CLIFFORD A. FORKERT  
 22311 BROOKHURST ST. SUITE "I"  
 HUNTINGTON BEACH, CA. 92646  
 TEL: (714) 963-6793  
*Clifford A. Forkert* 8-18-80  
 R.C.E. 7211 DATE

REVISIONS  
 1. REVISED TO SHOW 8716 CONST. 5-3-87  
 2. REVISED STREET NAME 4/12/87  
 3. REVISED TO SHOW 8716-2 CONST. 8/1/87  
 MARK REVISIONS 3/21/87 APPR. DATE  
 DESIGNED BY G.A.B. DRAWN BY L.C.E. CHECKED BY G.A.B.

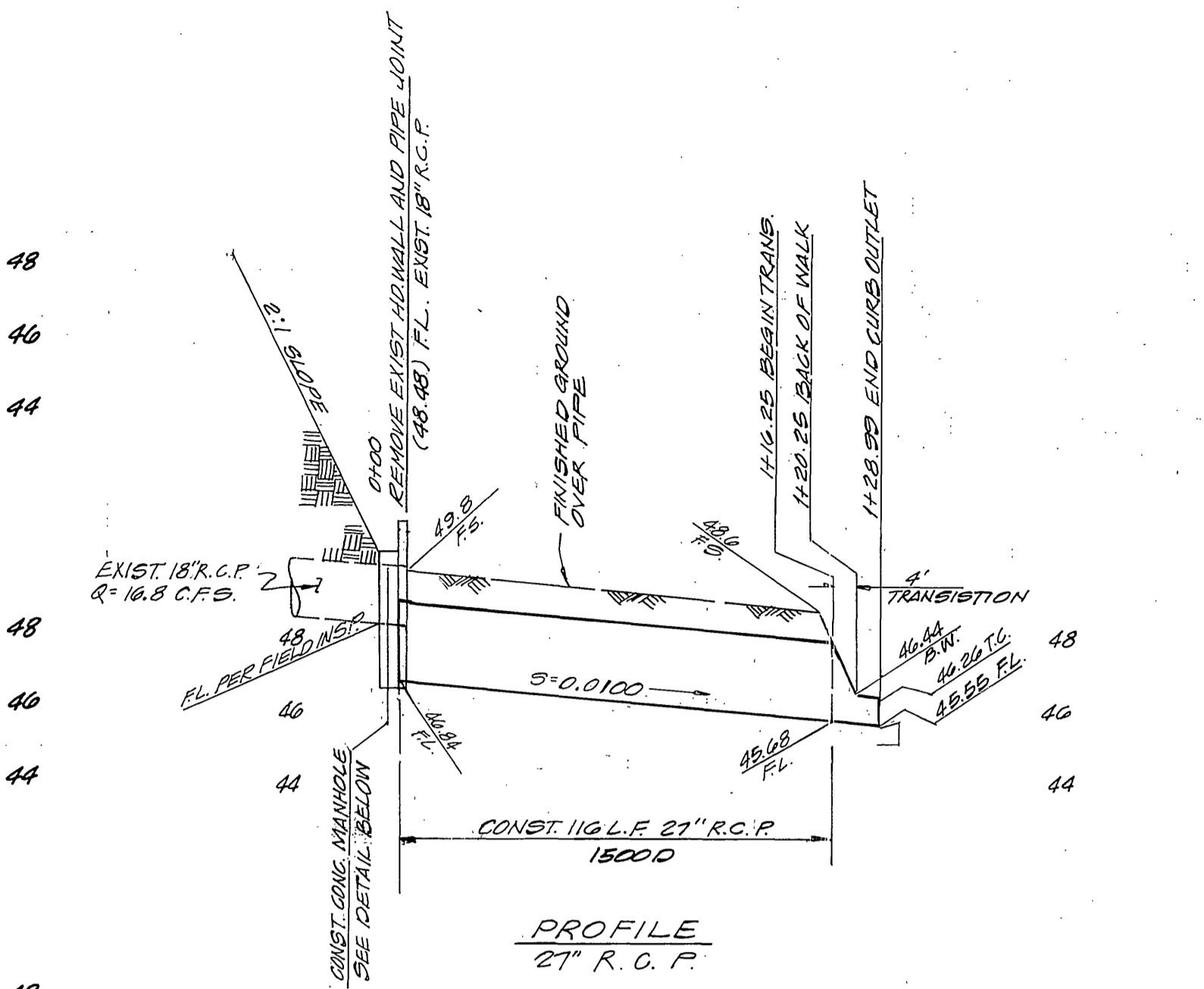
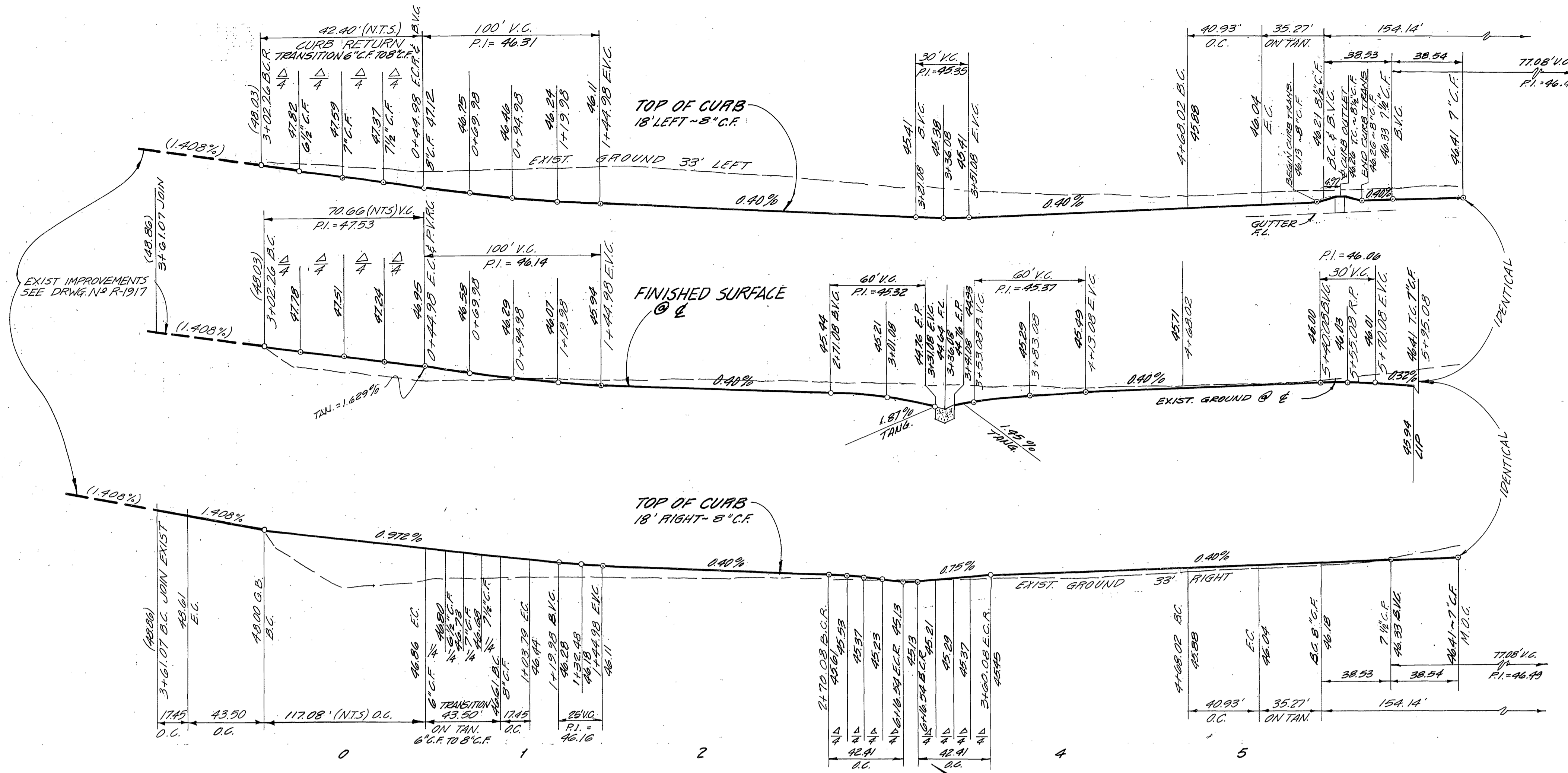
CITY OF RIVERSIDE, CALIFORNIA  
 DEPARTMENT OF PUBLIC WORKS  
 APPROVED BY: *[Signature]* BY DATE: 11/10/80  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 CHIEF P. W. ENGR.  
 PLANNING DEPT.

STREET PLAN & PROFILE  
 TRACT 8716-1 8716-2  
 FLAX PLACE 8716  
 TAMARISK PLACE  
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

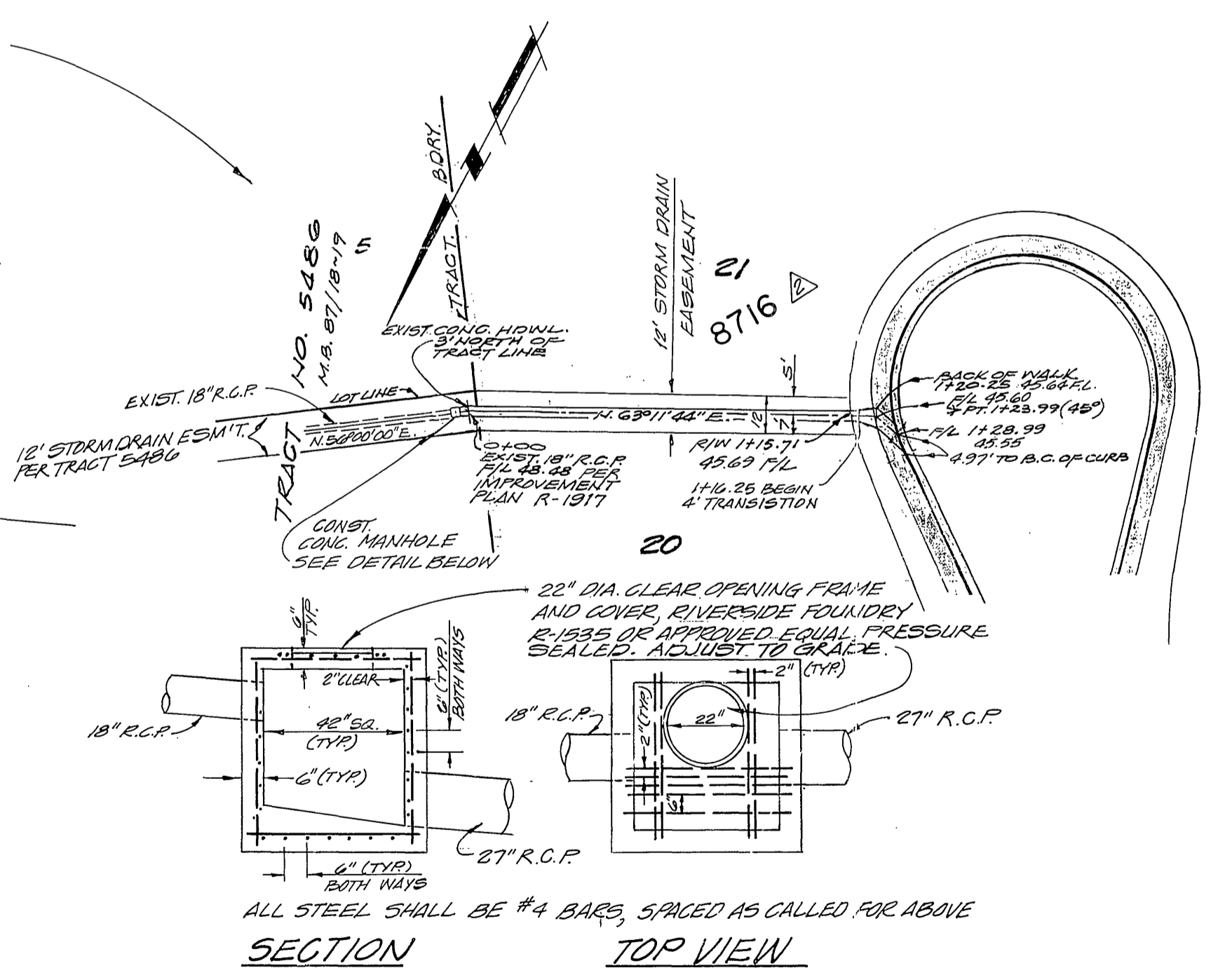
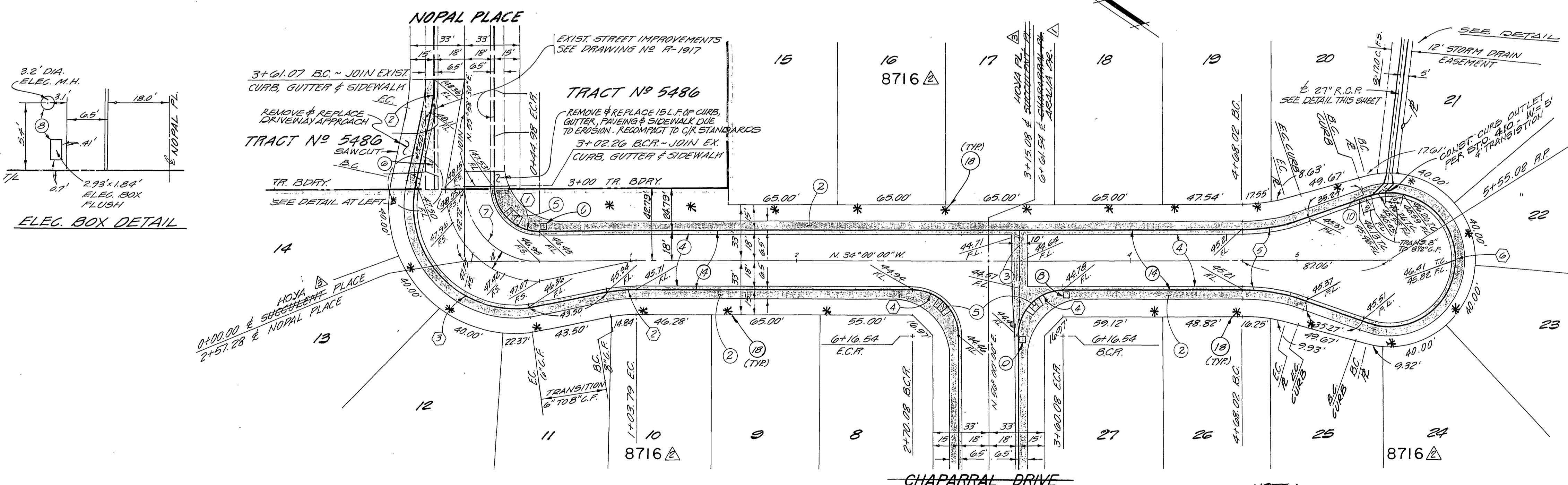
INDEXED 81-D  
 PROJECT NO.  
 R-2333  
 SHEET 5 OF 8  
 FILE NO.

12/22/80





BENCH MARK  
 CITY BENCHMARK NO. E4-1 P.K. NAIL AND TAG  
 IN NORTHEAST CORNER OF CONCRETE GUTTER ON NORTHERLY  
 SIDE VICTORIA AVENUE 300' WESTERLY OF JACKSON STREET  
 ELEVATION 871.412



**CURB CURVE DATA**

NO	Δ	R	L	T
1	89° 58' 30"	27'	42.40'	26.99'
2	10° 00' 00"	100'	17.45'	8.75'
3	109° 58' 30"	61'	117.08'	87.08'
4	90° 00' 00"	27'	42.41'	27.00'
5	20° 23' 27"	115'	40.93'	20.68'
6	220° 46' 54"	40'	154.14'	~
7	89° 58' 30"	45'	70.66'	44.98'

HOYA PLACE  
 SUCCULENT PLACE

NOTE: \* INDICATES STREET TREE PLANTING  
 SEE STREET TREE PLANTING GENERAL NOTES ON SHEET 1

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

PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS: 11/18/91/10  
 BY Max Sloan REF 10354 9-24-80  
 BERRYMAN & STEPHENSON INC. DATE

PREPARED BY:  
 CLIFFORD A. FORKERT  
 22311 BROOKHURST ST. SUITE "I"  
 HUNTINGTON BEACH, CA. 92646  
 TEL: (714) 963-6793

REVISIONS	DATE	BY
1	5-4-89	
2	5-10-89	
3	5-10-89	

CITY OF RIVERSIDE, CALIFORNIA  
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature]  
 PRINCIPAL ENGINEER

APPROVED BY: [Signature]  
 DIRECTOR OF PUBLIC WORKS

DATE: 11/0/80

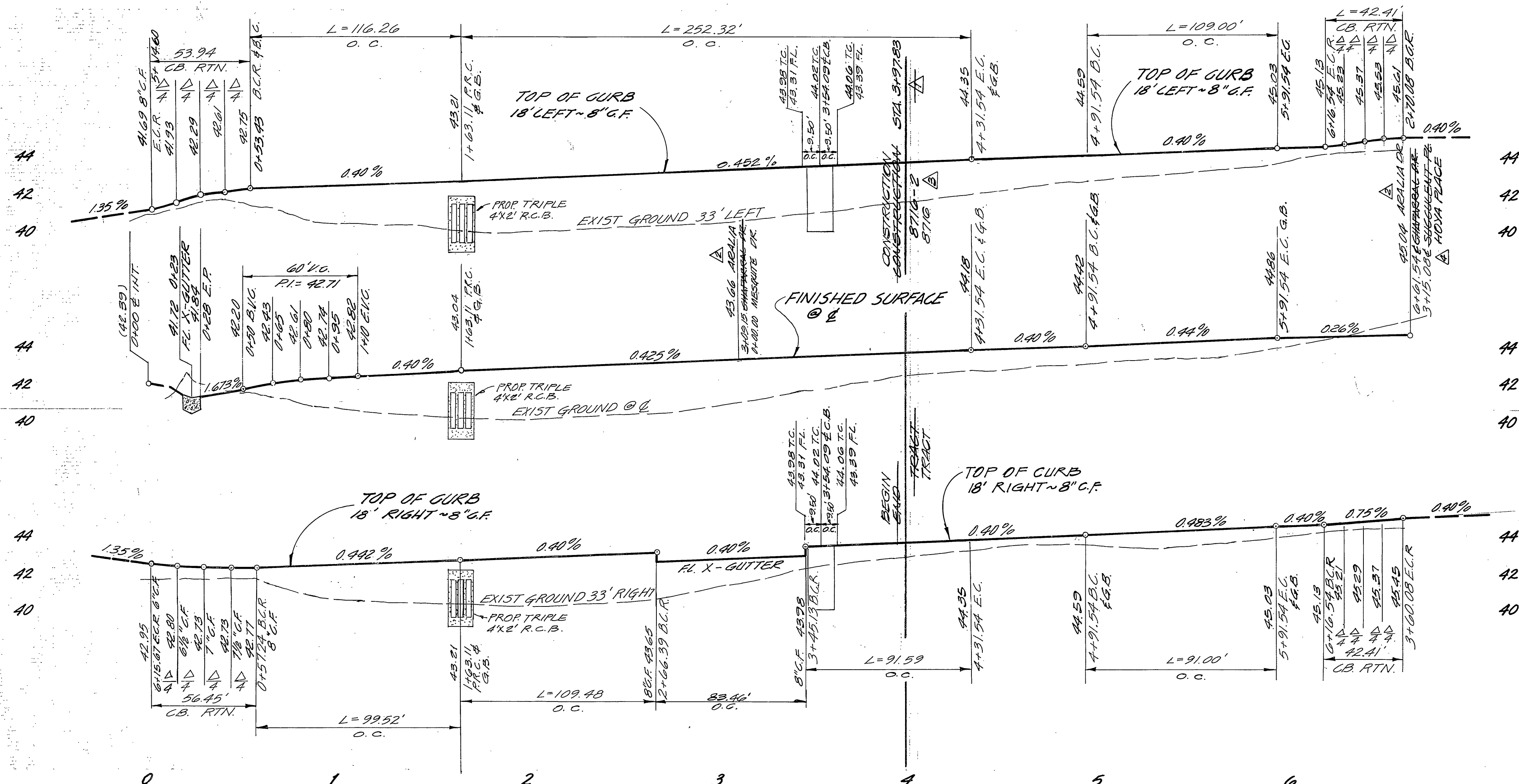
STREET PLAN & PROFILE  
 TRACT 8716-2  
 8716  
 SUCCULENT PLACE  
 HOYA PLACE

PROJECT NO.  
 R-2333

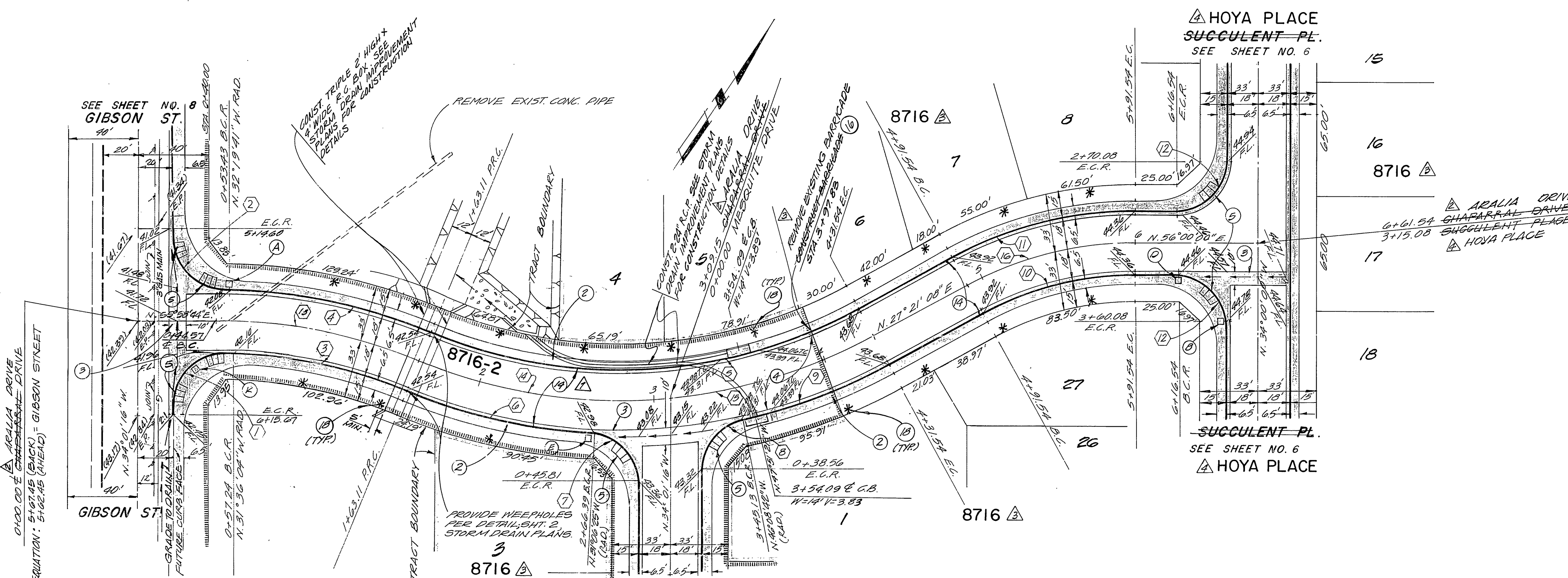
SHEET 6 OF 8

FILE NO.





BENCH MARK  
 CITY BENCHMARK NO. E4-1 P.K. NAIL AND TAG  
 IN NORTHEAST CORNER OF CONCRETE GUTTER ON NORTHERLY  
 SIDE VICTORIA AVENUE 300' WESTERLY OF JACKSON STREET.  
 ELEVATION 871.412



CURB CURVE DATA

N/B	Δ	R	L	T
1	92° 25' 12"	35'	56.45'	36.91'
2	88° 18' 25"	35'	53.94'	33.98'
3	20° 13' 13"	282'	99.52'	50.28'
4	20° 56' 50"	318'	116.26'	58.79'
5	51° 16' 01"	202'	252.32'	135.31'
6	19° 43' 34"	318'	103.48'	55.29'
7	87° 05' 09"	27'	41.04'	23.66'
8	77° 52' 34"	27'	36.70'	21.82'
9	16° 30' 10"	318'	91.59'	46.12'
10	28° 38' 52"	102'	91.00'	46.47'
11	28° 38' 52"	218'	109.00'	59.66'
12	90° 00' 00"	27'	42.41'	27.00'

ARALIA CHAPARRAL DRIVE

CENTERLINE CURVE DATA

N/B	Δ	R	L	T
13	22° 38' 25"	300'	118.84'	60.00'
14	27° 53' 32"	300'	146.08'	74.80'
15	28° 28' 28"	300'	182.83'	68.06'
16	28° 38' 52"	200'	100.00'	51.07'

MESQUITE DR. SEE SHEET NO. 4

DRIVE DRIVE

NOTE: FOR GENERAL AND CONSTRUCTION NOTES SEE SHEET 1

NOTE: \* INDICATES STREET TREE PLANTING SEE STREET TREE PLANTING GENERAL NOTES ON SHEET 1

PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS: 9/23/80

BY Max R. R. 10354 9-24-80  
 BERRYMAN & STEPHENSON INC. DATE

PREPARED BY:  
 CLIFFORD A. FORKERT  
 2231 BROOKHURST ST. SUITE "1"  
 HUNTINGTON BEACH, CAL. 92646  
 TEL.: (714) 963-6793

MARK	REVISIONS	APPR.	DATE
Δ	REVISED STREET NAME 4/1/83		5/3/83
Δ	REVISED TO SHOW 5" CONC.		
Δ	REVISED STREET NAME 4-2-83		
Δ	REVISED TO SHOW 5" CONC.		

CITY OF RIVERSIDE, CALIFORNIA  
 DEPARTMENT OF PUBLIC WORKS

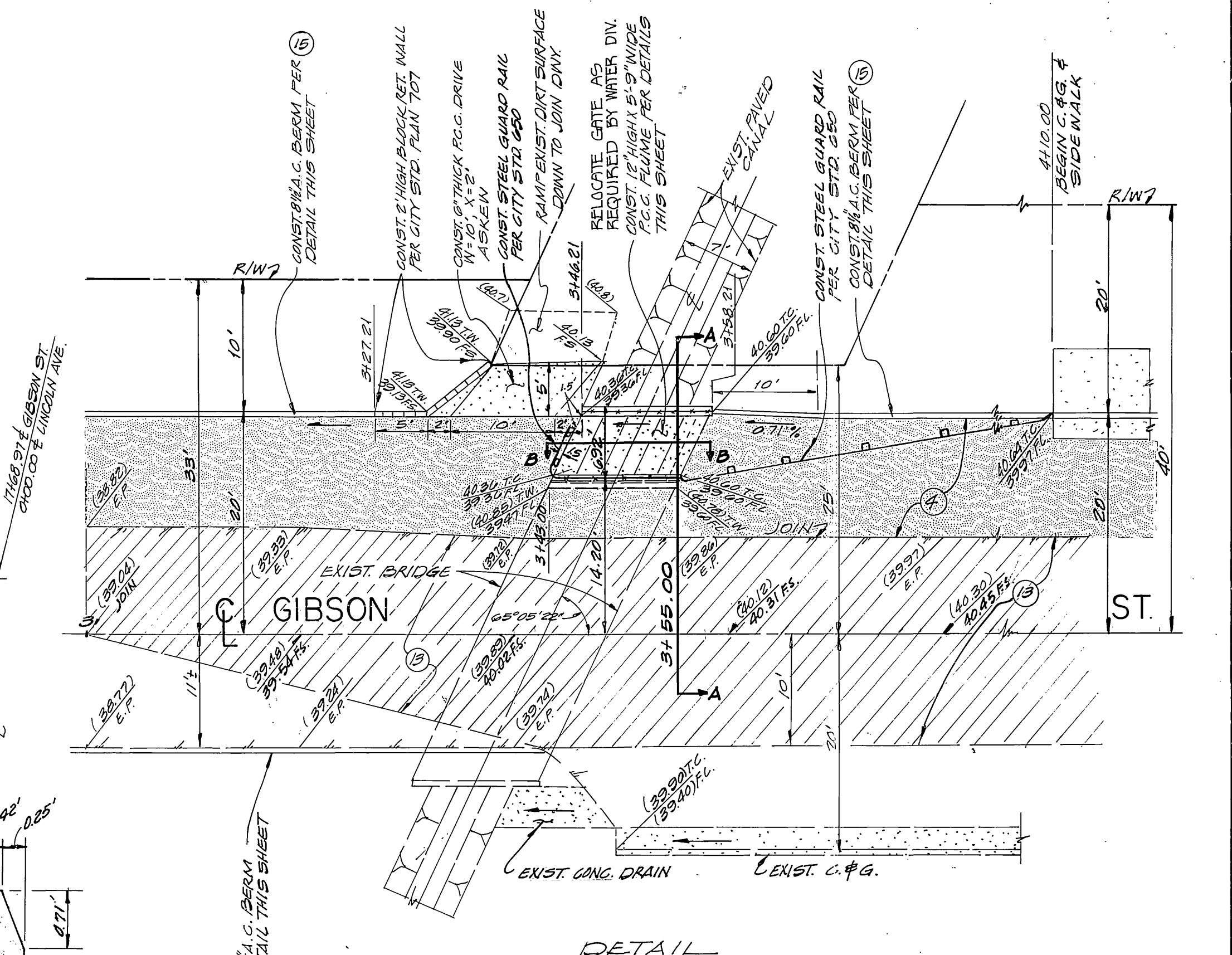
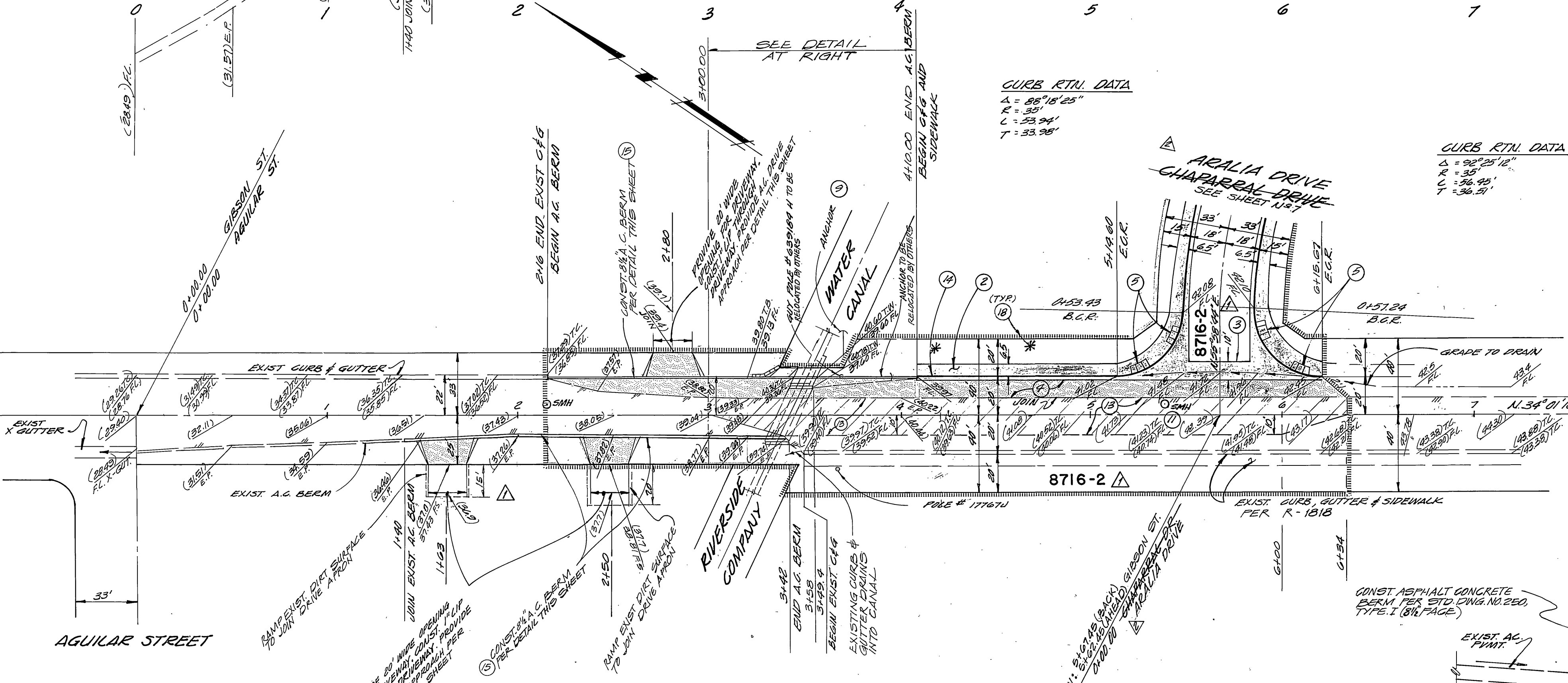
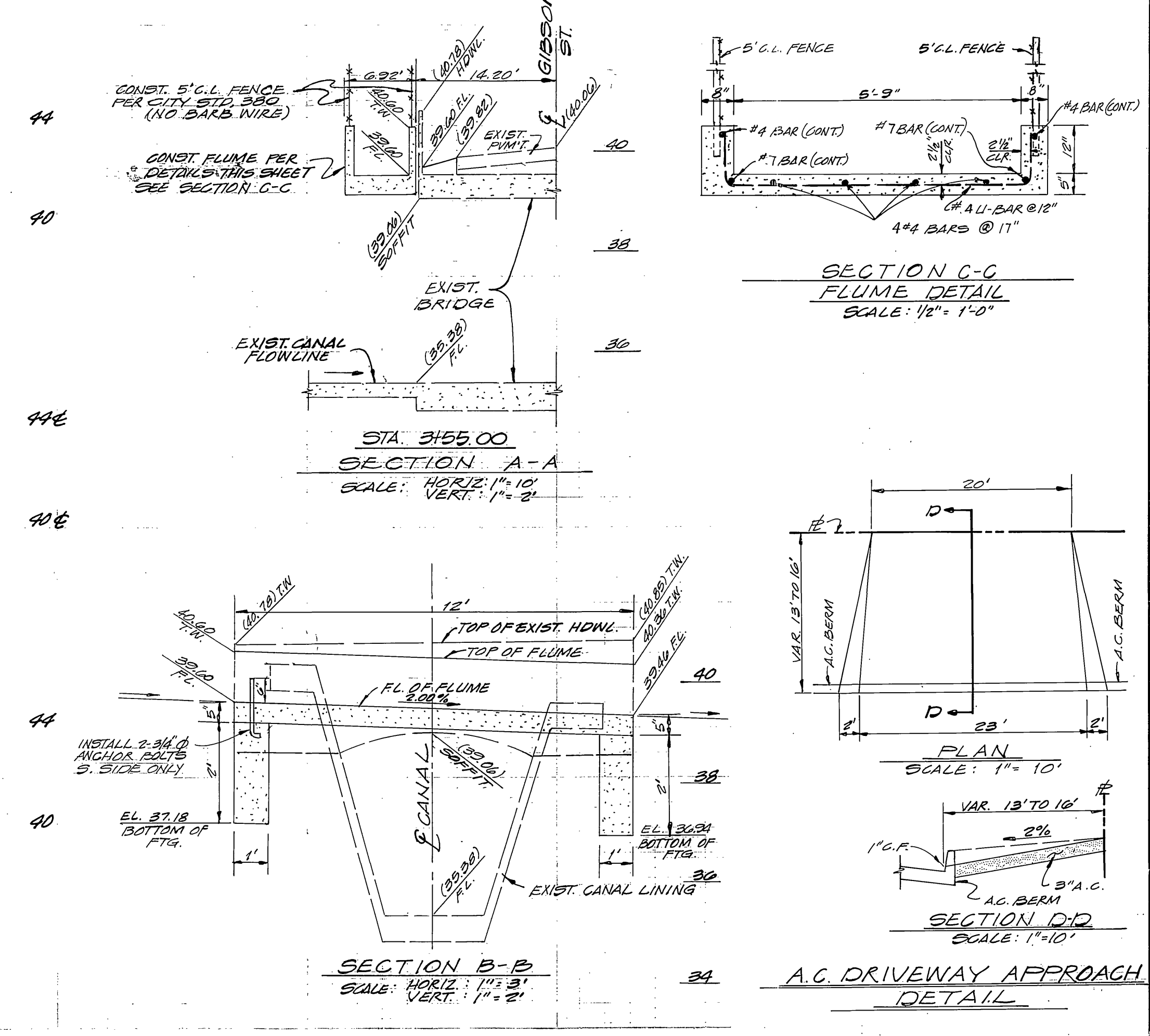
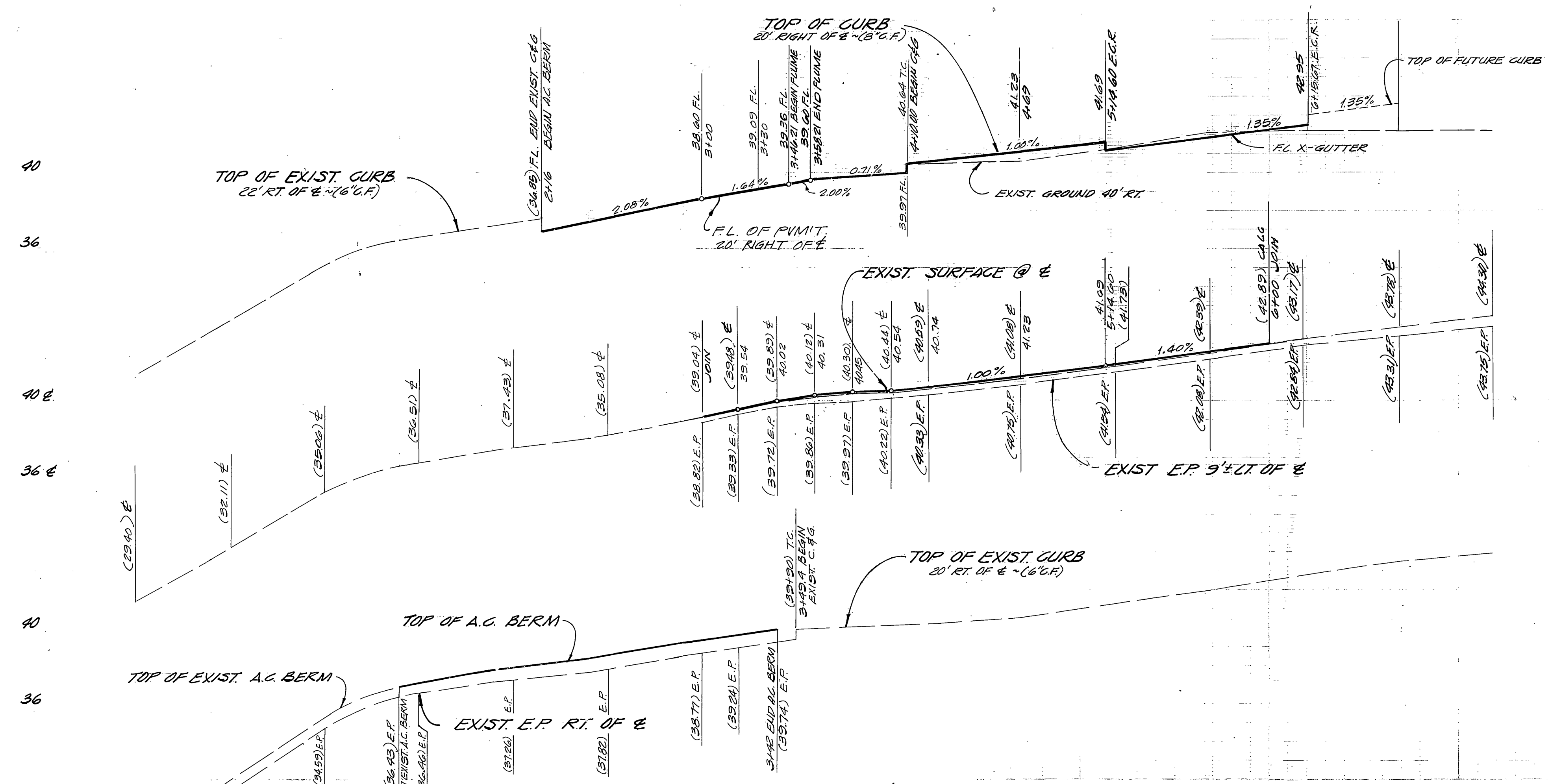
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF P. W. ENGR.		
PLANNING DEPT.		

STREET PLAN & PROFILE  
 TRACT 8716-1-8716-2  
 ARALIA DRIVE 8716  
 CHAPARRAL DRIVE

PROJECT NO.  
 R-2333  
 SHEET 7 OF 8  
 FILE NO.

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





**LEGEND**

CONST. A.C. PAVING PER TYPICAL SECTION ON SHEET 1

CONST. VARIABLE THICKNESS A.C. OVERLAY

**NOTE:** \* INDICATES STREET TREE PLANTING SEE STREET TREE PLANTING GENERAL NOTES ON SHEET 1

**NOTE:** FOR GENERAL AND CONSTRUCTION NOTES SEE SHEET N° 1

**STREET**

BENCH MARK

CITY BENCHMARK NO. E4-1 P.K. NAIL AND TAG IN NORTHEAST CORNER OF CONCRETE GUTTER ON NORTHERLY SIDE VICTORIA AVENUE 300' WESTERLY OF JACKSON STREET. ELEVATION 871.412

**CITY OF RIVERSIDE**

PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS.

BY *Max Swan* RCE 10554 9-24-80

BERRYMAN & STEPHENSON, INC. DATE

PREPARED BY:

CLIFFORD A. FORKERT  
22311 BROOKHURST ST. SUITE "1"  
HUNTINGTON BEACH, CA. 92646  
TEL: (714) 963-6793

DESIGNED BY *G.A.S.* DRAWN BY *R.M.* CHECKED BY *G.A.S.*

**CITY OF RIVERSIDE, CALIFORNIA**  
**DEPARTMENT OF PUBLIC WORKS**

APPROVED BY: *[Signature]* DATE: 11/17/80

PRINCIPAL ENGINEER

TRAFFIC DIVISION

CHIEF P. W. ENGR.

PLANNING DEPT.

**STREET PLAN & PROFILE**

TRACT 8716-1 8716-2

**GIBSON STREET**

SHEET 8 OF 8

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

PROJECT NO. R-2333

FILE NO. 12-1031