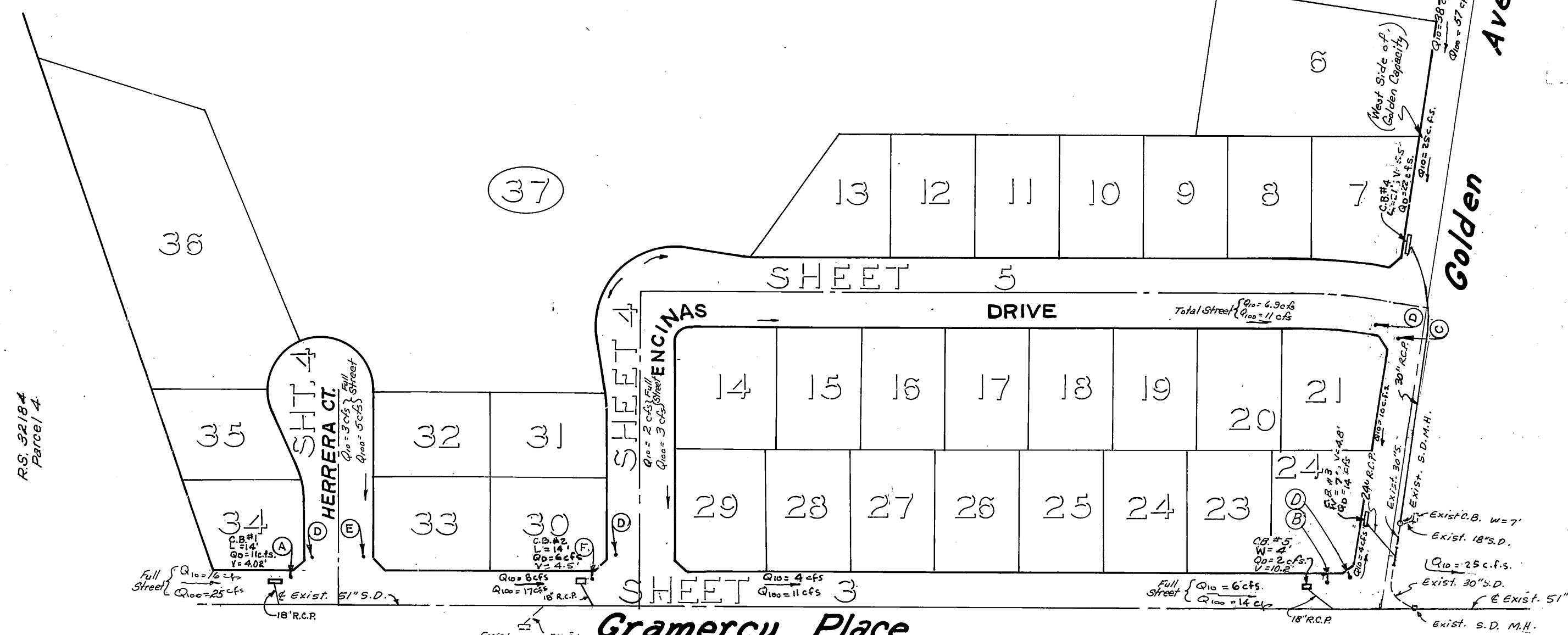


VICINITY MAP
N.T.S.



INDEX MAP
Scale: 1" = 100'

Gramercy Place Cross Fall Chart

Station	A%	B%	1/4 Crown Elev. 12' RT	Remarks
18+50	1.80	3.50	71.98	
19+00	1.67	3.17	73.21	Overlay to 6"
19+50	1.67	2.33	74.42	"
20+00	1.67	3.00	75.72	"
20+50	1.67	4.17	77.05	"
21+00	1.67	5.67	78.40	"
21+50	1.67	6.00	79.67	"
22+00	1.67	5.00	80.87	"
22+50	1.67	3.17	82.02	"
23+00	1.90	2.50	83.10	Overlay 2" @ A%
23+50	0.80	5.33	84.40	"
24+00	2.20	3.50	85.41	"
24+50	1.80	4.17	86.32	"
25+00	1.80	3.17	87.19	"
25+50	1.90	3.17	88.01	"
26+00	2.00	2.83	88.86	"
26+50	1.80	3.47	89.78	"
27+00	2.70	3.17	90.62	"
27+50	2.10	5.50	91.66	"
28+00	2.80	3.83	92.48	"
28+36.35	2.00	3.65	94.30	"

Golden Avenue Cross Fall Chart

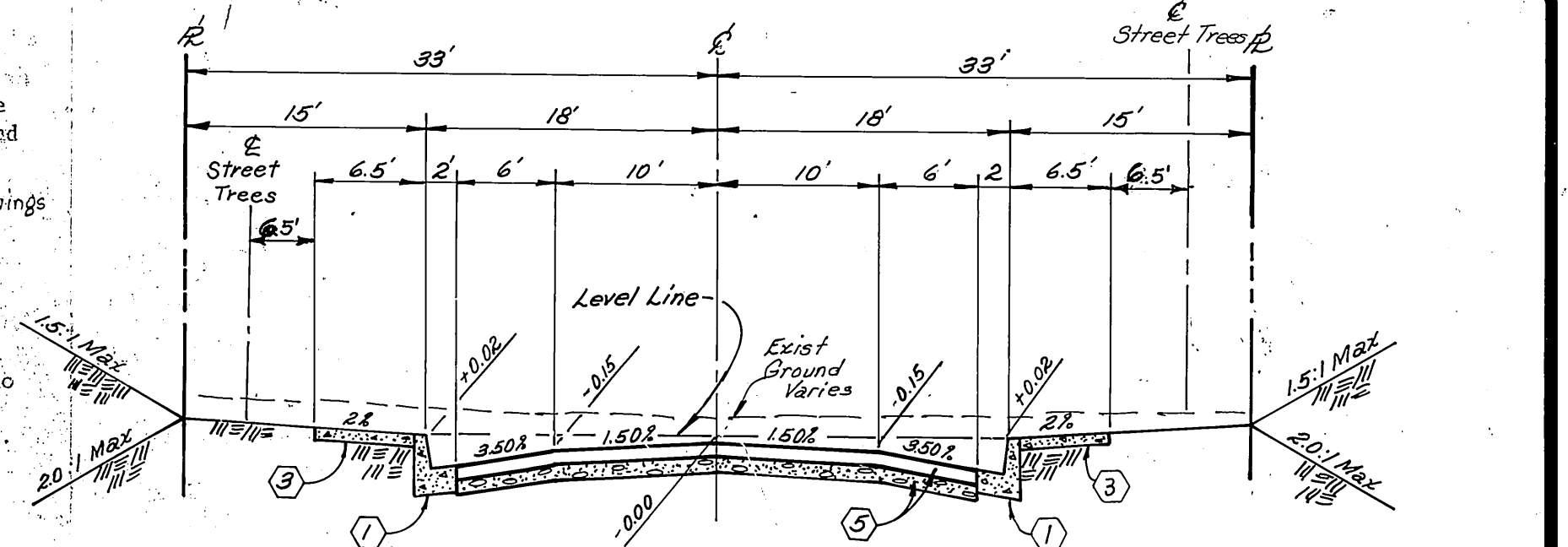
Station	A%	B%	C%	1/4 Crown Elev. 12' LT	Remarks
1+50	-0.30	1.00	3.67	70.33	Match exist. 20'
1+00	1.90	2.00	5.67	70.25	"
1+50	0.50	"	6.00	70.49	"
2+00	0.60	1.00	4.50	70.63	"
2+50	0.10	"	4.17	70.96	"
3+00	0.20	"	4.50	71.58	"
3+50	0.00	"	5.67	72.50	"
4+00	0.70	"	5.33	73.59	"
4+50	0.60	"	4.28	74.98	"
5+00	0.40	2.00	6.00	76.61	"
5+50	0.80	"	5.50	78.43	"
6+00	0.70	1.00	3.67	80.43	"
6+50	0.70	0.70	3.00	82.63	"
7+00	0.20	1.00	3.67	84.91	"

- GENERAL NOTES:**
- It shall be the responsibility of the contractor and/or developer to clear the Right-of-Way in accordance with the provisions of the 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 Standard Specifications for Public Works Construction, 1982 Edition.
 - Prime coat, seal coat, and paint binder are required.
 - Curb and gutter shall be staked with 3.0 foot off-sets at 25.00 foot intervals.
 - 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 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 drawings No. 302. Exact size and location to be determined at time of construction as approved by the City Traffic Engineer.
 - 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 base material and A.C. paving shall be determined by the City of Riverside design standards and test procedures.
 - See "Street Lighting and Underground Plan" for quantity and location of required street light and underground facilities.
 - 6" x 6" blockouts for mail boxes required in curb sidewalk.
 - Trim edge of existing pavement where new pavement joins to a smooth, straight line. Construct match-up paving as shown on plan and overlay as directed in the field to produce a smooth section; Engineer estimates overlay to be 13 tons.
 - 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 the private engineer signing these plans shall be responsible for determining an acceptable solution and revising the plans for approval by the city.
 - All flagged elevations shall be staked in the field by the private engineer.
 - The contractor shall contact the City Parks and Recreation Dept., Street Tree Division, at 787-7598 24-hours prior to relocation of trees.
 - Developer and/or contractor to give Riverside County Flood Control District 5-days written notice, prior to starting work on storm drain, or working in R.C.F.C.D. easements. Encroachment Permit # 1-0-067-680
 - Developer and/or contractor to give City Water Division five (5) working days written notice prior to start of construction and to allow 760 working days for completion of work (787-7611)

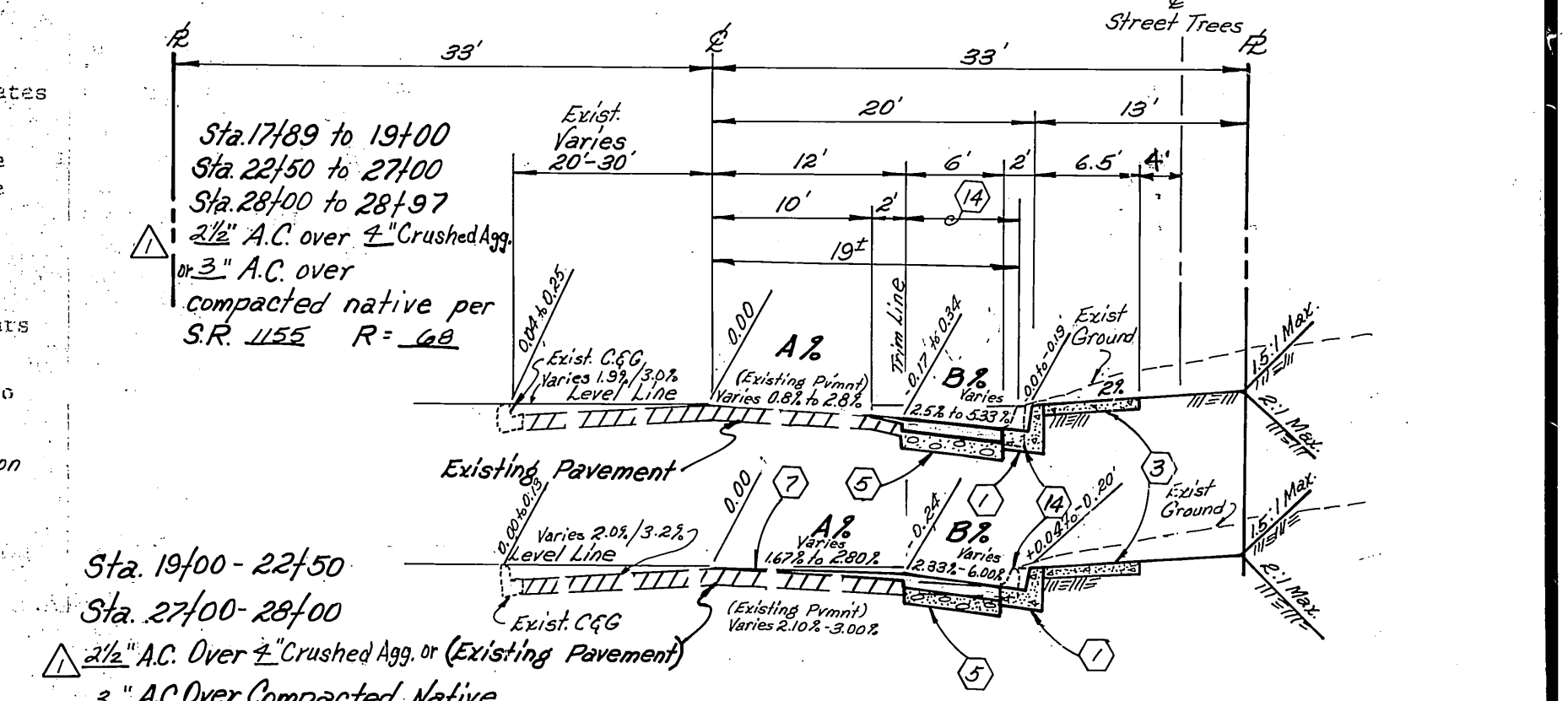
- PARKS AND RECREATION GENERAL NOTES**
- All related work shall conform to the City of Riverside, Parks and Recreation Department Standards.
 - Contact the Park Projects Inspector a minimum of 48-hours in advance at 787-7223 to schedule inspections. Inspections shall be required:
 - when plant locations have been spotted in the field prior to digging plant pits,
 - while 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 end of maintenance/final acceptance contractor will be released from maintenance only upon receipt of written notification from the City that the Parks and Recreation Department is assuming maintenance responsibilities.
 - The contractor shall maintain all plantings for a minimum period of one (1) year.
 - Street tree planting shall be as follows:

Street Name	Botanical/Common Name	Min. Size	Approx. Spacing	Approx. No. Req'd.
a. Gramercy Place	Pyrus Calleryana Bradford/Bradford Pear	15 gal.	50'	16
b. Herrera Court	Fraxinus Velutina Glabra/Modesto Ash	15 gal.	50'	8
c. Encinas Drive	Fraxinus Velutina Glabra/Modesto Ash	15 gal.	50'	34
d. Golden Avenue	CINNAMOMUM CAMPELARA/CAMPBOR TREES	15 gal.	50'	19

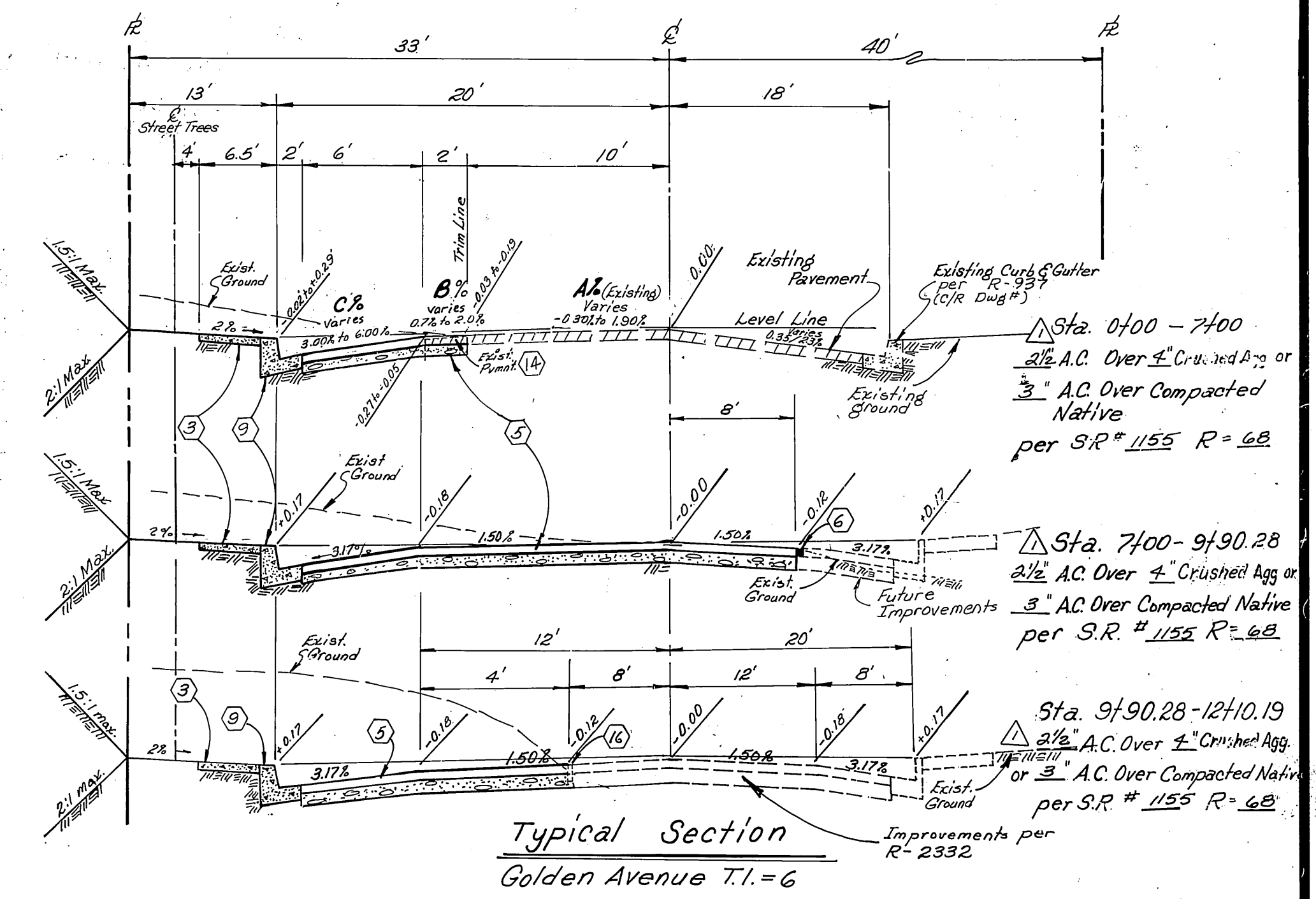
- CONSTRUCTION NOTES**
- CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200 (6" CURB FACE).
 - CONSTRUCT MATCH BASIN PER CITY OF RIVERSIDE STANDARD DRAWING NO. 405 (C&S W-7) (C&S W-7)
 - CONSTRUCT "CURE" SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325.
 - CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304.
 - PLACE ASPHALTIC CONCRETE (A.C.) OVER D.O. PER TYPICAL SECTION.
 - INSTALL 2" X 8" REDWOOD HEADER.
 - CONSTRUCT A.C. OVERLAY PER TYPICAL SECTION.
 - CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD DRAWING NO. 407 (L- AS SHOWN ON PLAN).
 - CONSTRUCT C & C PER CITY OF RIVERSIDE STA. DWG. NO. 200 (8" C.F.).
 - CONSTRUCT 18" RCP (1500 E).
 - Construct 24" R.C.P. (1500 D).
 - Construct 30" RCP (1500 D).
 - REMOVE EXISTING C.B. and 18" RCP.
 - REMOVE EXISTING PAVING AND EXISTING A.C. BERM (where applicable)
 - PLANT STREET TREES PER CITY OF RIVERSIDE PARKS AND RECREATION DEPARTMENT STANDARDS.
 - REMOVE EXISTING REDWOOD HEADER.
 - RELOCATE EXISTING TREES
 - Construct Concrete Collar per Riverside County Flood Control Dwg # 14-803



Typical Section
Herrera Ct. & Encinas Dr.
NO SCALE T.I.-5
2 1/2" A.C. Over 1" Crushed Agg. or 2 1/2" A.C. over per S.R. 1155 R=68
3" A.C. Over Compacted Native



Typical Section
Gramercy Place T.I.-6
No Scale
2 1/2" A.C. Over 1" Crushed Agg. or (Existing Pavement) 3" A.C. Over Compacted Native per S.R. 1155 R=68



Typical Section
Golden Avenue T.I.-6
Improvements per R-2332
2 1/2" A.C. Over 1" Crushed Agg. or 3" A.C. Over Compacted Native per S.R. 1155 R=68
2 1/2" A.C. Over 1" Crushed Agg. or 3" A.C. Over Compacted Native per S.R. 1155 R=68

STREET SIGN SCHEDULE

Location	Sign Size	Sign Type
Gramercy Pl	11400	(A)
Herrera Ct	5300	(A)
Gramercy Pl	11300	(A)
Golden Ave	5300	(B)
Golden Ave	5300	(C)
Encinas Dr	11300	(D)
12" (Step Sign) 30" Octagon		(E)
W-53 (Net) 3" Through Street 24" X 24"		(E)
Gramercy Pl	11400	(F)
Encinas Dr	11300	(F)

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

APPROVED BY: *[Signature]* DATE: 1/10/80
R.E. No. 12550

W.O. 6773 FOR: Kent Land F.B.

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
3426 TENTH STREET RIVERSIDE, CAL.

SCALE: As Shown
BENCH MARK: Brass disc stamped (74-1) in 12" x 12" concrete monument between curb return & sidewalk @ SW 1/4 cor. Sierra Vista & Gramercy FB 730/27
ELEV. - 606.517

DATE: Jan 9, 1980

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: 1/10/80
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P.W. ENGR.

DESIGNED BY: *[Signature]* DRAWN BY: *[Signature]* CHECKED BY: *[Signature]*

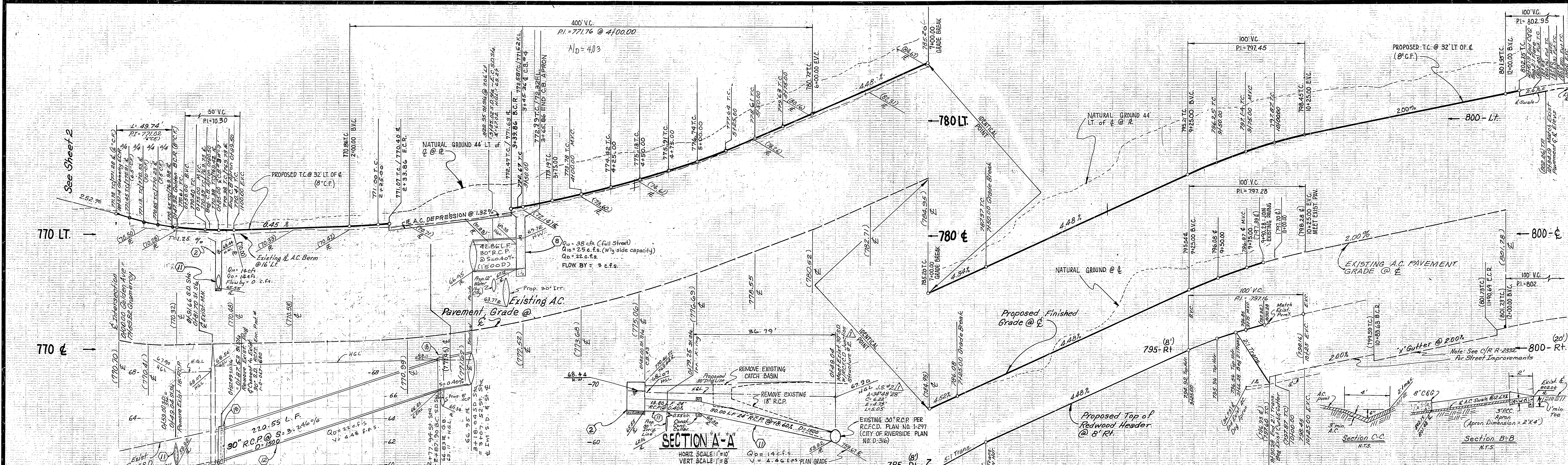
TRACT NO. 9056
STREET IMPROVEMENT PLANS
Title Sheet

HORIZ. SCALE: 1" = NA
VERT. SCALE: 1" = NA

PROJECT NO. R-2407

SHEET 1 OF 5

FILE NO. 80-6773 (M)



LEGEND

- OVERLAY EXISTING A.C. PAVING
- NEW A.C. PAVING
- INDICATES ITEM TO BE REMOVED BY CONTRACTOR (or Relocated)
- INDICATES ITEM TO BE RELOCATED BY OTHERS

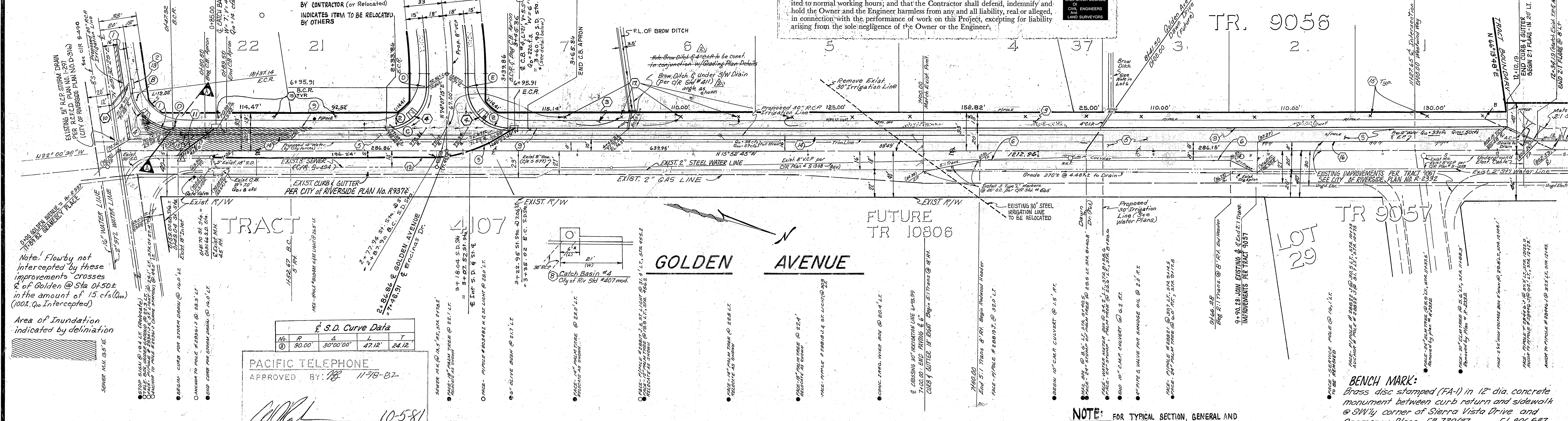
R	Δ	L	T
35.00'	81°25'10"	49.74'	30.12'
35.00'	90°00'00"	54.98'	35.00'

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.

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 precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.

GRAMERCY PL. SEE SHEET 3

ENCINAS DRIVE SEE SHEET 5



PACIFIC TELEPHONE
APPROVED BY: [Signature] 11-78-87

IMPROVEMENT ENGINEER [Signature] DATE 10-5-81

CITY OF RIVERSIDE
PUBLIC UTILITIES
ELECTRICAL DIVISION
[Signature] 9/30/81
CHIEF UTILITIES ENGINEER, ELECTRICAL DATE

SOUTHERN CALIFORNIA GAS CO.
Approved by: [Signature] 9-9-81
DATE

CITY OF RIVERSIDE
DOMESTIC SYSTEM & IRRIGATION SYSTEM
[Signature] 3/7/83
Water Systems Manager DATE

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA
APPROVED BY: [Signature] DATE [Signature]
R.E. No. 17,550
W.O. 6773 FOR: KENT LAND CO. F.B.

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

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

STREET PLAN & PROFILE
TRACT NO. 9056
GOLDEN AVENUE
FROM GRAMERCY TO 1200' NORTHERLY
SHEET 2 OF 5
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'
PROJECT NO. R-2407
FILE NO. 80-6773 (H)

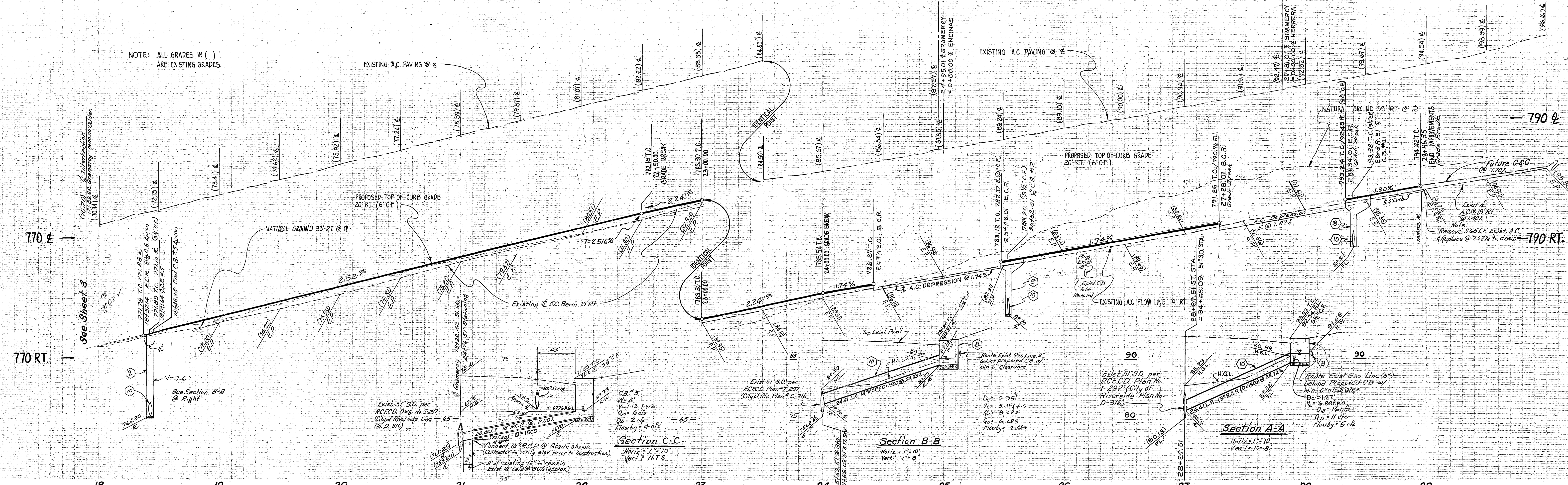
BENCH MARK:
Brass disc stamped (FA-1) in 12" dia concrete monument between curb return and sidewalk @ SWly corner of Sierra Vista Drive and Gramercy Place. FB 739/87 EI 806.587

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

* As built 7-28-86 TE

80-1099

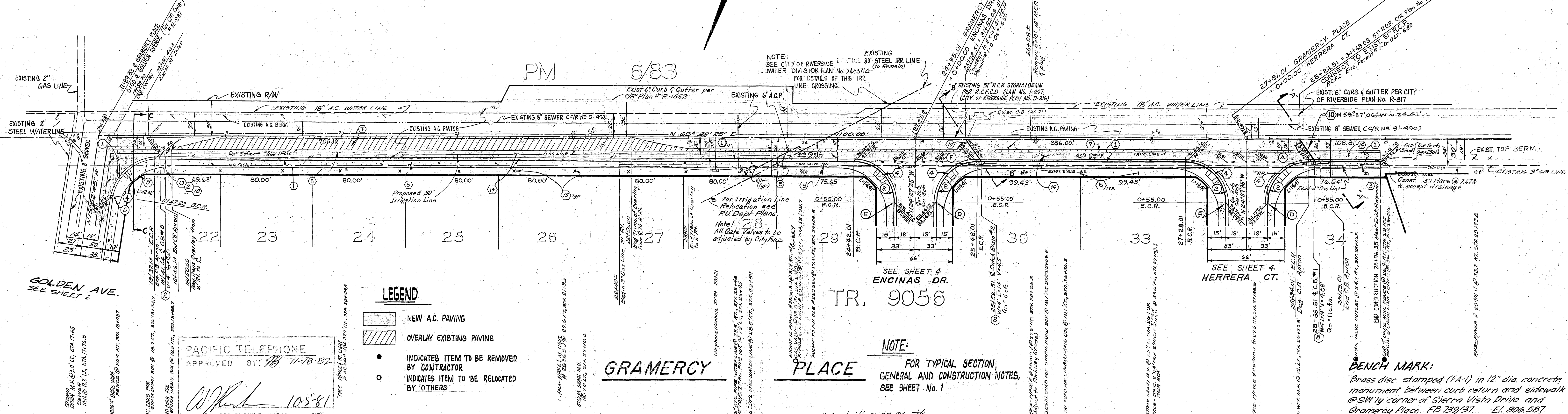
NOTE: ALL GRADES IN () ARE EXISTING GRADES.



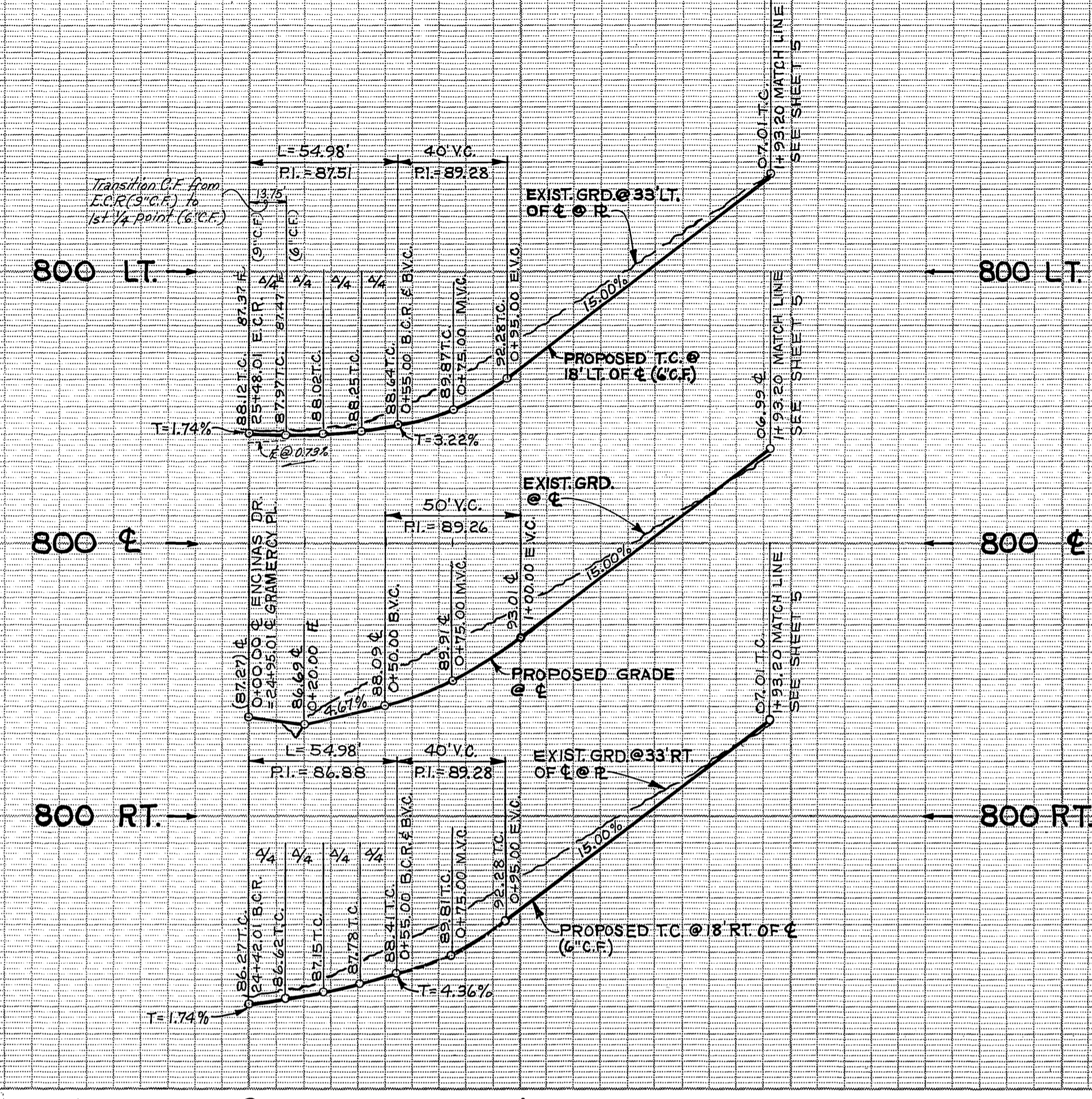
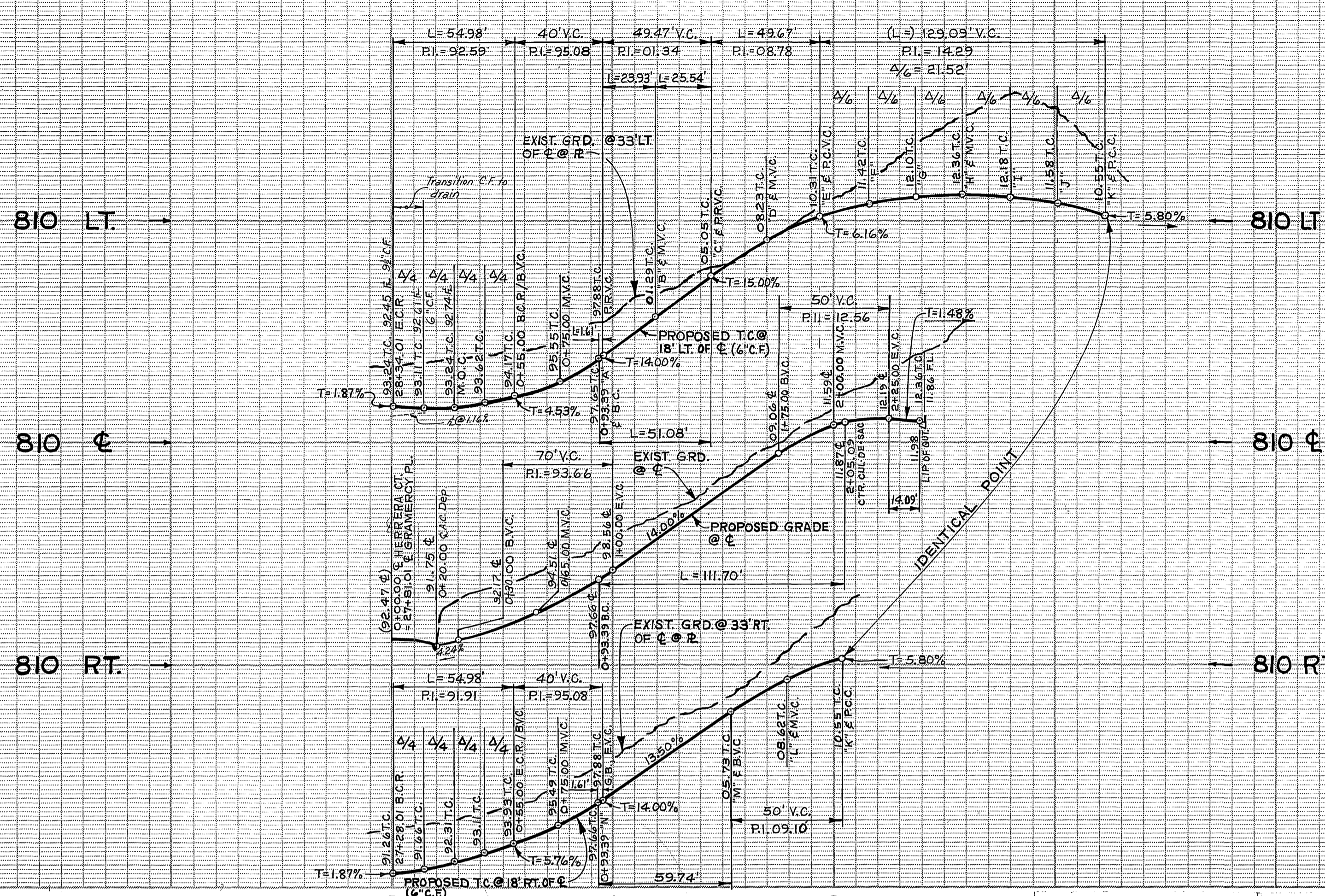
NOTICE TO CONTRACTOR: The existence and location of any underground utility pipes or structures shown on these plans were obtained by a search of the available records. To the best of our knowledge there are no existing utilities except as shown on these plans. The Contractor is required to take precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.

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.

CURB RETURN DATA				
No.	R	Δ	L	T
1	35.00'	81° 25' 10"	49.74'	30.12'
2	35.00'	90° 00' 00"	54.98'	35.00'

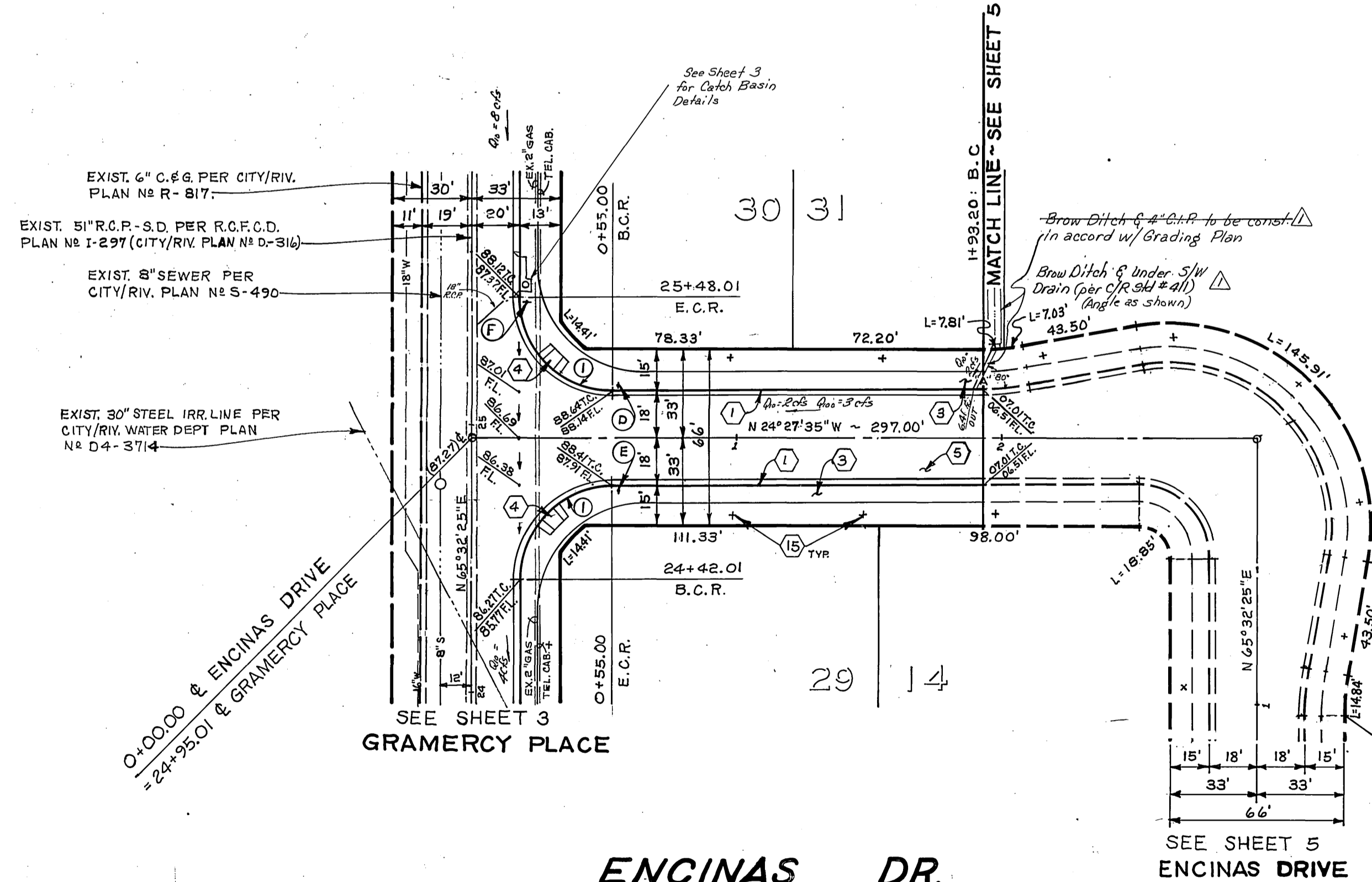
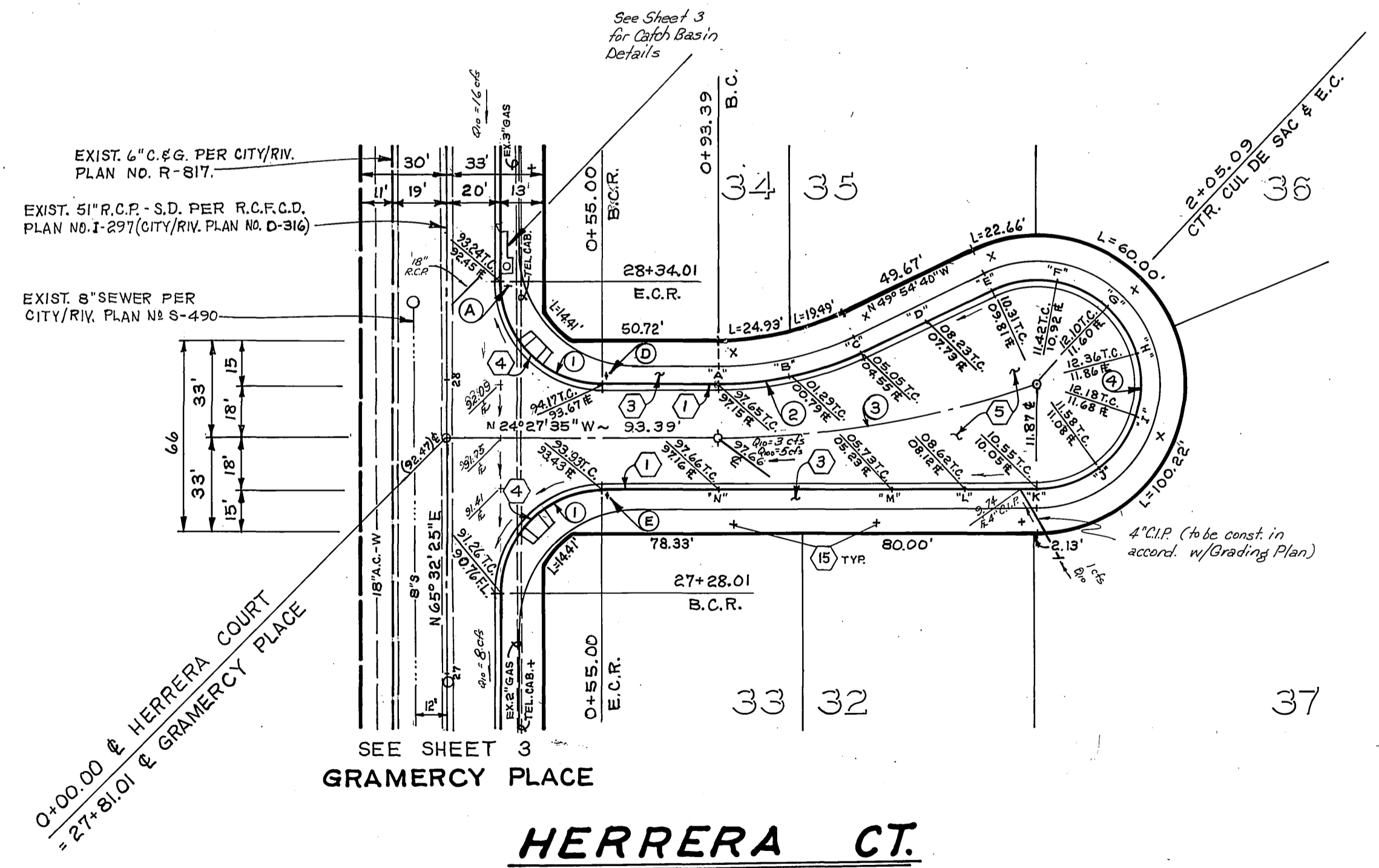


CITY OF RIVERSIDE PUBLIC UTILITIES ELECTRICAL DIVISION Approved by: <i>Don Campbell</i> 9/30/81 CHIEF UTILITIES ENGINEER	SOUTHERN CALIFORNIA GAS CO. Approved by: <i>E.H. Rucka</i> 9-21-81 DATE	CITY OF RIVERSIDE DOMESTIC SYSTEM & IRRIGATION SYSTEM Approved by: <i>Fred Lantz</i> 3/9/83 WATER SYSTEMS MANAGER	J. F. DAVIDSON ASSOCIATES CIVIL ENGINEERS - SURVEYORS - PLANNERS RIVERSIDE, CALIFORNIA Approved by: <i>John W. Davidson</i> DATE 11/1/82 R.E. No. 13,550	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS Approved by: <i>John W. Davidson</i> DATE 9/14/81 CHIEF P.W. ENGR.	STREET PLAN & PROFILE TRACT NO. 9056 "Northern Side" GRAMERCY PLACE FROM GOLDEN AVE. TO 1,000' WESTERLY HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4' SHEET 3 OF 5	PROJECT NO. R-2407 FILE NO. 80-6773 (M)



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.

CURVE DATA				
(NO)	R	Δ	L	T
①	35.00'	90°00'00"	54.98'	35.00'
②	115.00'	25°27'05"	51.08'	25.97'
③	343.53'	18°37'47"	111.70'	56.35'
④	36.00'	205°27'05"	129.09'	—

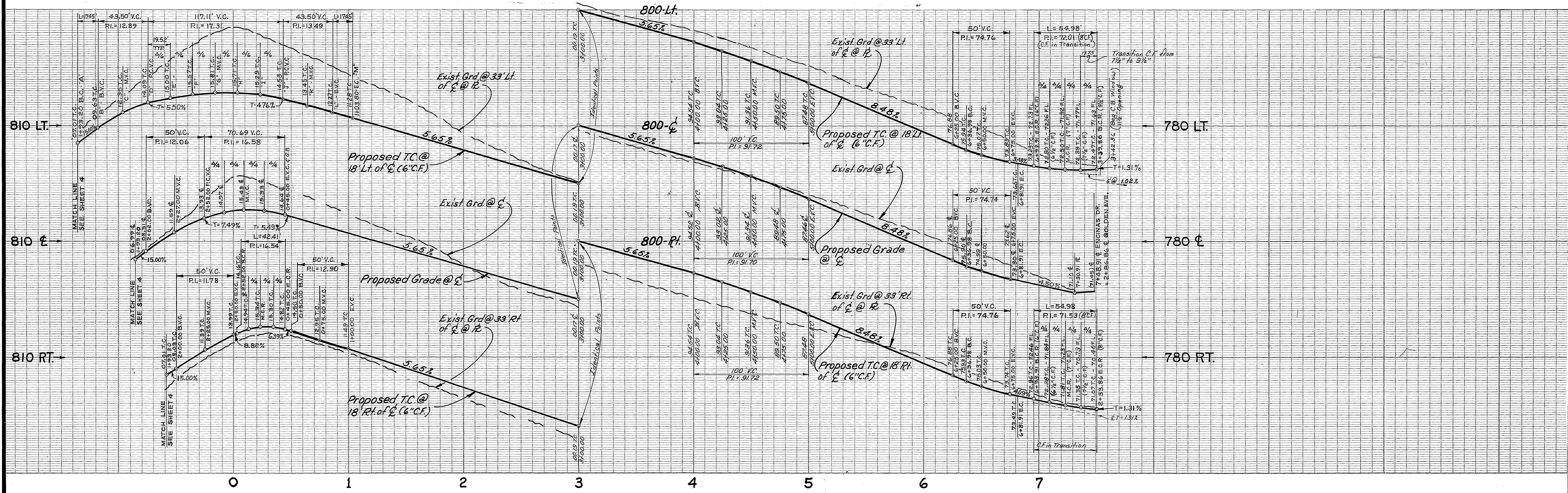


NOTICE TO CONTRACTOR: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

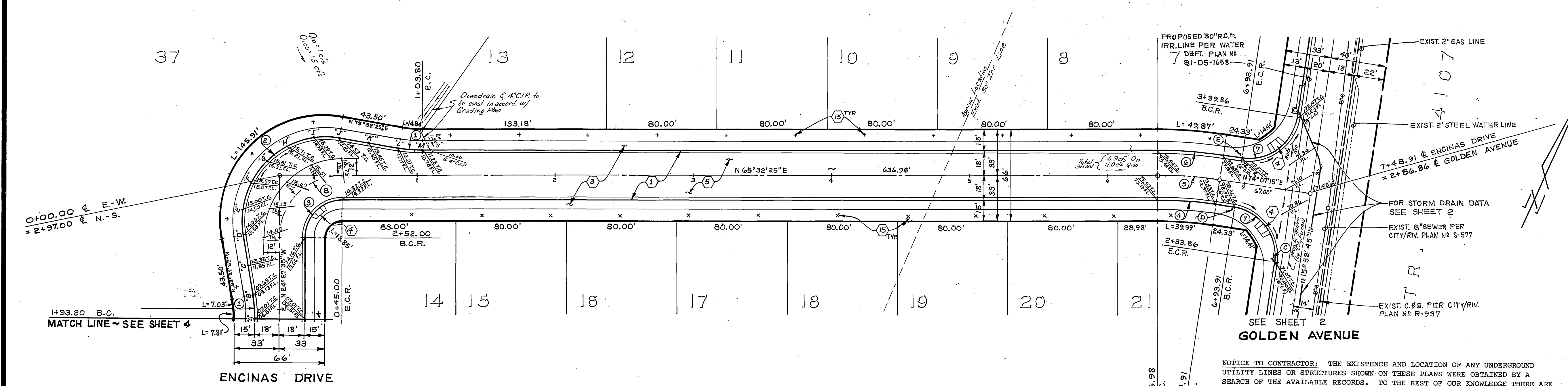
NOTE: FOR TYPICAL SECTION, GENERAL AND CONSTRUCTION NOTES, SEE SHEET No. 1

BENCH MARK:
Brass disc stamped (FA-1) in 12" dia. concrete monument between curb return and sidewalk @ SW'ly corner of Sierra Vista Drive and Gramercy Place. FA 759/37 E.I. 806.587

SOUTH. CALIF. GAS CO. APPROVED BY: DATE: 11/1/82	PACIFIC TELEPHONE APPROVED BY: PUBLIC IMPROVEMENT ENGINEER DATE: 11-18-82	CITY OF RIVERSIDE DOMESTIC SYSTEM & IRRIGATION SYSTEM WATER SYSTEMS MANAGER DATE: 11/1/82	CITY OF RIVERSIDE PUBLIC UTILITIES ELECTRICAL DIVISION CHIEF UTILITIES ENGINEER, ELECTRICAL DATE: 2-9-83	J. F. DAVIDSON ASSOCIATES CIVIL ENGINEERS - SURVEYORS - PLANNERS RIVERSIDE, CALIFORNIA APPROVED BY: R.E. No. 17,550 DATE: 11/1/82	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: DIRECTOR OF PUBLIC WORKS DATE: 11/1/82	STREET PLAN & PROFILE TRACT NO. 9056 HERRERA COURT & ENCINAS DRIVE SCALE: HORIZ. 1" = 40' VERT. 1" = 8' ACCOUNT NO. DRAWING NUMBER: R-2407 SHEET 4 OF 5 FILE NO. 80-6773 (M)



CURVE DATA				
NO.	R	Δ	L	T
1	100.00'	10° 00' 00"	17.45'	8.75'
2	61.00'	110° 00' 00"	117.11'	87.12'
3	27.00'	90° 00' 00"	42.41'	27.00'
4	282.00'	08° 34' 50"	42.23'	21.16'
5	300.00'	08° 34' 50"	44.93'	22.51'
6	318.00'	08° 34' 50"	47.62'	23.86'
7	35.00'	90° 00' 00"	54.98'	35.00'
8	45.00'	90° 00' 00"	70.69'	45.00'



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.

BENCH MARK:
 Brass disc stamped (FA-1) in 12" dia. concrete monument between curb return and sidewalk @ SW'ly corner of Sierra Vista Drive and Gramercy Place. FA 739/37 EL. 806.587

NOTICE TO CONTRACTOR: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY LINES 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.

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

SOUTH. CALIF. GAS CO. APPROVED BY: <i>[Signature]</i> DATE: 1/26/82	PACIFIC TELEPHONE APPROVED BY: <i>[Signature]</i> PUBLIC IMPROVEMENT ENGINEER DATE: 1/13/82	CITY OF RIVERSIDE DOMESTIC SYSTEM & IRRIGATION SYSTEM <i>[Signature]</i> 3/17/82 WATER SYSTEMS MANAGER DATE	CITY OF RIVERSIDE PUBLIC UTILITIES ELECTRICAL DIVISION <i>[Signature]</i> 3-2-82 CHIEF UTILITIES ENGINEER, ELECTRICAL DATE	J. F. DAVIDSON ASSOCIATES CIVIL ENGINEERS - SURVEYORS - PLANNERS RIVERSIDE, CALIFORNIA APPROVED BY: <i>[Signature]</i> DATE: 1/17/82 R.E. No. 17,550	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: <i>[Signature]</i> DATE: 1/26/82 DIRECTOR OF PUBLIC WORKS	STREET PLAN & PROFILE TRACT NO. 9056 ENCINAS DRIVE SHEET 5 OF 5 SCALE: HOR: 1" = 40' VERT: 1" = 8' FILE NO. 80-6773 (M)