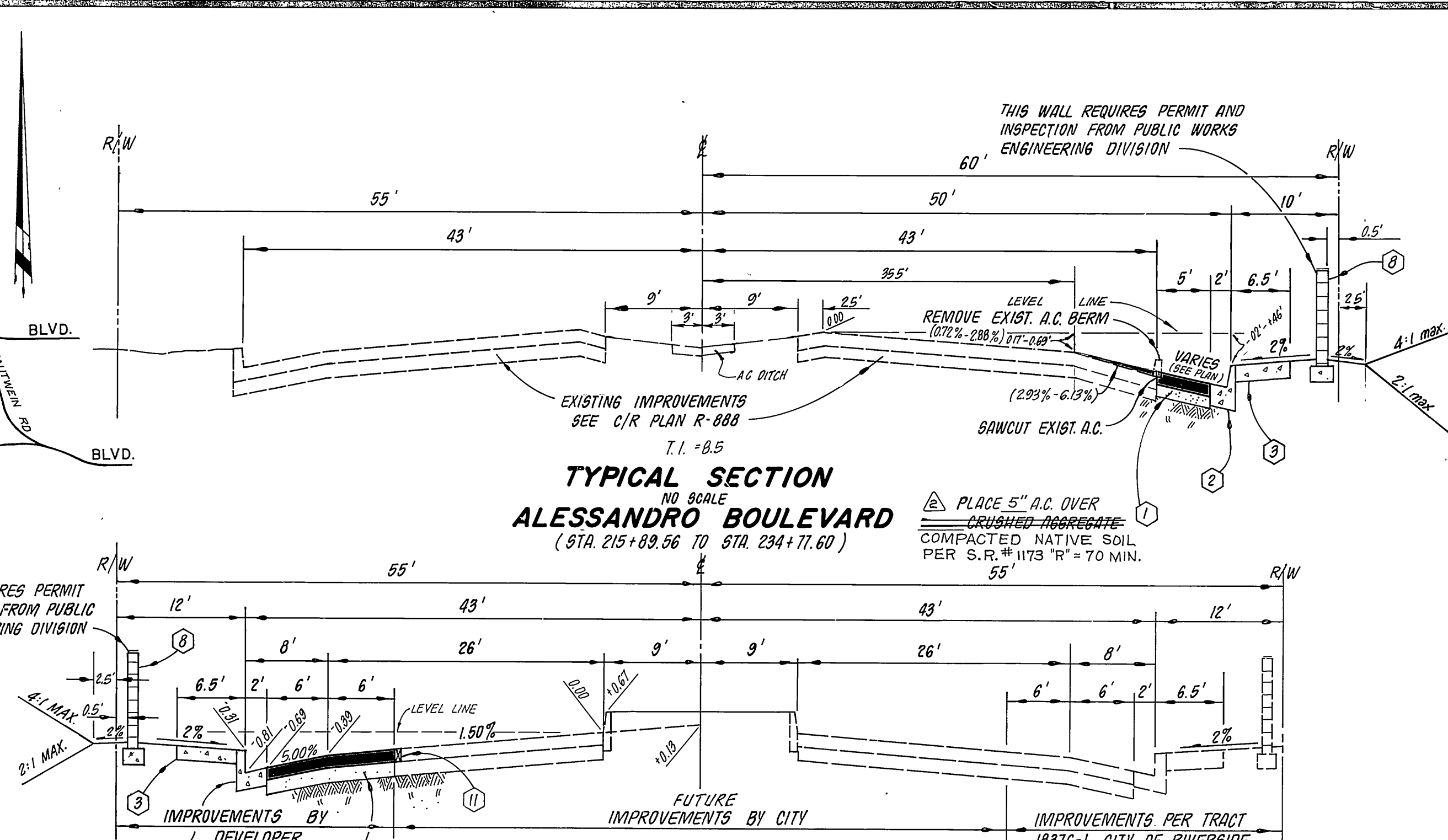


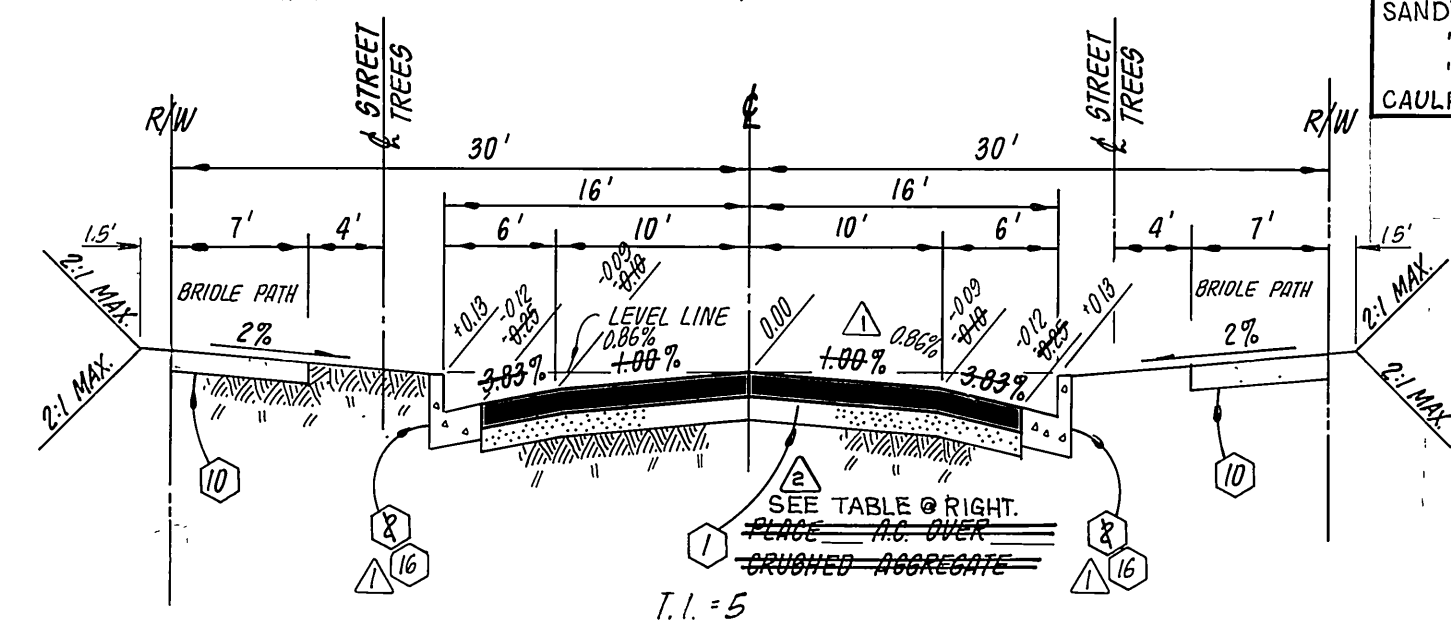
VICINITY MAP
NO SCALE



TYPICAL SECTION
NO SCALE
ALESSANDRO BOULEVARD
(STA. 215+89.56 TO STA. 234+77.60)

TYPICAL SECTION
NO SCALE
OVERLOOK PARKWAY
(STA. 182+42.02 TO STA. 150+00)

ST. NAME	STA. TO STA.	A.C.	C.A.B.	"R" PER S.R.#1173
SANDTRACK RD.	3+25 ~ 9+60	2 1/2"	8" (COMP. NAT.)	70 MIN.
CAULFIELD CT.	14+00 ~ END	2 1/2"	8" (COMP. NAT.)	70 MIN.
ALL		2 1/2"	9.0"	17

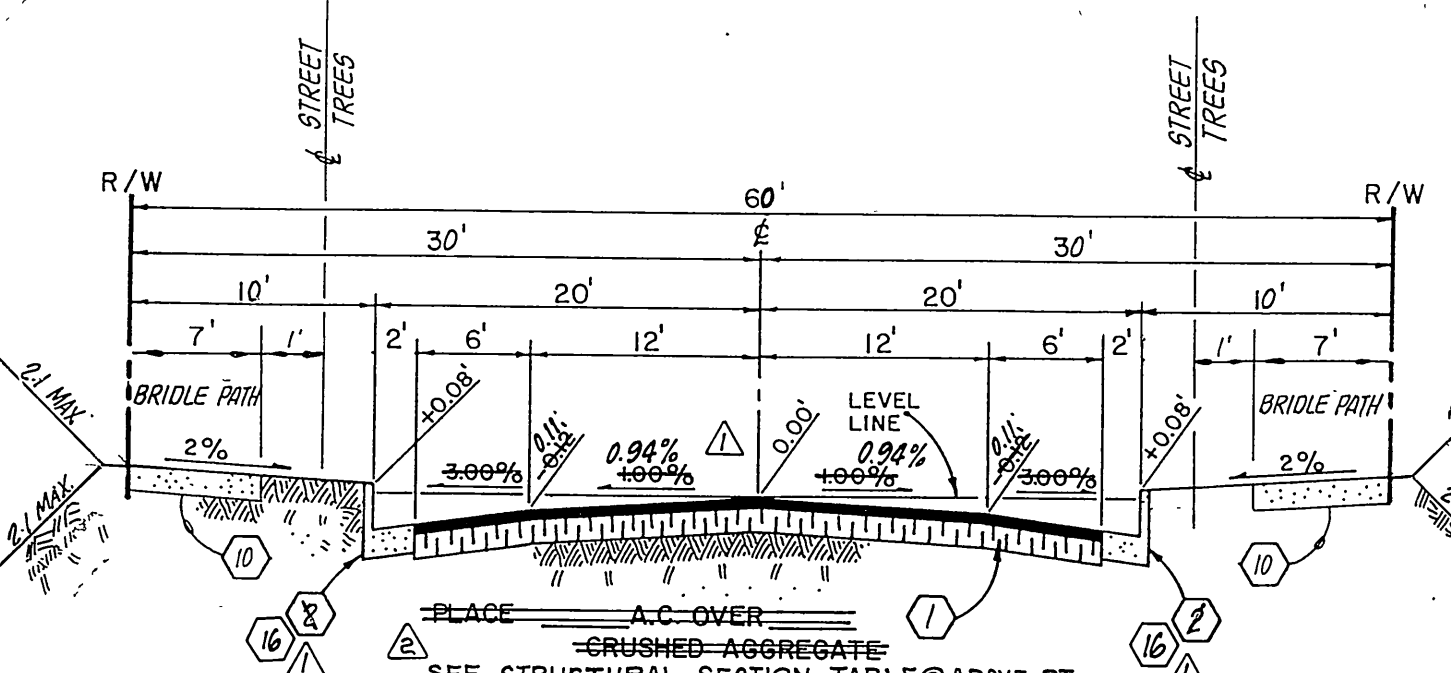


TYPICAL SECTION
NO SCALE
SANDTRACK ROAD *
(FROM STA. 5+50)

CAULFIELD COURT

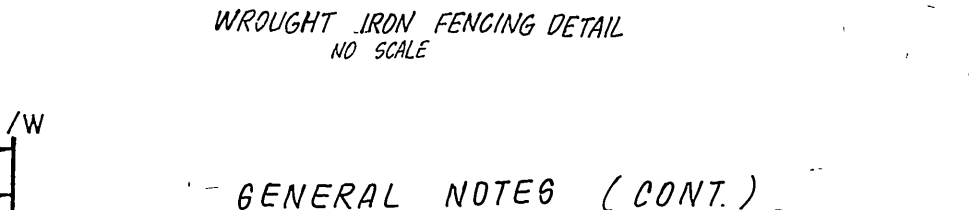
* ON SANDTRACK RD. WHERE CURB TRANSITIONS 20'-16" FROM E. HOLD-DRAWING-LANE X-SLOPE @ 1.00%, VARY PARKING-LANE (2.50% - 3.00%) VARY X-SLOPE

NOTE: WHERE STREET GRADES ARE LESS THAN 2%, THERE WILL BE A 0.2' DROP FROM E TO LIP OF GUTTER. X-FALL WILL BE 16" - 143"



TYPICAL SECTION T.I. = 5
NO SCALE
SANDTRACK ROAD
(STA. 3+25 TO STA. 4+50)

BENCH MARK
CITY OF RIVERSIDE BENCHMARK # F8-E P.K. NAIL AND CITY TAG IN TOP OF LARGE ROCK TO SLY. SIDE ALESSANDRO BLVD. @ 0.60 MILE S'ELY. OF VIA VISTA DR. NEAR P.P. NO. 715963 H ELEV. = 1502.195



STRUCTURAL SECTION TABLE

GENERAL NOTE (CONT.)

- BEFORE THE RIP-RAP IS ACCEPTED, AS PLACED, AT THE OUTLET OF ANY DRAINAGE STRUCTURE, IT SHALL BE TESTED UNDER FLOWS AS CLOSE AS POSSIBLE TO DESIGN CONDITIONS WITH WATER OBTAINED FROM FIRE HYDRANTS IN THE IMMEDIATE AREA.

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.
- 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 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.
- 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.
- 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.
- In order to coordinate the City's portion of the work, the developer and/or contractor 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 (+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.
- See Landscaping and Sprinkler System Plans for parkway on Alessandro Blvd. & Overlook Parkway.

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.

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.

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, seal or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

Traffic signal conduit and pullbox installation shall conform to the provisions of Section 66 of the State Standard Specifications and Plans published by the Calif. Dept. of Trans., the City of Riverside, Div. # 606, and as directed by the Traffic Engineer.

Developer to give City Water Division five (5) working days written notice prior to start of construction and to allow City ten (10) working days for completion of work. (787-761)

The developer is responsible for providing access paving. Should the developer and/or contractor decide to install the access paving prior to the City commencing its paving work, the developer shall coordinate the installation of access paving over Overlook Parkway with the City Inspector. Final course of paving in access area to be paid for by developer prior to the City commencing its paving operation.

TREE PLANTING NOTES

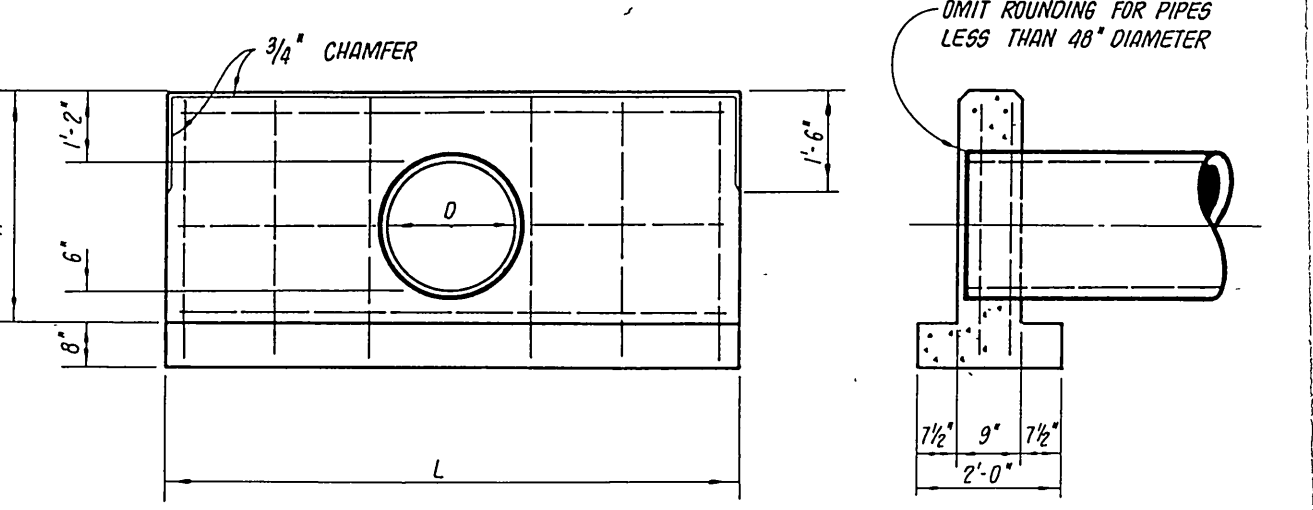
- All related work shall conform to the City of Riverside, Park and Recreation Department Standards.
- Contact the Park Projects Inspector a minimum of 48 hours in advance at 787-7223 to schedule inspections. Inspections shall be required: A) When plant locations have been spotted in the field prior 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/field acceptance (Developer will be released from maintenance only upon receipt of written notification from the City that the Park and Recreation Dept. is assuming maintenance responsibilities).
- The 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	NO. REQ.
ALESSANDRO BLVD & OVERLOOK PARKWAY	SEE REVERSE FRONTAGE PLAN NO. A PREPARED BY			
SANDTRACK ROAD	PINUS CANADENSIS (CANYON) ISLAND PINE	15 GAL.	50'	40
CAULFIELD COURT	"	"	"	10

* AS BUILT 3-14-85 BRET!

TRAFFIC SIGN SCHEDULE	
A	OVERLOOK PKWY 300
B	SANDTRACK ROAD 6000
C	SANDTRACK ROAD 6000
D	CAULFIELD COURT 1300
E	R-1 "STOP" SIGN, 30" OCTAGON
F	W-53 (NOT A THROUGH STREET) 24" x 24"

INSTALLATION SHALL BE IN ACCORDANCE WITH CIR STD DWGS. 662A & 666



HEADWALL DETAIL
NO SCALE

D	H	L	STEEL LOS	CONC. CU VOLS
12"	3'-2"	7'-0"	50	0.91
24"	3'-0"	8'-6"	75	1.20
30"	4'-2"	10'	85	1.52
36"	4'-8"	12'	105	1.95

Underground Service Alert
Call: TOLL FREE
1-800-422-4133
24 HOURS A DAY BEFORE YOU DIG

FOR STORM DRAIN APPROVAL ONLY:
Director of Public Works
5/16/83
DATE

CITY OF RIVERSIDE
PUBLIC UTILITIES
ELECTRICAL DIVISION
John Johnson
4/21/83
DATE

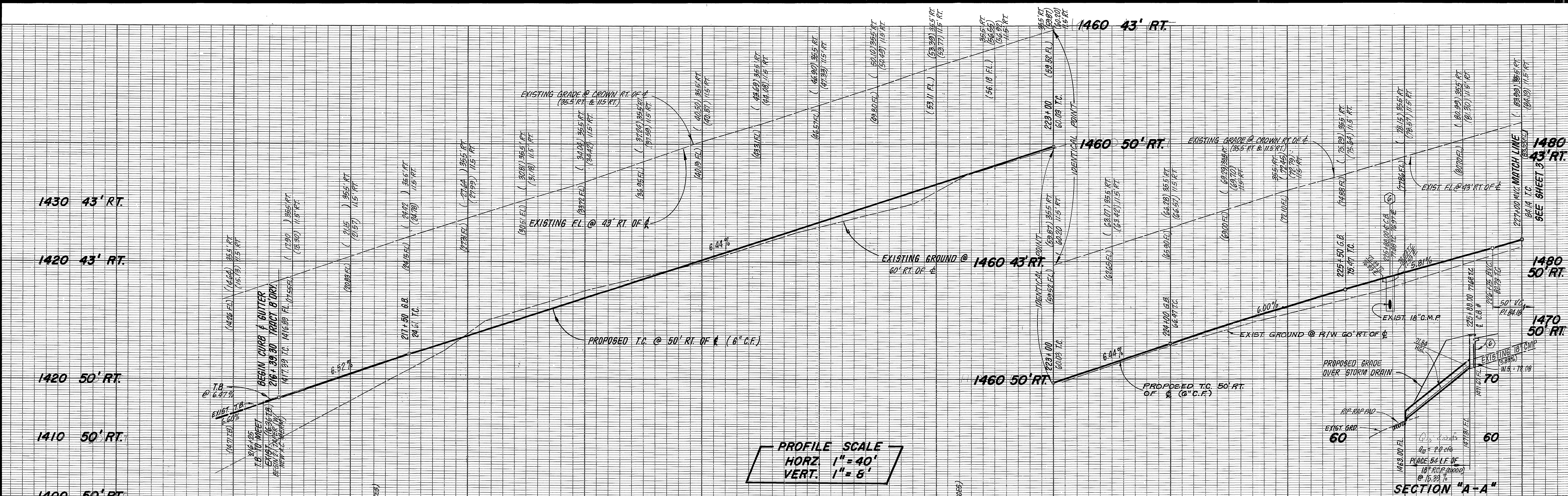
CITY OF RIVERSIDE
DOMESTIC SYSTEM
Water Systems Manager
Fred Rantz
5/16/83
DATE

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS SURVEYORS PLANNERS
3426 TENTH STREET RIVERSIDE, CAL. 92504-0844
APPROVED BY: [Signature]
DATE 12/16/82
REGISTERED CIVIL ENGINEER NO. 17550

ADDED STRUCTURAL SECTIONS 11/11/82
CHANGED CURB TO TYPE C2 AND CROSSFALL 11/11/82
ON INTERIOR STREETS 11/11/82
REVISIONS: [List]
DESIGNED BY: [Name] DRAWN BY: [Name] CHECKED BY: [Name]

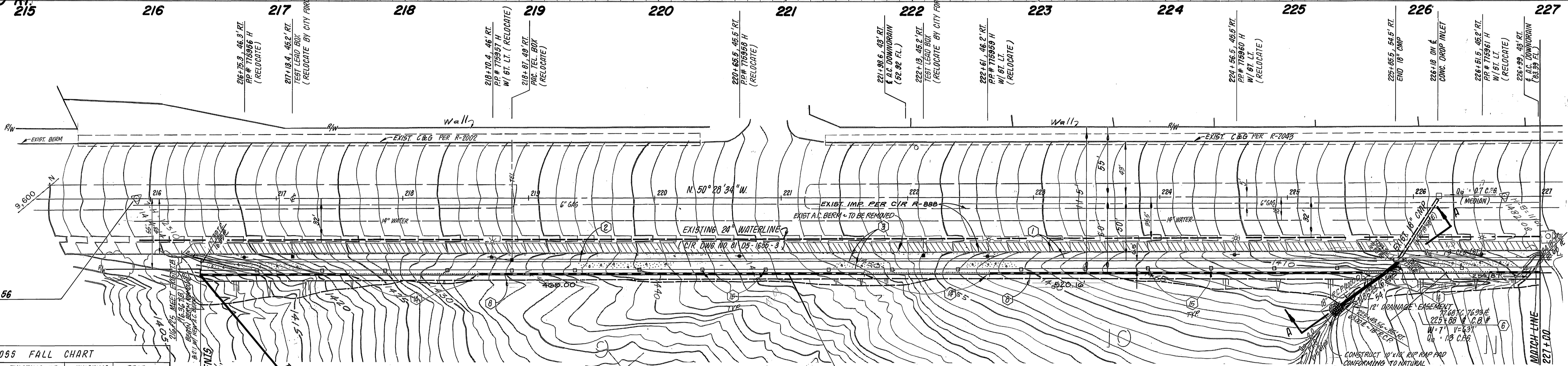
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature]
DATE 5/16/83

TRACT 18376-2
STREET IMPROVEMENT PLANS
TITLE SHEET
SCALE: AS SHOWN FOR: PREBLEY
INDEX WF
PROJECT NO. R-2516
SHEET 1 OF 7
FILE NO. 82-7685 (M)



PROFILE SCALE
 HORZ 1" = 40'
 VERT. 1" = 5'

SECTION "A-A"



CROSS FALL CHART

STATION	EXISTING RT. DRIVING LANE	EXISTING SHOULDER	PROP SHOULDER
216+00	2.04%	5.07%	1.52%
216+50	1.67%	4.61%	1.44%
217+00	1.75%	4.21%	1.52%
217+50	1.50%	3.60%	1.52%
218+00	1.46%	4.40%	1.52%
218+50	1.94%	4.00%	1.12%
219+00	1.58%	4.21%	1.20%
219+50	1.46%	3.87%	1.04%
220+00	1.54%	4.13%	1.36%
220+50	1.63%	5.01%	1.12%
221+00	1.79%	4.40%	1.04%
221+50	1.63%	4.00%	0.88%
222+00	1.58%	3.73%	1.44%
222+50	1.94%	4.93%	0.96%
223+00	1.98%	4.67%	1.76%
223+50	1.46%	1.60%	1.60%
224+00	1.21%	5.07%	1.52%
224+50	1.71%	3.87%	1.60%
225+00	1.92%	4.67%	2.88%
225+50	1.46%	3.47%	1.60%
226+00	1.75%	3.87%	1.28%
226+50	1.89%	3.87%	0.72%
227+00	0.83%	6.13%	1.84%

PACIFIC TELEPHONE
 APPROVED BY:
R.P. Nolan
 PUBLIC IMPROVEMENT ENGINEER DATE 5-18-83

LEGEND
 [Symbol] Indicates new A.C. pavement
 [Symbol] INDICATES A.C. OVERLAY

FOR STORM DRAIN APPROVAL ONLY
Robert L. Wilho 5/16/83
 DIRECTOR OF PUBLIC WORKS DATE

CITY OF RIVERSIDE
 PUBLIC UTILITIES ELECTRICAL DIVISION
John Johnson 4/16/83
 CHIEF UTILITIES ENGINEER, ELECTRICAL DATE

CITY OF RIVERSIDE
 DOMESTIC SYSTEM
Fred Lent 5/1/83
 WATER SYSTEMS MANAGER DATE

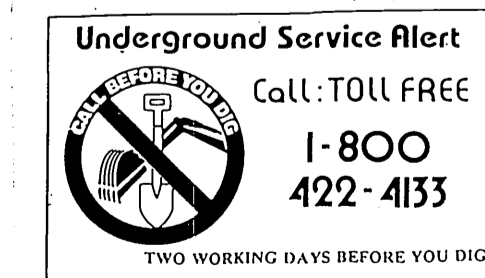
J. F. DAVIDSON ASSOCIATES
 CIVIL ENGINEERS - SURVEYORS - PLANNERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY *John W. ...* DATE 4/16/83
 R.E. No. 17550

MARK REVISIONS APPR. DATE
 DESIGNED BY C.F.H. DRAWN BY T.M.T. CHECKED BY S.F.H.

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY *Robert L. Wilho* DATE 7/19/83
 CHIEF PUB. WKS. ENGR. DATE

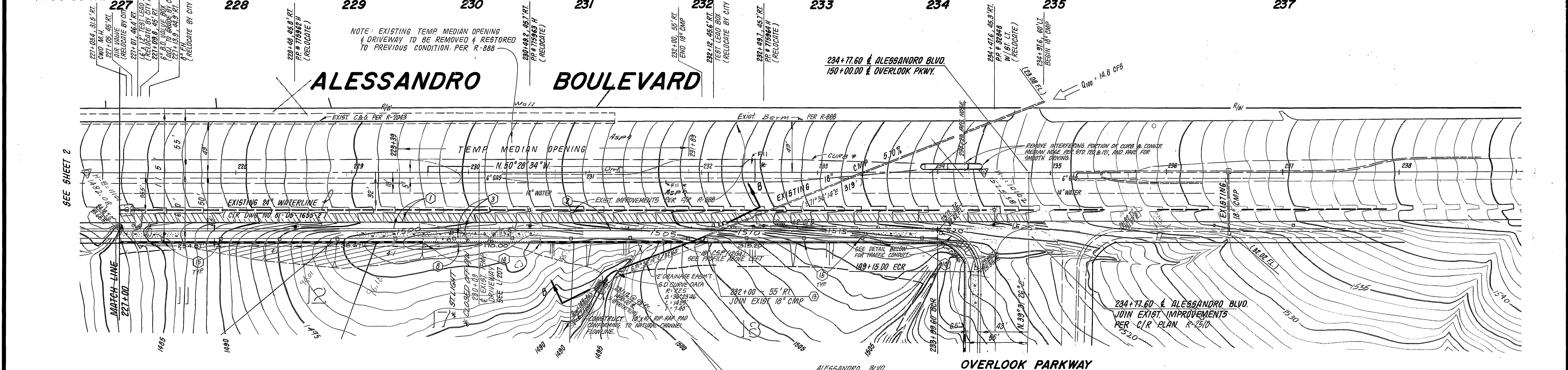
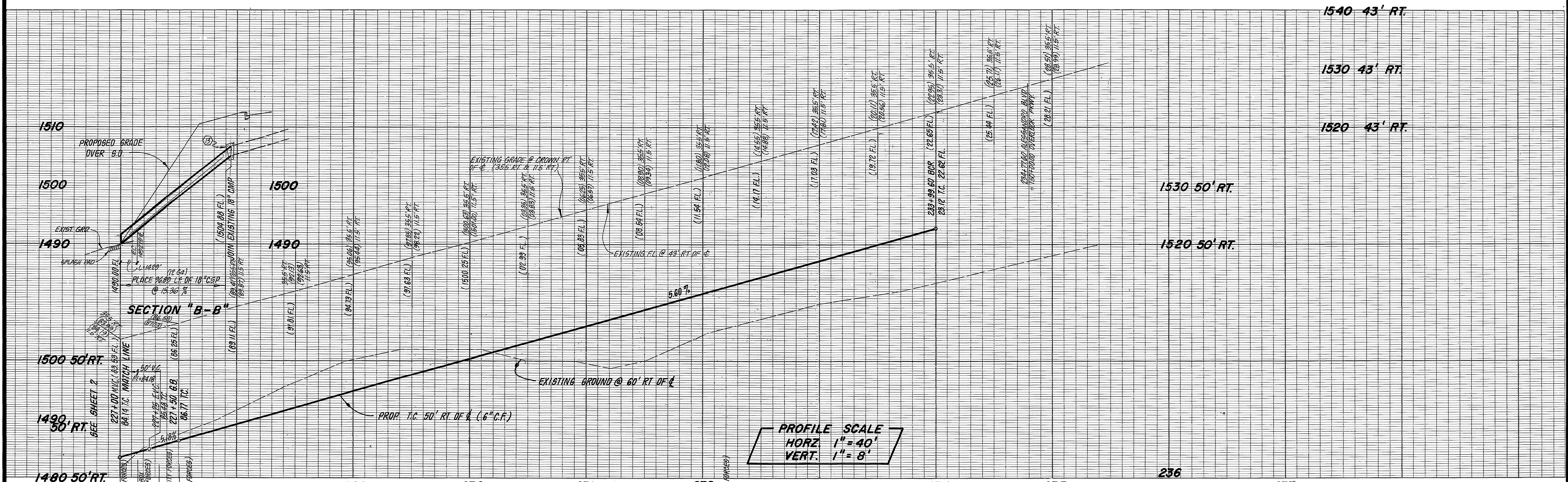
STREET PLAN & PROFILE
 TRACT 18376-2
ALESSANDRO BOULEVARD
 STA. 215+89.56 TO STA. 227+00
 SCALE: HORZ 1" = 40' VERT. 1" = 8'

ACCOUNT NO. 11828-14
 DRAWING NUMBER R-2516
 SHEET 2 OF 7
 FILE NO. 02-7685 (M)



BENCH MARK
 CITY OF RIVERSIDE BENCHMARK #F8-E P.K. NAIL AND CITY TAG IN TOP OF LARGE ROCK 70' S'LY. SIDE ALESSANDRO BLVD. & 0.60' MILE S'LY. OF VIA VISTA DR. NEAR P.P. NO. 775963 H. ELEV. = 1502.195

PC 1294



ALESSANDRO BOULEVARD

OVERLOOK PARKWAY
SEE SHEET 5

TRACT 18376 -1

CROSS FALL CHART

STATION	EXISTING RT. DRIVING LANE	EXISTING SHOULDER	PROP SHOULDER
227+00	0.83%	6.13%	1.84%
227+50	1.88%	4.40%	1.52%
228+00	1.82%	4.00%	1.78%
228+50	2.00%	4.27%	1.16%
229+00	1.98%	4.40%	2.22%
229+50	1.84%	2.93%	2.15%
230+00	1.54%	5.07%	2.01%
230+50	2.00%	4.00%	1.39%
231+00	1.33%	5.60%	2.21%
231+50	1.83%	4.00%	1.03%
232+00	1.17%	4.80%	1.85%
232+50	1.38%	5.07%	1.46%
233+00	1.63%	5.20%	2.04%
233+50	1.88%	5.20%	1.18%

234+00	1.50%	4.00%	1.52%
234+50	1.67%	3.60%	1.22%
235+00	2.00%	4.00%	1.24%

FOR STORM DRAIN APPROVAL ONLY

Robert J. Williams 5/16/83
DIRECTOR OF PUBLIC WORKS DATE

LEGEND

Indicates new A.C. pavement

INDICATES A.C. OVERLAY

CITY OF RIVERSIDE
PUBLIC UTILITIES
ELECTRICAL DIVISION

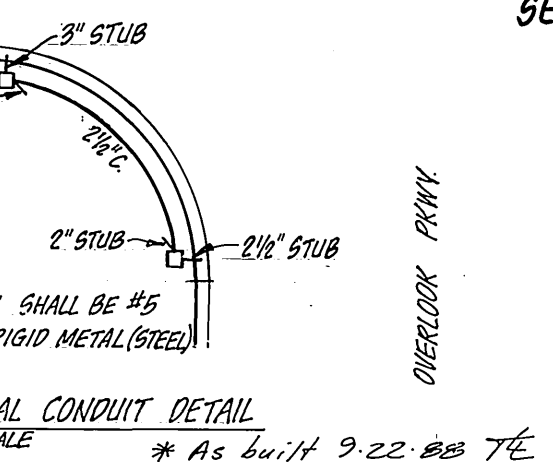
John Johnson 4/21/83
CHIEF UTILITIES ENGINEER, ELECTRICAL DATE

CITY OF RIVERSIDE
DOMESTIC SYSTEM

Red Lentz 5/9/83
WATER SYSTEMS MANAGER DATE

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

APPROVED BY *J. W. G.* DATE 12/6/82
R.E. No. 17650



PACIFIC TELEPHONE
APPROVED BY: *R. P. Nolasco* 5-18-83
PUBLIC IMPROVEMENT ENGINEER DATE

Underground Service Alert
Call: TOLL FREE 1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

* AS BUILT 3-14-85 BRET!
BENCH MARK
CITY OF RIVERSIDE BENCHMARK #F8-E P.K. NAIL AND CITY TAG IN TOP OF LARGE ROCK 70' S'LY. SIDE, ALESSANDRO BLVD. & 0.60' MILE S'ELY. OF VIA VISTA DR. NEAR P.P. NO. 775963 H. ELEV. = 1502.195

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY *Robert J. Williams* DATE 7/19/83
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF PUB. WKS. ENGR. DATE 7/19/83

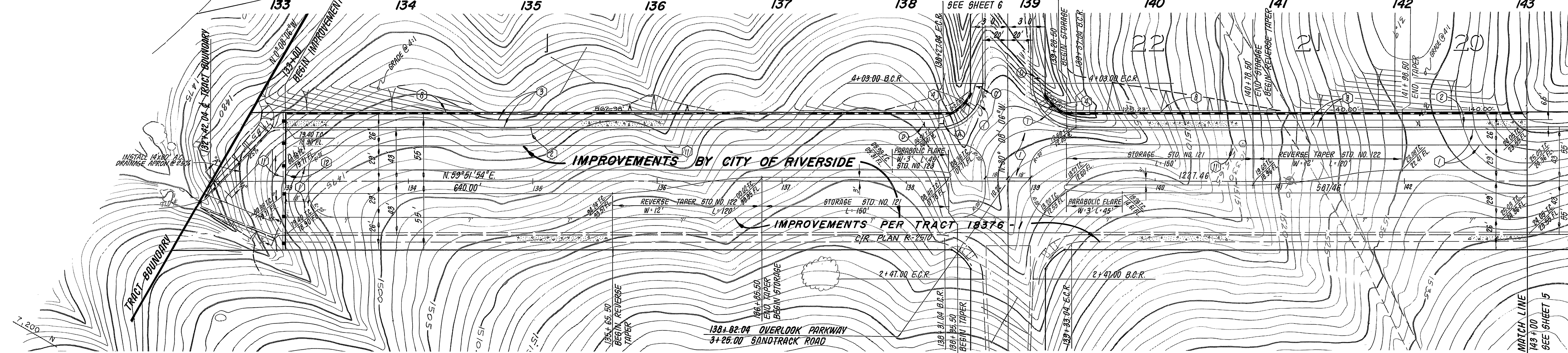
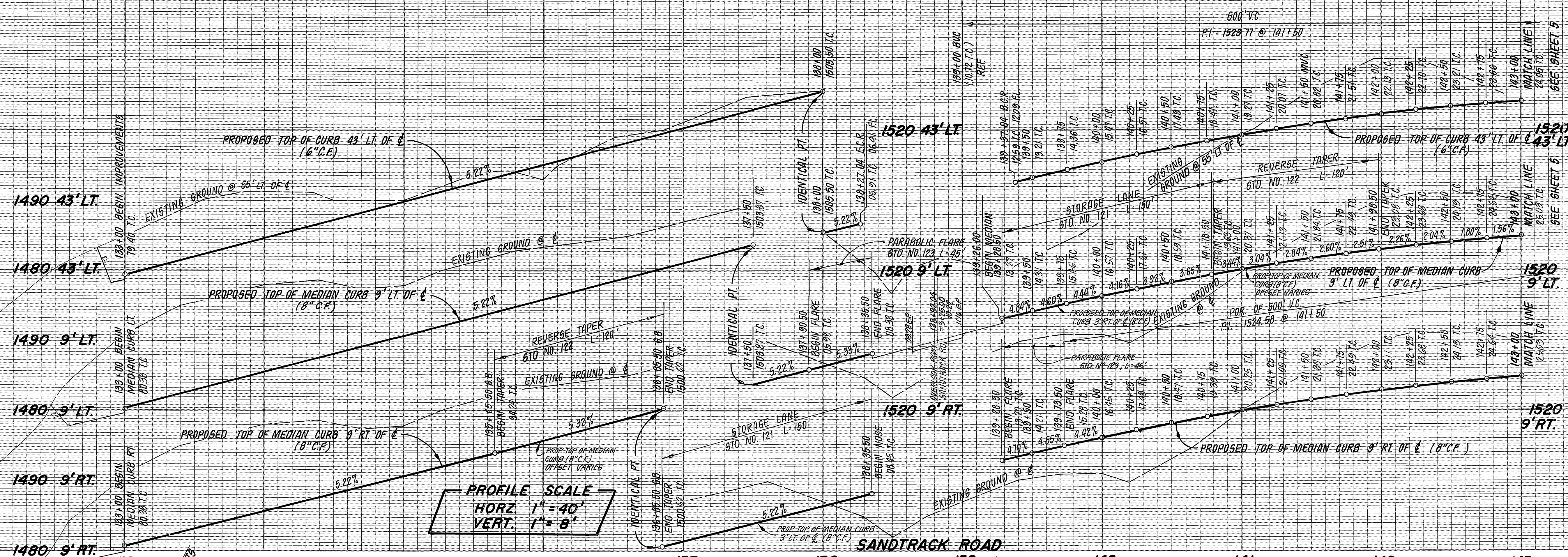
STREET PLAN & PROFILE
TRACT 18376-2
ALESSANDRO BOULEVARD
STA. 227+00 TO STA. 234+77.60

SCALE: HORZ. 1" = 40' VERT. 1" = 8'

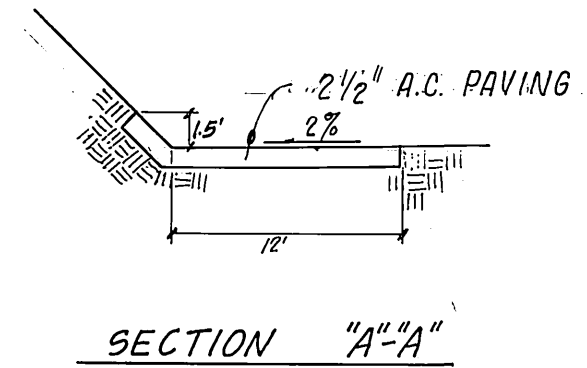
ACCOUNT No.
DRAWING NUMBER
R-2516
SHEET 3 OF 7
FILE NO. 82-7685 (M)

CONTINUED ABOVE
RIGHT

PC 1894



OVERLOOK PARKWAY



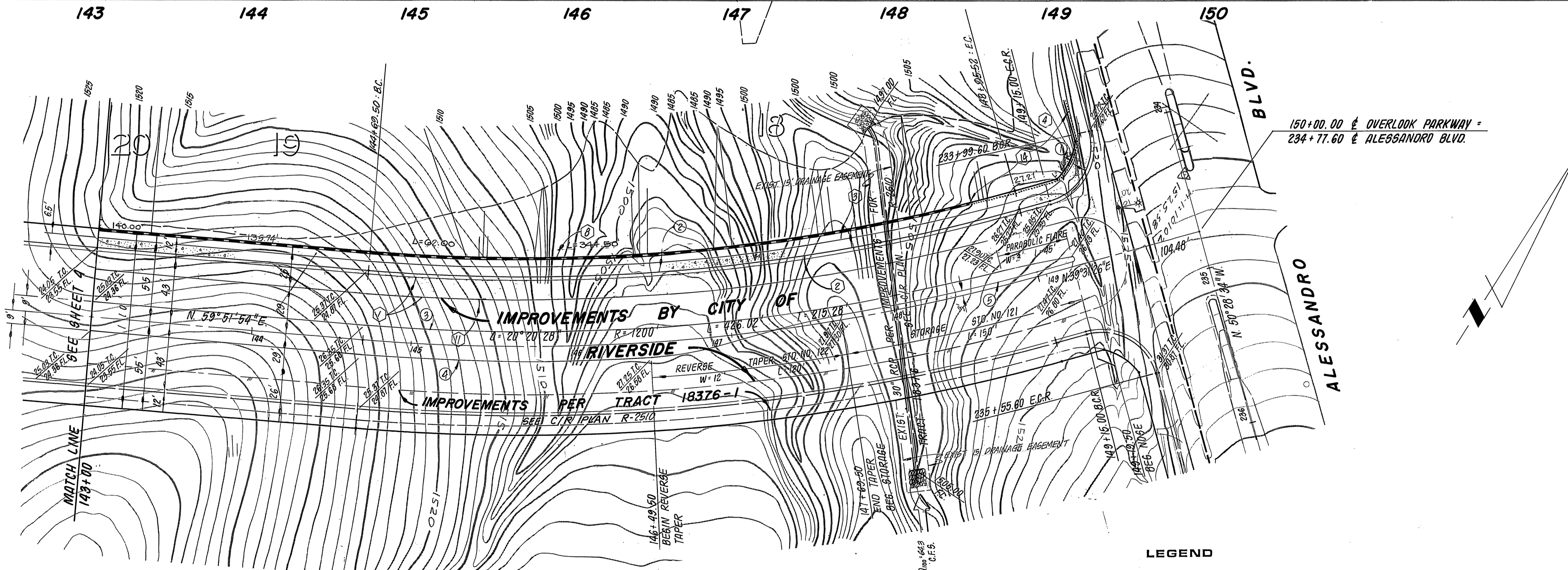
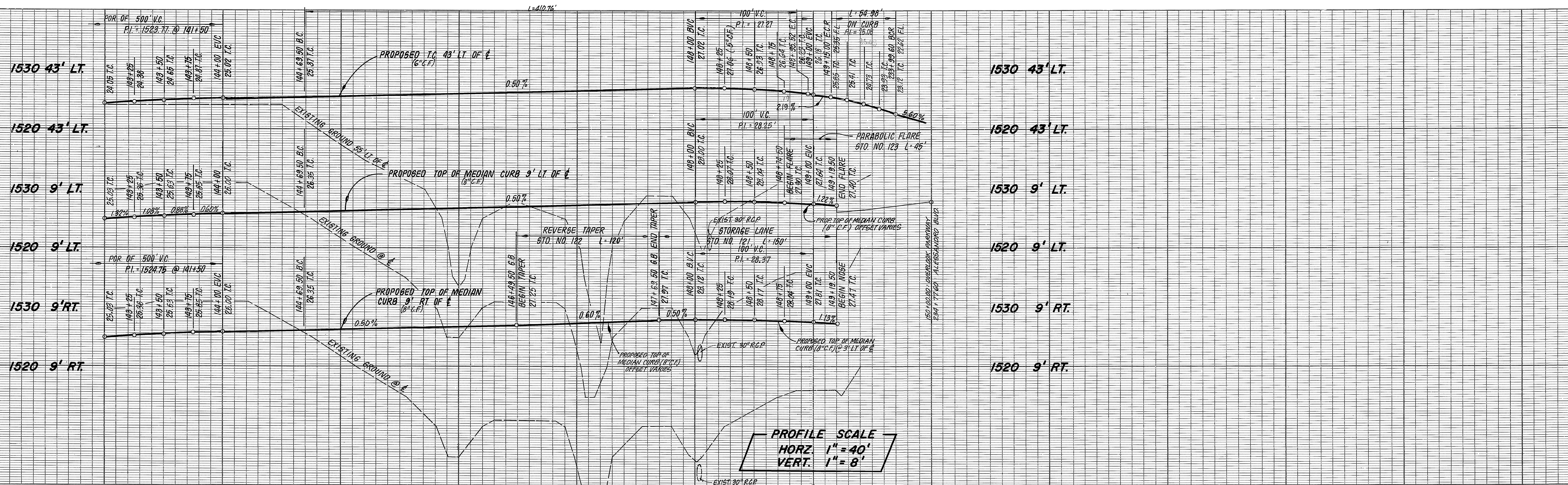
CURB RETURN DATA
 ① 0° 30' 00" 00"
 R = 35.00'
 L = 54.98'
 T = 35.00'

BENCH MARK
 CITY OF RIVERSIDE BENCHMARK #F8-E P.K. NAIL AND CITY TAG IN TOP OF LARGE ROCK 70' S'LY. SIDE ALESSANDRO BLVD. & 0.60' MILE S'ELY. OF VIA VISTA DR. NEAR P.P. NO. 775963 H. ELEV. = 1502.195

LEGEND
 [Symbol] Indicates new A.C. pavement

J. F. DAVIDSON ASSOCIATES CIVIL ENGINEERS - SURVEYORS - PLANNERS RIVERSIDE, CALIFORNIA APPROVED BY: <i>John W. Chitt</i> DATE: <i>7/12/83</i> R.E. No. 17550	REVISIONS APPR. DATE DESIGNED BY: C.F.H. DRAWN BY: T.W.T. CHECKED BY: S.R.H.	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT		STREET PLAN & PROFILE TRACT 18376-2 OVERLOOK PARKWAY STA. 133+00 TO STA. 143+00 SCALE: HORIZ. 1" = 40' VERT. 1" = 8' * AS BUILT 3-14-85 BRET!	ACCOUNT NO. DRAWING NUMBER R-2516 SHEET 4 OF 7 FILE NO. 82-7685 (M)
		APPROVED BY: <i>John W. Chitt</i> DATE: <i>7/12/83</i> CHIEF P.W.K. ENGR.	APPROVED BY: <i>John W. Chitt</i> DATE: <i>7/12/83</i> DIRECTOR OF PUBLIC WORKS		

PC 1294



CURVE DATA

Station	Δ	R	L	T
1	30°00'00"	35.00'	54.99'	35.00'
2	20°20'28"	1157.00'	410.76'	207.56'
3	19°07'21"	1191.00'	307.50'	200.61'
4	08°35'40"	1209.00'	181.35'	90.85'
5	16°56'50"	1197.00'	145.14'	72.66'

BENCH MARK
 CITY OF RIVERSIDE BENCHMARK #F8-E P.K. NAIL AND CITY TAG IN TOP OF LARGE ROCK 70' S'LY. SIDE ALESSANDRO BLVD. & 0.60' MILE S'ELY. OF VIA VISTA DR. NEAR P.P. NO. 775963 H. ELEV. = 1502.195

LEGEND
 [Symbol] Indicates new A.C. pavement

OVERLOOK

PARKWAY

J. F. DAVIDSON ASSOCIATES
 CIVIL ENGINEERS - SURVEYORS - PLANNERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY *John W. City* DATE 12/16/87
 R.E. No. 17350

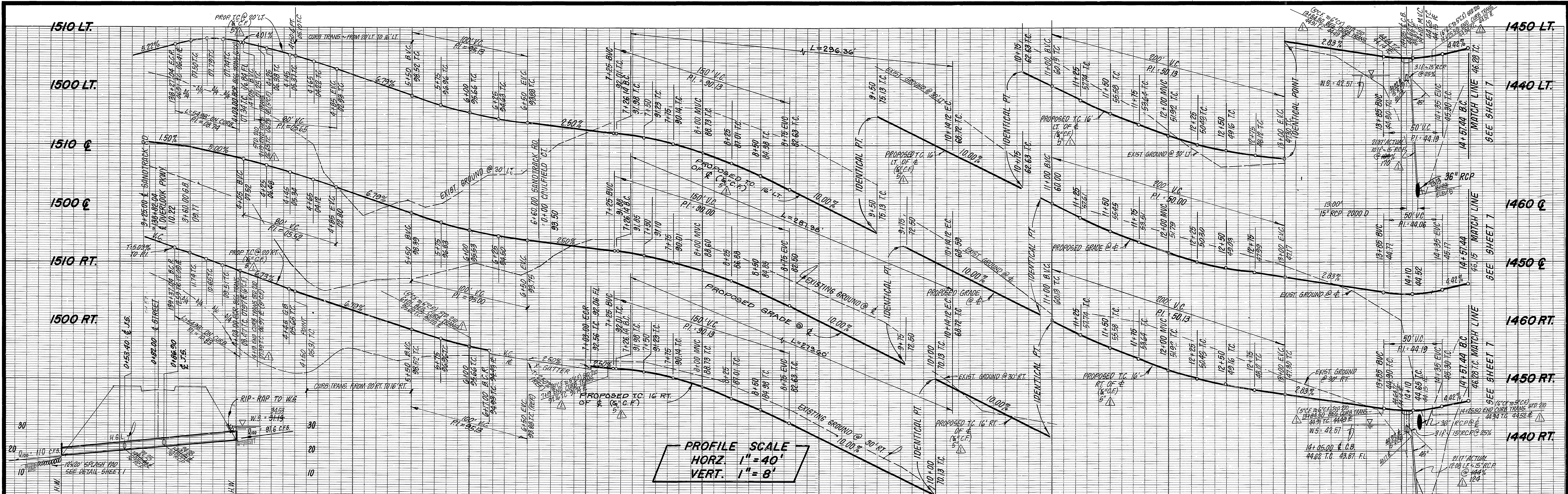
MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
 APPROVED BY *[Signature]* BY DATE APPROVED BY *[Signature]*
 PRINCIPAL ENGINEER PARK DEPARTMENT 8/16/88
 TRAFFIC DIVISION 8/16/88
 CHIEF PUB. WKS. ENGR. T.L.B. 7/12/88

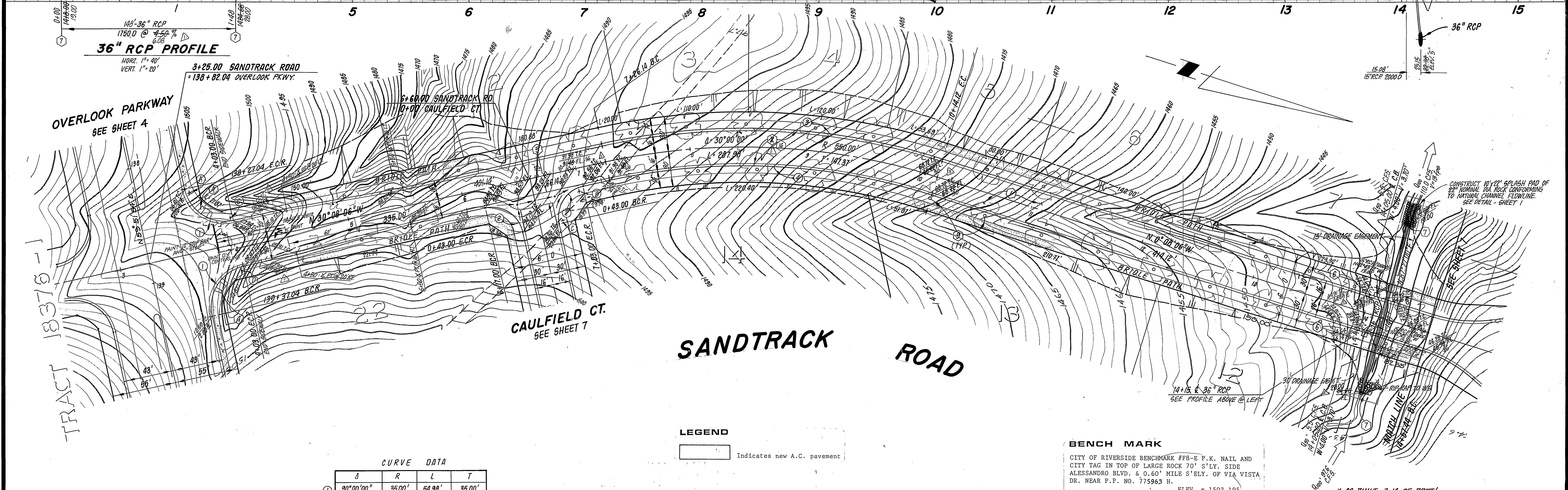
* AS BUILT 3-14-85 BRET!
STREET PLAN & PROFILE
TRACT 18376-2
OVERLOOK PARKWAY
 STA. 143+00 TO STA. 150+00
 SCALE: HORZ. 1" = 40' VERT. 1" = 8'

INDEX UP
 ACCOUNT No.
 DRAWING NUMBER
R - 2516
5 OF 7
 SHEET
 FILE NO. 82-7695 (M)

PC1294



PROFILE SCALE
 HORZ. 1" = 40'
 VERT. 1" = 8'



36" RCP PROFILE
 148'-36" RCP
 1750 D @ 4.50%
 HORZ. 1" = 40'
 VERT. 1" = 20'

CURVE DATA

	d	R	L	T
①	30°00'00"	35.00'	54.98'	35.00'
②	30°00'00"	27.00'	42.41'	27.00'
③	30°00'00"	566.00'	296.36'	151.66'
④	30°00'00"	534.00'	279.60'	143.08'

LEGEND
 [Symbol] Indicates new A.C. pavement

BENCH MARK
 CITY OF RIVERSIDE BENCHMARK #78-E P.K. NAIL AND CITY TAG IN TOP OF LARGE ROCK 70' S'LY. SIDE ALESSANDRO BLVD. & 0.60' MILE S'ELY. OF VIA VISTA DR. NEAR P.P. NO. 775963 H. ELEV. = 1502.195

FOR STORM DRAIN APPROVAL ONLY Robert C. Weller DIRECTOR OF PUBLIC WORKS DATE 5/16/83	J. F. DAVIDSON ASSOCIATES CIVIL ENGINEERS - SURVEYORS - PLANNERS RIVERSIDE, CALIFORNIA APPROVED BY: [Signature] DATE 12/16/82 R.E. No. 11550 W.D. 82-1685 FOR: PRESLEY	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: [Signature] DATE 7/18/83 CHIEF PUB. WKS. ENGR.	STREET PLAN & PROFILE TRACT 18376-2 SANDTRACK ROAD STA. 3+25.00 TO STA. 14+57.44 SCALE: HORZ. 1" = 40' VERT. 1" = 8'	ACCOUNT NO. DRAWING NUMBER R-2516 SHEET 6 OF 7 FILE NO. 82-7685 (M)

PC 1294