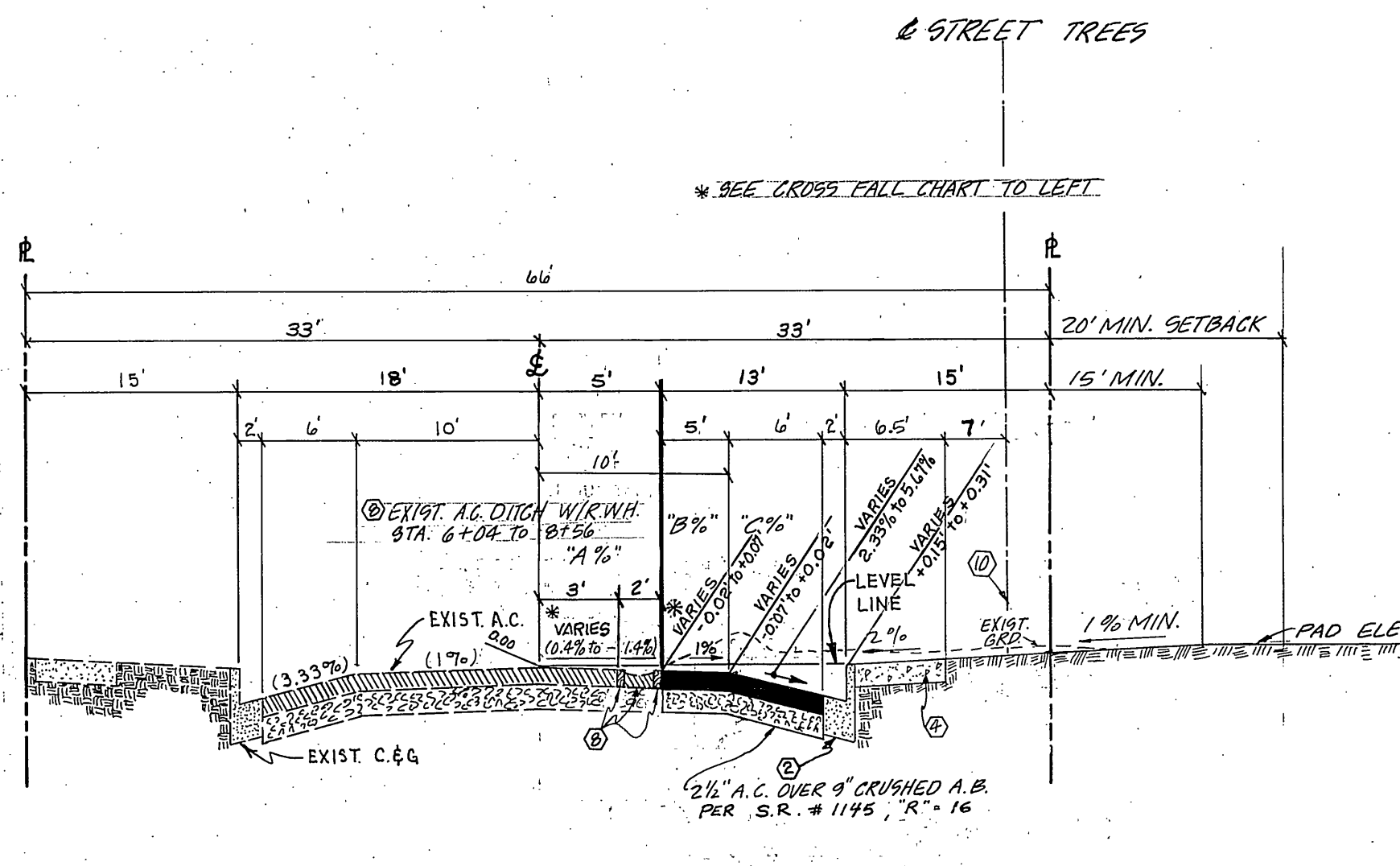


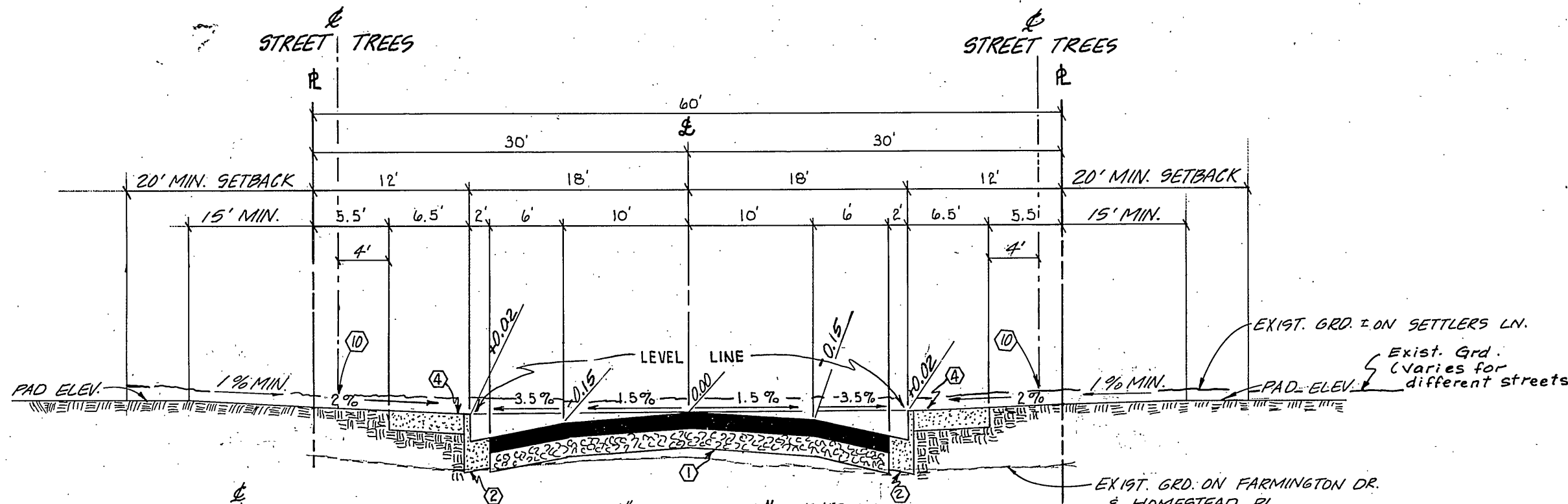
CROSS-FALL CHART

STA.	*A%	*B%	*1/2 CROWN ELEV.	*C%
0+66.5	-	-	MEET EXIST.	-
1+00	(0.4%)	1%	80.53	2.67%
1+50	(-0.8%)	1%	80.71	3.17%
2+00	(-0.8%)	1%	80.91	4.00%
2+50	(-0.6%)	1%	81.16	5.67%
3+00	(-1.2%)	1%	81.30	5.50%
3+50	(-1.4%)	1%	81.38	4.33%
4+00	(-1.0%)	1%	81.49	3.67%
4+50	(-0.2%)	1%	81.42	3.33%
5+00	(-0.4%)	1%	81.95	4.67%
5+50	(0.4%)	1%	81.95	3.83%
6+00	(-0.33%)	1%	82.11	4.00%
6+50	(-1.0%)	1%	82.22	3.33%
7+00	(-1.0%)	1%	82.22	2.5%
7+50	(-0.33%)	1%	82.52	3.33%
8+00	(0.67%)	1%	82.65	3.00%
8+50	(0.67%)	1%	82.76	2.33%
8+59	-	-	MEET EXIST.	-

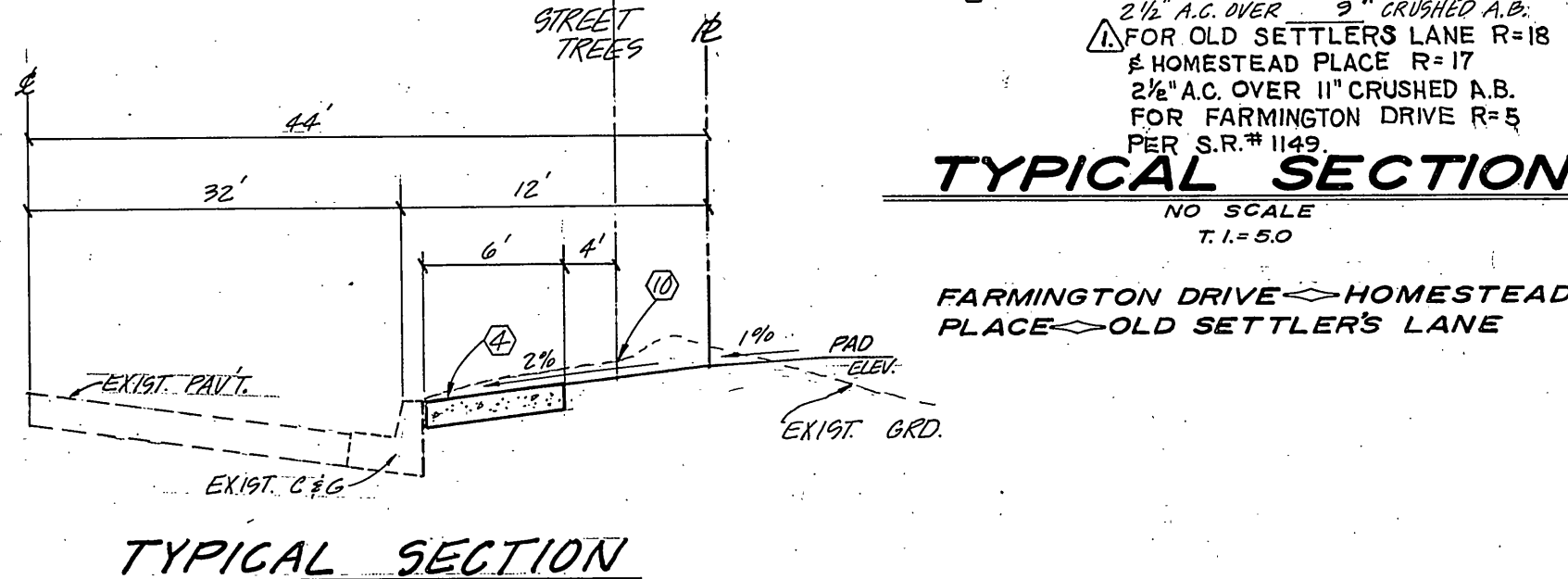
* SEE BEATTY DR. TYP. SECT.



TYPICAL SECTION
NO SCALE
T.I. = 8.0



TYPICAL SECTION
NO SCALE
T.I. = 8.0



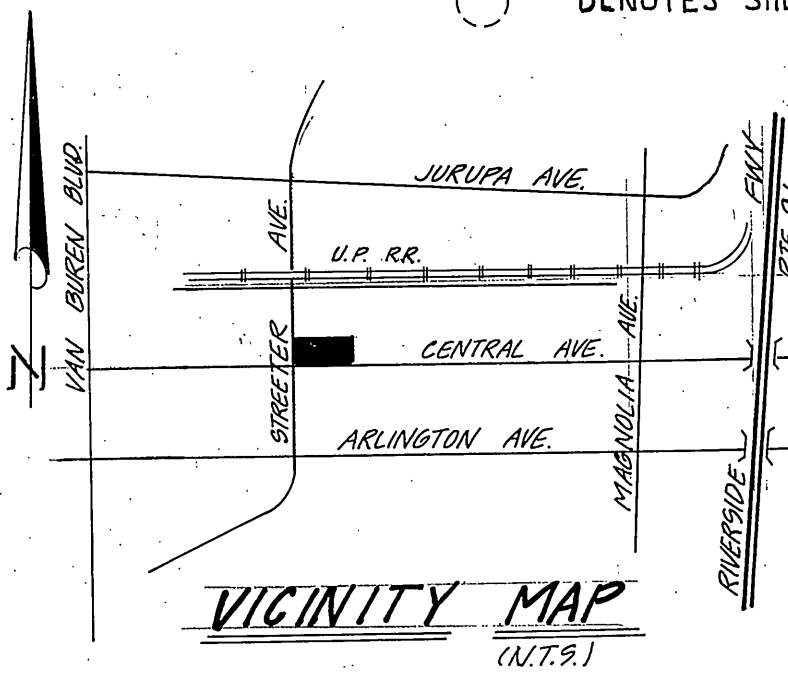
TYPICAL SECTION
NO SCALE

CENTRAL AVENUE
STREETER AVENUE

INDEX SHEET MAP

SCALE: 1" = 200'

○ DENOTES SHEET NO.



STREET NAME	SIGN SCHED.
A BEATTY DR.	5200
B FARMINGTON DR.	6500
C HOMESTEAD PL.	5100
D OLD SETTLER'S LANE	6500
E CENTRAL AVE.	5100

NOTE: INSTALL STREET SIGNS (A-E) PER C/R STD. 662 A.

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, 1982 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.
- Const. D/W approaches per Std. Dwg 302. All triple car garage shall have D/Ws @ A=28', B=35', all double car garage shall have D/Ws @ A=20', B=27' except D/Ws on Lot's number 17, 19, 20, A=16', B=23'.
* D/W APPROACHES ALONG STREETER & CENTRAL STREETS ARE A=17', B=24' LOTS 1 THRU 14.
- Curbs and gutter shall be staked with 3' intervals.
- Curbs 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 0.40%. Place 3/4" dowel pins at all expansion joints.
- Location of SEWER LATERAL TO BE DETERMINED in the field at the direction of the owner. Avoid conflict with proposed and/or existing facilities.
- Contractor is to verify existing sewer elevation prior to construction.
- No finished floor elevation shall be less than 4' above the sewer flow line at point of connection without having a proper backwater valve installed in the lateral.
- 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.
- NO NOTE.
- Any traffic control striping obliterated during construction shall be restored by the contractor within five days after notification from the City Inspectors.
- Final striping for traffic control to be the responsibility of the developer.
- NO NOTE.
- 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 of base material and A.C. paving shall be determined by the City of Riverside design standards and test procedures.
- 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.
- Contact the Park and Recreation Department, Tree Division, at 787-7598, 24 hours prior to relocation of trees.
- The sewer contractor shall adjust manholes to final grade after paving is completed.
- A PUBLIC WORKS DEPARTMENT PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER CONSTRUCTION.
- All testing and certification of the treated base will be at the developer's cost.
- 6" x 6" or 6" diameter blockouts for mailboxes required in curb sidewalk.
- 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.
- CURB TYPE SIDEWALK PER CONSTR. NOTE #4 TO BE CONSTRUCTED ON CENTRAL AVE ALONG THE LIMITS OF THE TRACT BOUNDARY.
- CONTRACTOR SHALL NOTIFY PACIFIC TELEPHONE AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION TO ARRANGE FOR RELOCATION OF EXISTING TELEPHONE FACILITIES ON CENTRAL AVE.

PARKS & RECREATION 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:
 - 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/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	Number Required
a. Beatty Drive	Fraxinus Velutina Glabra/ Modesto Ash	15 gal	50'	13
b. Old Settlers Lane	Camphora Officinarium/ Camphor	15 gal	50'	12
c. Homestead Place	Camphora Officinarium/ Camphor	15 gal	50'	14
d. Farmington Drive	Camphora Officinarium/ Camphor	15 gal	50'	13
e. Central Avenue	Fraxinus Velutina Glabra Modesto Ash	15 gal	50'	13
f. Streeter Avenue	Fraxinus Velutina Glabra/ Modesto Ash	15 gal	50'	10

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CONSTRUCTION NOTES:

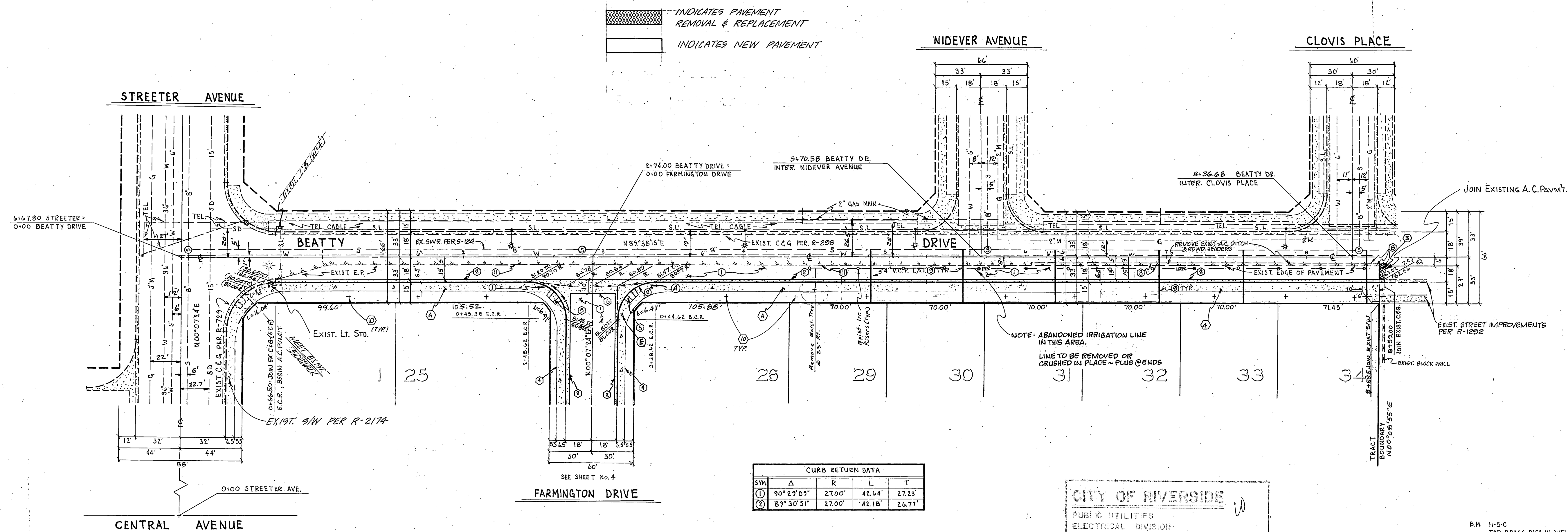
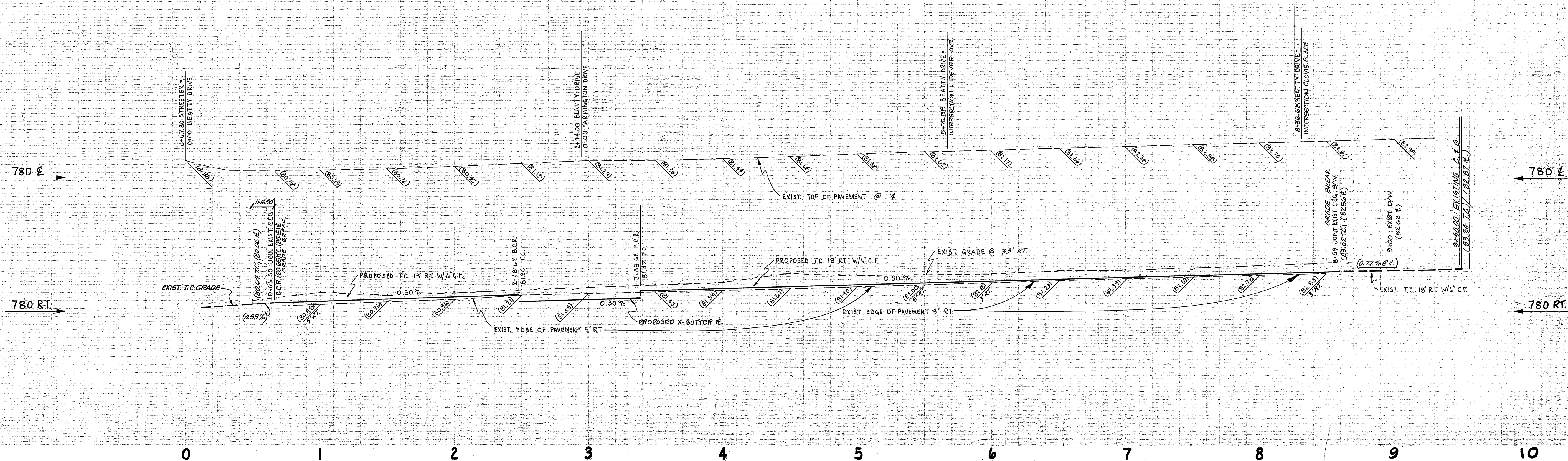
- CONSTRUCT 2 1/2" A.C. OVER 9" CRUSHED A.B. BASE. (SEE TYPICAL SECTIONS TENTATIVE, SEE GEN. NOTE #16)
- CONSTRUCT CURB AND GUTTER PER STANDARD DRAWING 200 (TYPE I) 6" C.F. (SEE GENERAL NOTE #6 FOR BEATTY DR.)
- REMOVE EXIST. A.C. PAVEMENT AND RECONST. PER TYP SECTION 1
- CONSTRUCT CURB SIDEWALK PER STANDARD DRAWING 325.
- CONSTRUCT WHEELCHAIR RAMPS PER STANDARD DRAWING 304.
- CONSTRUCT CROSS-GUTTER PER STANDARD DRAWING 220. "W" AS SHOWN.
- NO NOTE.
- REMOVE 2" X 4" REDWOOD HEADERS & A.C. DITCH & REPLACE W/ 2 1/2" A.C. OVER 9" CRUSHED A.B.
- CONSTRUCT 4" V.C.P. HOUSE LATERALS TO EXIST. SWR. LINE. (BEATTY DR., CENTRAL AVE. & STREETER AVE.) EXISTING MAIN TO BE CORE DRILLED & SADDLED.
- PLANT STREET TREES PER CITY OF RIVERSIDE PARK & RECREATION STANDARDS.
- REMOVE 2" X 4" REDWOOD HEADER.

CITY OF RIVERSIDE
PUBLIC UTILITIES
ELECTRICAL DIVISION
Per [Signature] 12/18/83
CHIEF UTILITIES ENGINEER, ELECTRICAL

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA
APPROVED BY [Signature] DATE 12/15/83
R.E. No. 17750

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY [Signature] DATE 2/7/83
DIRECTOR OF PUBLIC WORKS

TITLE SHEET
STREET PLAN & PROFILE
INDEX AND NOTES
TRACT No. 10019
SHEET 1 OF 4
PROJECT NO. R-2501
HORIZ. SCALE 1" = 100' VERT. SCALE 1" = 10'



INDICATES PAVEMENT REMOVAL & REPLACEMENT
 INDICATES NEW PAVEMENT

CURB RETURN DATA				
SW	A	R	L	T
①	90° 23' 03"	27.00'	42.64'	27.25'
②	87° 30' 51"	27.00'	42.18'	24.77'

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT
 ELECTRICAL DIVISION
 APPROVED BY: [Signature]
 CHIEF UTILITIES ENGINEER, ELECTRICAL

FOR GENERAL NOTES AND CONSTRUCTION NOTES SEE SHEET 1
 B.M. H-5-C TOP BRASS DISC IN WELL STAMPED H-5-C ON 8' STREETER AVE. 10.00' SO. INTERSECTION CENTRAL AVE. ELEV. 777.794
 * AS BUILT 3-15-84 B1E1!

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPT.
 ELECTRIC DIVISION
 LOCATIONS OF EXISTING STREET LIGHTING AND ELECTRIC FACILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY
 BEFORE EXCAVATING CALL 714-787-7381 FOR FIELD LOCATION AND CONFIRMATION OF FACILITIES

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

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.

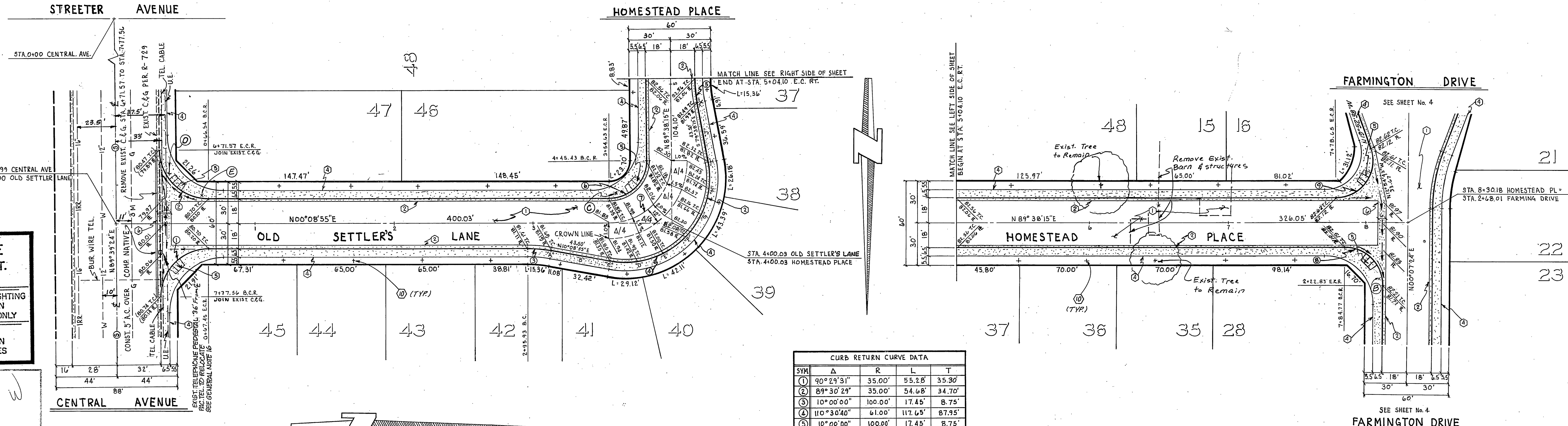
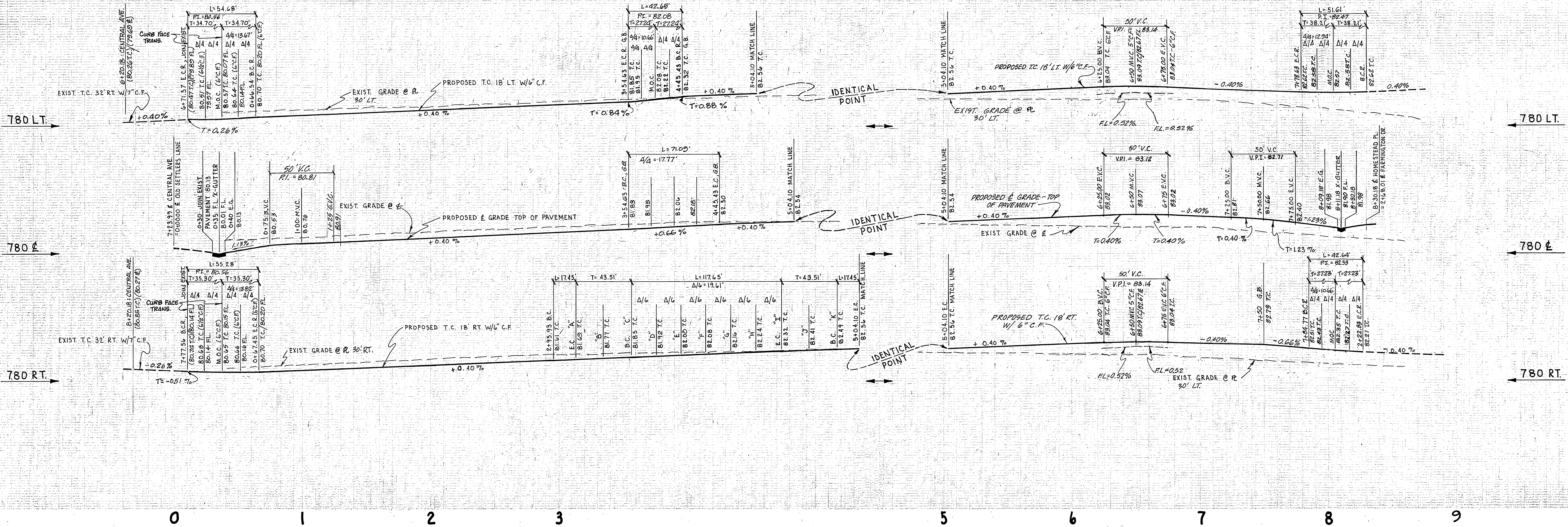
J. F. DAVIDSON ASSOCIATES
 CIVIL ENGINEERS - SURVEYORS - PLANNERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: [Signature]
 R.E. No. 17750 DATE 12/30/77
 W.O. 5203-2 FOR: GREGORY W. SWEANEY F.B. 1032/130

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: [Signature]
 DIRECTOR OF PUBLIC WORKS
 DATE 2/7/83

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: [Signature]
 DIRECTOR OF PUBLIC WORKS
 DATE 2/7/83

STREET PLAN & PROFILE
 S'ly SIDE
 BEATTY DRIVE
 from STREETER AVE. to CLOVIS PLACE
 TRACT No. 10019
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PROJECT NO. R-2501
 SHEET 2 OF 4
 FILE NO. 5584



CURB RETURN CURVE DATA

SYN	Δ	R	L	T
1	90° 29' 31"	35.00'	55.28'	35.30'
2	89° 30' 29"	35.00'	54.68'	34.70'
3	100° 00' 00"	100.00'	17.45'	8.75'
4	110° 30' 40"	61.00'	117.65'	87.95'
5	100° 00' 00"	100.00'	17.45'	8.75'
6	90° 30' 40"	27.00'	42.66'	27.24'
7	90° 30' 40"	45.00'	71.00'	45.40'
8	90° 29' 09"	27.00'	42.64'	27.23'
9	109° 30' 53"	27.00'	51.61'	38.21'

CITY OF RIVERSIDE PUBLIC UTILITIES DEPT. ELECTRIC DIVISION
 LOCATIONS OF EXISTING STREET LIGHTING AND ELECTRIC FACILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY
 BEFORE EXCAVATING CALL 714-787-7381 FOR FIELD LOCATION AND CONFIRMATION OF FACILITIES

CITY OF RIVERSIDE PUBLIC UTILITIES ELECTRICAL DIVISION
[Signature]
 CHIEF UTILITIES ENGINEER, ELECTRICAL DATE

APPROVED BY:
[Signature]
 FOR PACIFIC TELEPHONE CO.
 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 *[Signature]* DATE 12/30/77
 R.E. No. 17550
 W.O. 5203-2 FOR: GREGORY W. SWEANEY F.B. 1023/150

MARK REVISIONS APPR. DATE

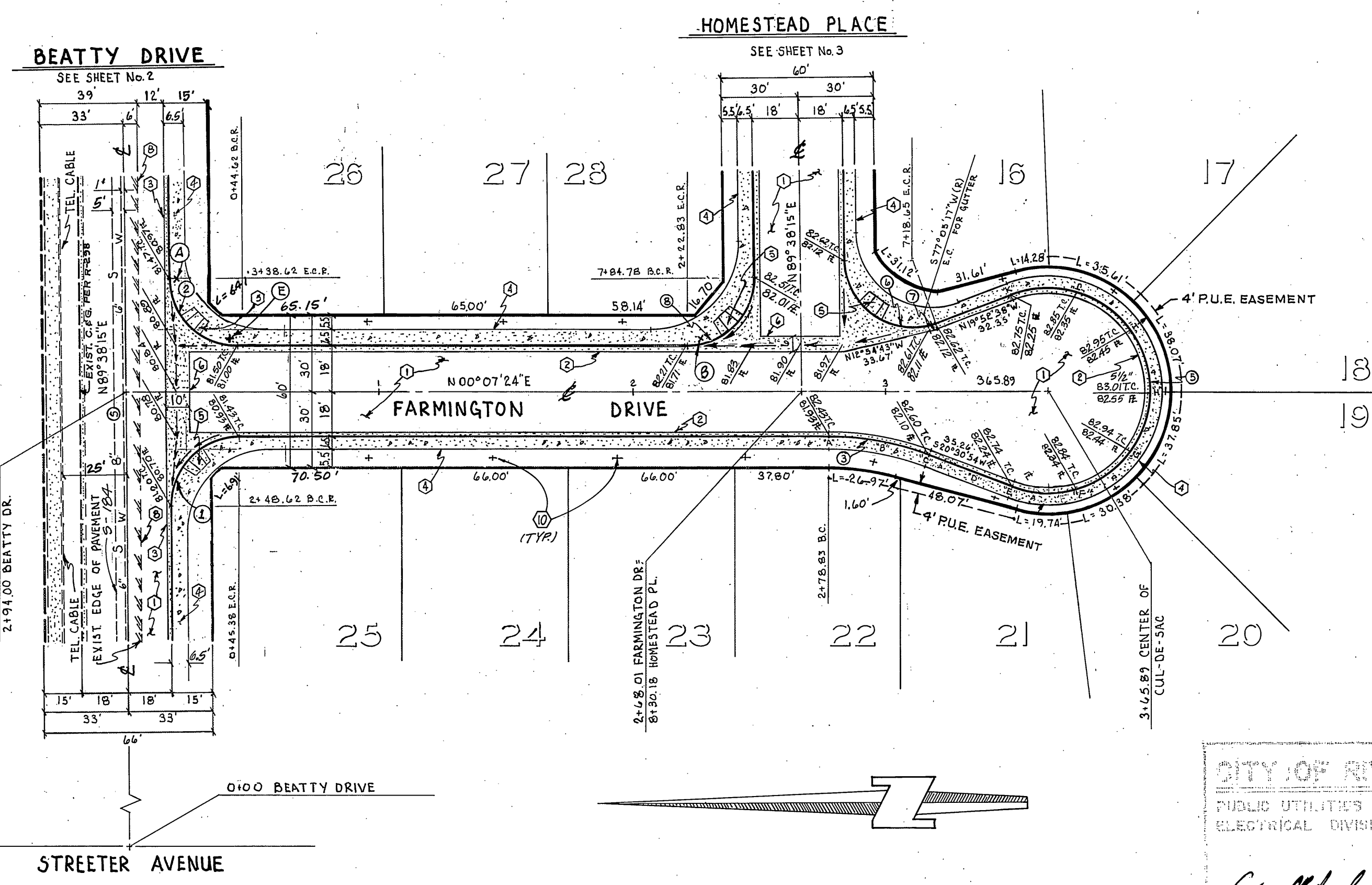
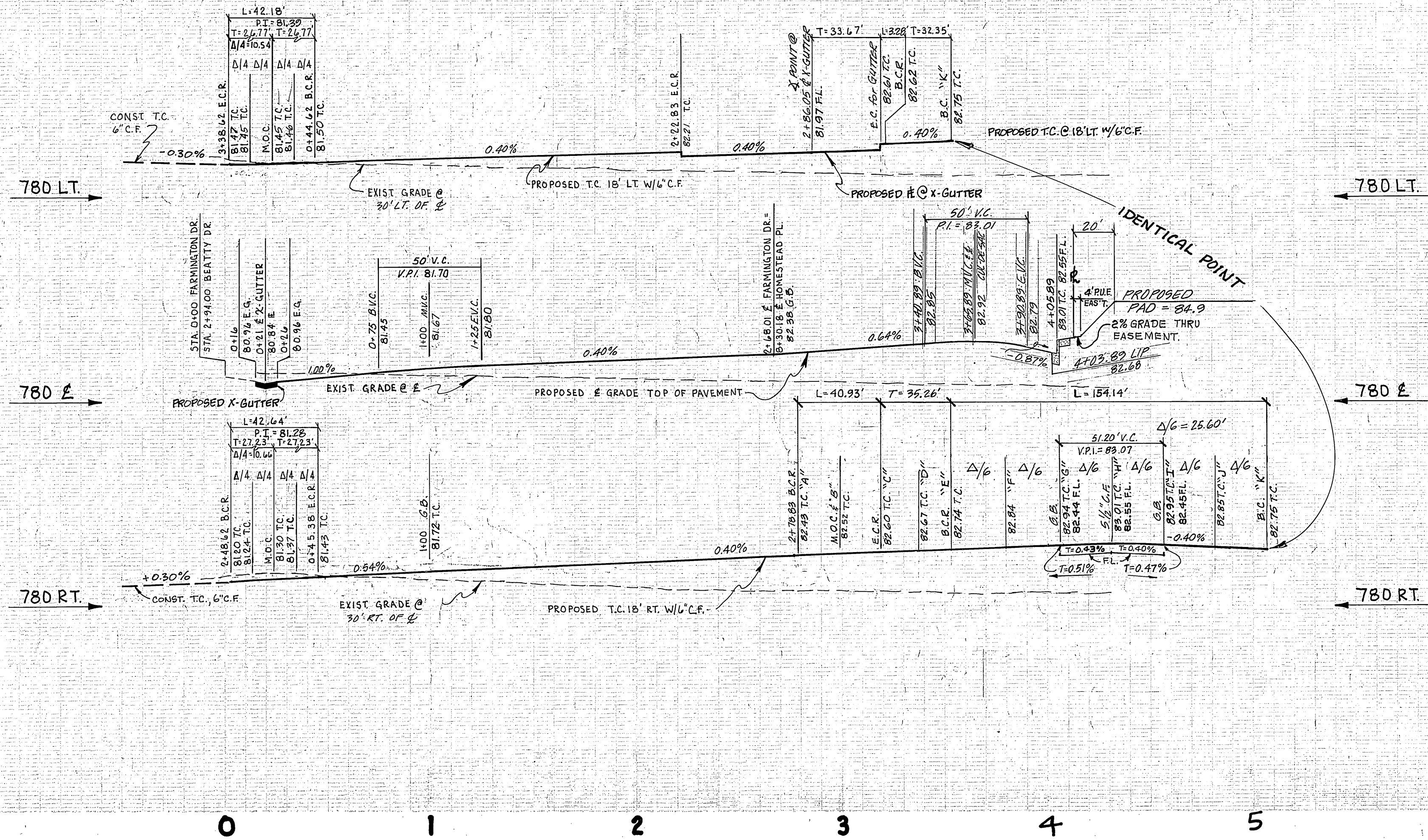
MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS
 APPROVED BY *[Signature]* DATE 2/7/78
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF P. W. ENGR.

STREET PLAN & PROFILE
 OLD SETTLER'S LANE & HOMESTEAD PLACE
 TRACT No. 10019
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'
 PROJECT NO. **R-2501**
 SHEET **3** OF **4**
 FILE NO. 5584

H-5-C TOP BRASS DISC IN WELL STAMPED H-5-C ON E STREETER AVE 10.00' SO. INTERSECTION CENTRAL AVE. ELEV. 777.794

PC 1295



CURB RETURN DATA			
SYM	Δ	R	T
①	90° 29' 09"	27.00'	42.64'
②	89° 30' 51"	27.00'	42.18'
③	22° 23' 30"	115.00'	40.93'
④	40° 18' 30"	16.00'	11.19'
⑤	2.00° 47' 00"	40.00'	154.14'
⑥	109° 30' 53"	27.00'	51.61'
⑦	6° 57' 55"	27.00'	3.28'
⑧	90° 29' 09"	27.00'	42.64'

(TOTAL - CURB RETURN)
(PARTIAL FOR X-GUTTER)

CITY OF RIVERSIDE
PUBLIC UTILITIES
ELECTRICAL DIVISION
W
For GENERAL NOTES AND CONSTRUCTION NOTES SEE SHEET 1.
B.M. H-5-C TOP BRASS DISC IN WELL STAMPED H-5-C ON STREETER AVE 10.00' SO. INTERSECTION CENTRAL AVE. ELEV. 777.794
* AS BUILT 3-15-84 BRET!
INDEXED W/P

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J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA
APPROVED BY *John W. Centley* DATE 12/30/77
R.E. No. 17750
W.O. 5203-2 FOR GREGORY W. SWEENEY F.B. 1031/130

MARK REVISIONS APPR. DATE
DESIGNED BY A.W. DRAWN BY R.M. CHECKED BY M.B.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY *W. J. W. W.* DATE 2/7/83
DIRECTOR OF PUBLIC WORKS
CHIEF P. W. ENGR.

STREET PLAN & PROFILE
FARMINGTON DRIVE
HOMESTEAD PLACE to BEATTY DRIVE
TRACT No. 10019
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'
PROJECT NO. R-2501
SHEET 4 OF 4
FILE NO. 5984