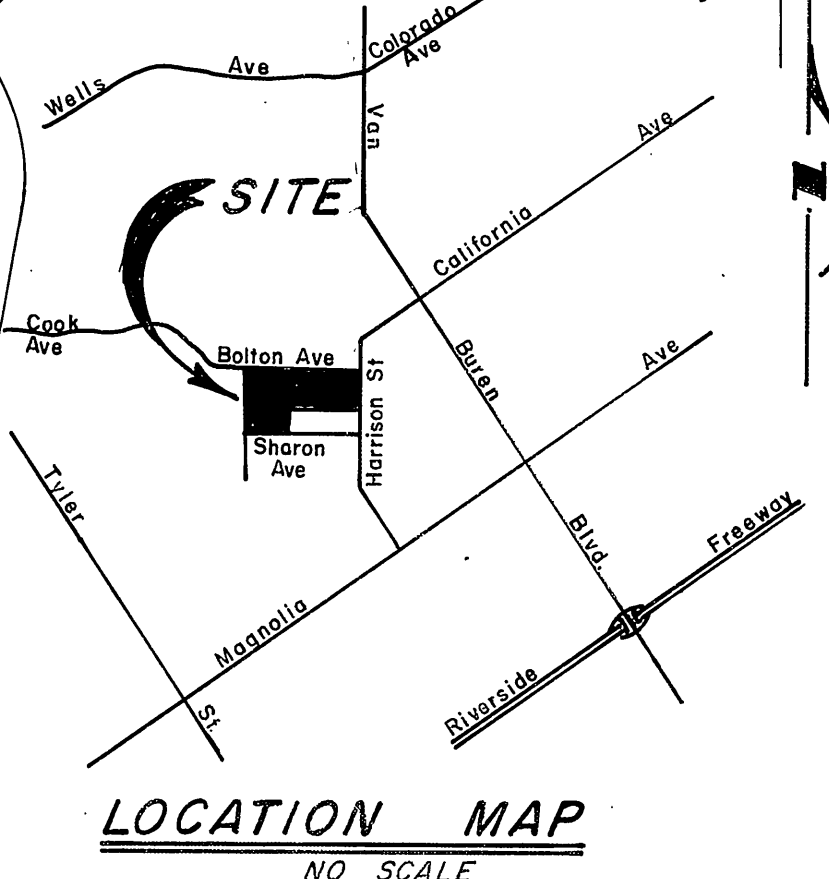
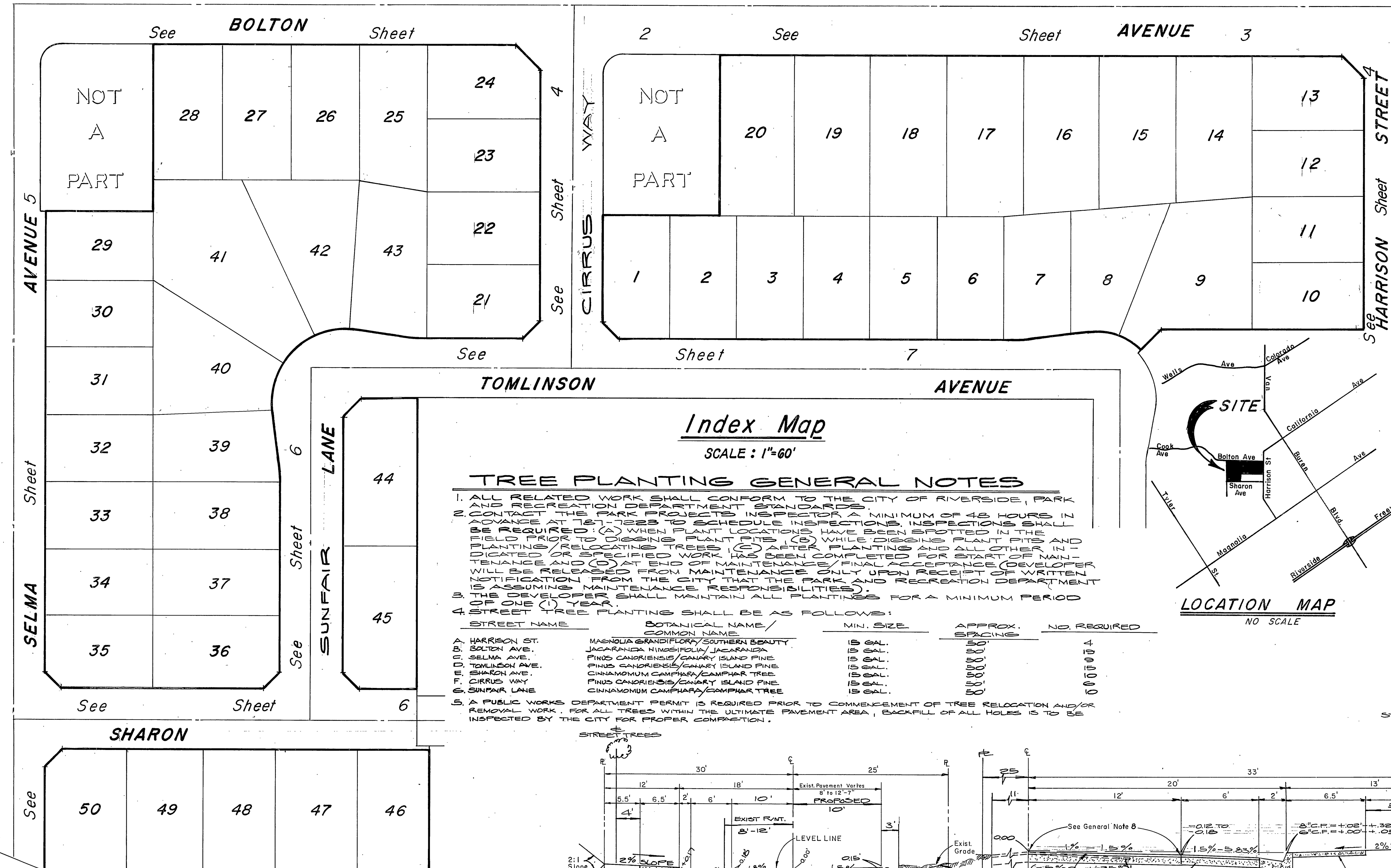


**GENERAL NOTES**

- The private engineer signing these plans is responsible for 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.
- Construction shall be in accordance with Standard Specifications for Public Works Construction 1982 Edition and per City of Riverside Standard Drawings.
- All flagged elevations shall be staked in the field by the PRIVATE 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 of base material and A.C. pavement shall be determined by the City of Riverside Design Standards and Test Procedures.
- Location and size of driveway approaches (Std. 302) to be determined at the time of construction as approved by the Traffic Engineer.
- Curb and Gutter to be staked on 3' offset at 25' intervals.
- Traffic control signs must be in place prior to opening streets to traffic.
- Trim edge of existing pavement where new pavement joins, to a smooth straight line. Construct match up paving as shown on the plans and overlay paving as directed in the field to produce a smooth surface. Engineer estimates overlay to be 150 tons.
- See Electrical Plan prepared by the City of Riverside Public Utilities Department for number and location of required street lights.
- 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.
- IN RESIDENTIAL AREAS 6" X 6" OR 6" DIAMETER BLOCKOUTS FOR MAIL BOXES ARE REQUIRED IN CURB SIDEWALK 10" TO 14" FROM CURB FACE AT THE PROPERTY LINE BETWEEN ADJACENT RESIDENCES.
- The Contractor shall contact the Public Service Department (787-7251) to pick up any exist. Std. 180 Barricades that are being removed.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (U.S.A.) PHONE NO. 1-800-422-4333, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES WILL BE VALID UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NO. BY U.S.A.
- ON ALL AREAS WITHIN THE PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- 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. (187-1811)
- THE PRIVATE ENGINEER PREPARING THESE PLANS SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING CURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.



**Index Map**  
SCALE: 1"=60'

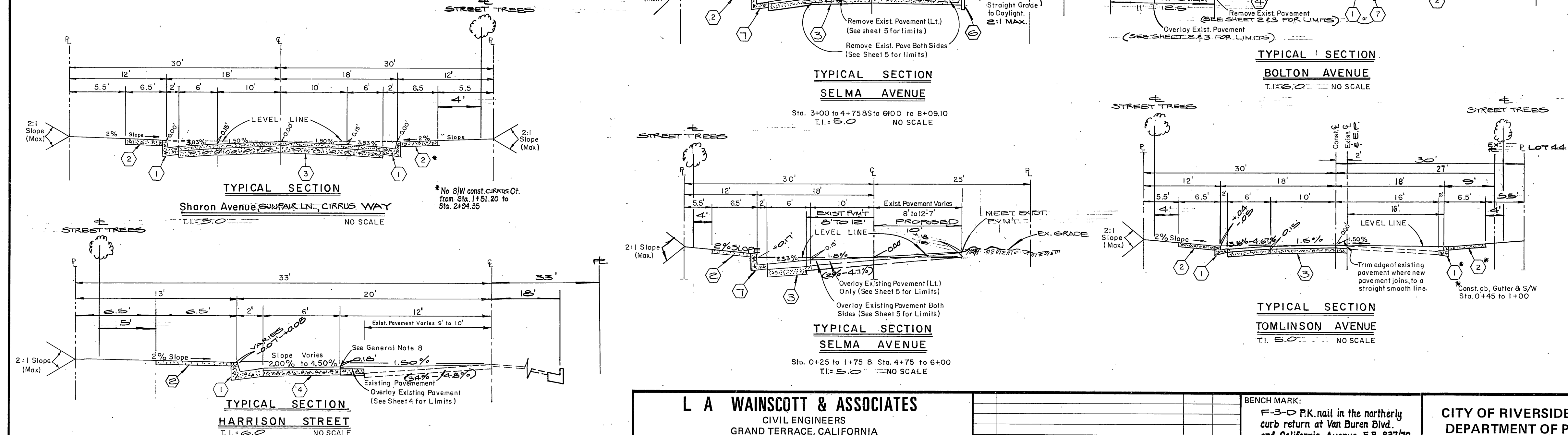
**TREE PLANTING GENERAL NOTES**

- 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 187-1223 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 (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 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. REQUIRED
A. HARRISON ST.	MAENOUA GRANDIFLORA / SOUTHERN BEAUTY	15 GAL.	50'	000004
B. BOLTON AVE.	JACARANDA NINDESIPOLO / JACARANDA	15 GAL.	50'	000004
C. SELMA AVE.	FINUS CANDRISIS / CANARY ISLAND PINE	15 GAL.	50'	000004
D. TOMLINSON AVE.	FINUS CANDRISIS / CANARY ISLAND PINE	15 GAL.	50'	000004
E. SHARON AVE.	CINNAMOMUM CAMPHARA / CAMPHAR TREE	15 GAL.	50'	000004
F. CIRRUS WAY	FINUS CANDRISIS / CANARY ISLAND PINE	15 GAL.	50'	000004
G. SUNFAIR LANE	CINNAMOMUM CAMPHARA / CAMPHAR TREE	15 GAL.	50'	000004

5. 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 COMPLETION.

- CONSTRUCTION NOTES**
- CONSTRUCT STANDARD 200 CURB AND GUTTER - 6" C.F.
  - CONSTRUCT STANDARD 3ES CURB LINE SIDEWALK.
  - CONSTRUCT 2 1/2" A.C. PAVING OVER A" A.B. OR 4" A.C. PAVING OVER COMPACTED NATIVE. (BASE TO HAVE "1" = 20 MIN.)
  - CONSTRUCT 2 1/2" A.C. PAVING OVER 1 1/2" A.B. OR 1 1/2" A.C. PAVING OVER COMPACTED NATIVE. (BASE TO HAVE "1" = 20 MIN.)
  - CONSTRUCT STANDARD 304 WHEELCHAIR RAMP.
  - INSTALL 2' X 4" REDWOOD HEADER.
  - CONSTRUCT STANDARD 200 CURB AND GUTTER - 8" C.F.
  - CONSTRUCT STANDARD 180 BARRICADE.
  - PLANT STREET TREES PER CITY OF RIVERSIDE PARK AND RECREATION DEPT. STANDARDS.

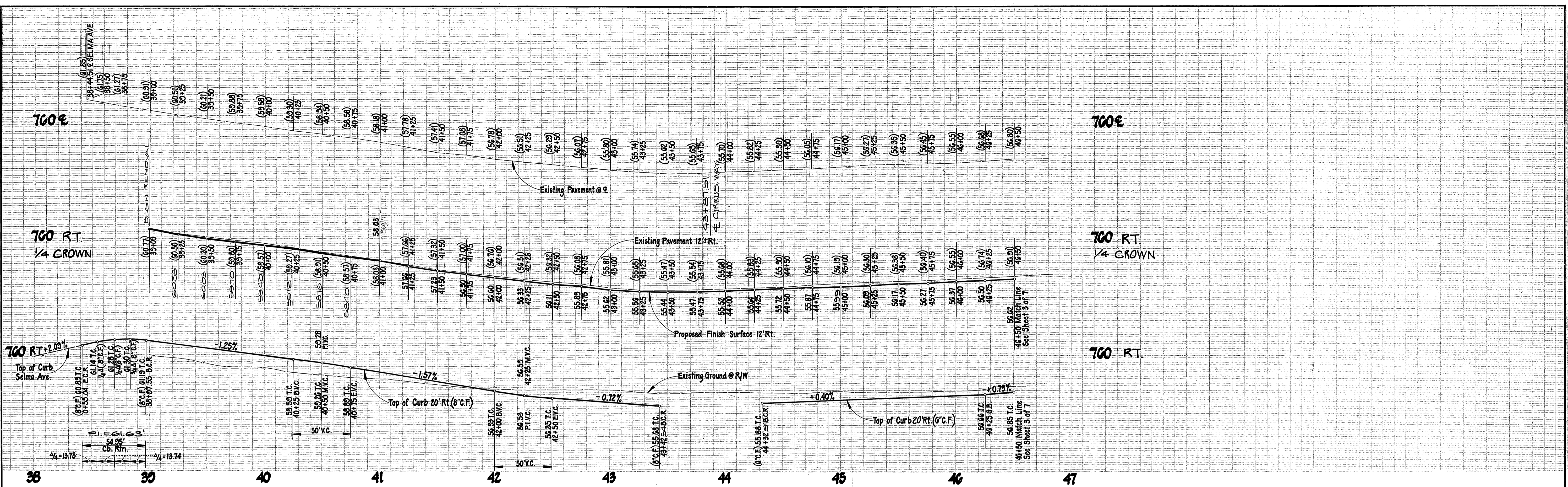


**SIGN SCHEDULE**

LOCATION	NAME	BLOCK NO.
(A)	SHARON AVE.	5900
(B)	SELMA AVE.	4100
(C)	SHARON AVE.	5900
(D)	SUNFAIR LANE	4100
(E)	SUNFAIR LANE	4100
(F)	TOMLINSON AVE.	3800
(G)	CIRRUS COURT	4100
(H)	TOMLINSON AVE.	3800
(I)	CIRRUS COURT	4100
(J)	BOLTON AVE.	5800

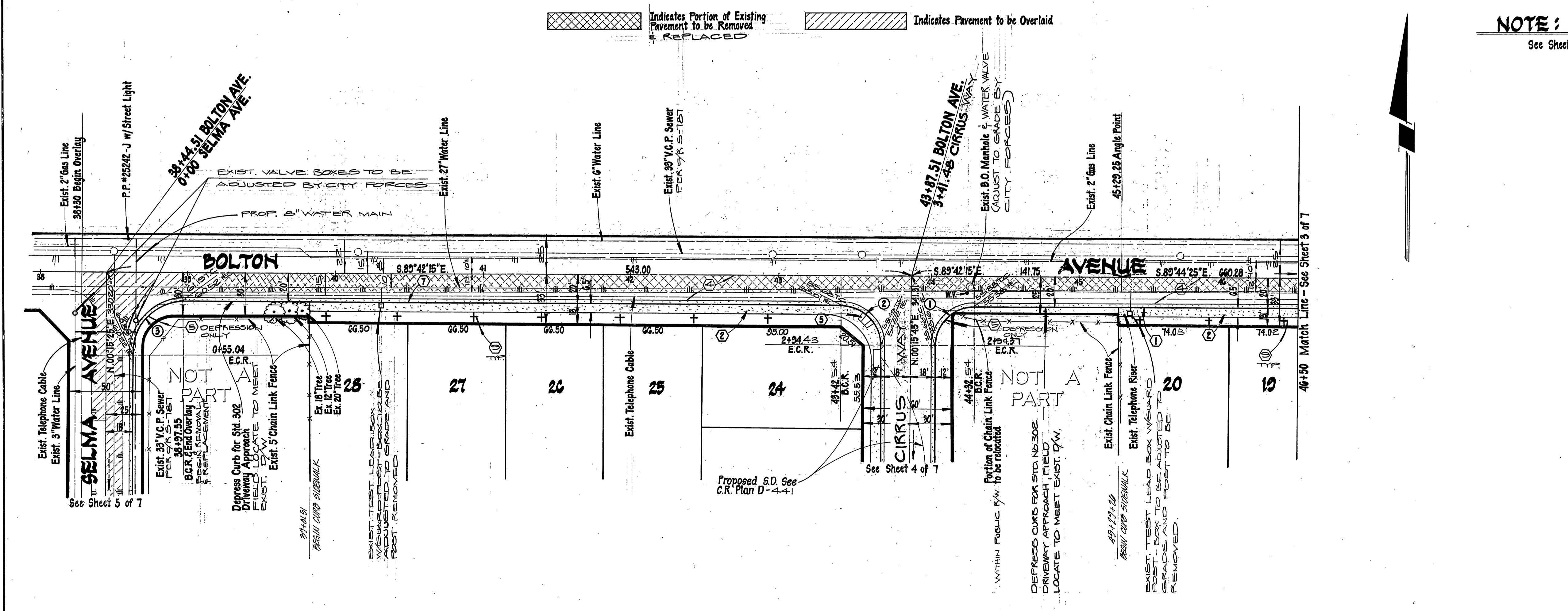
CONST. PER STD. 662A & 666

<p><b>L A WAINSCOTT &amp; ASSOCIATES</b> CIVIL ENGINEERS GRAND TERRACE, CALIFORNIA (714) 824-1775</p> <p>APPROVED BY: <i>[Signature]</i> DATE: 9.29.78 R.C.E. 16056</p>	<p>APPROVED BY: <i>[Signature]</i> DATE: 9.29.78 R.C.E. 16056</p>	<p>BENCH MARK: F-3-O P.K. nail in the northerly curb return at Van Buren Blvd. and California Avenue F.B. 831/70 Elevation 758.317</p>	<p>CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS</p>	<p>STREET PLAN AND PROFILE</p>
				<p>TRACT NO 10818 INDEX MAP</p>
<p>SCALE: HORIZ. As Shown VERT. _____</p>				<p>INDEX UP</p> <p>R-2549</p> <p>SHT. 1 OF 7</p> <p>W.O. 021.09-A</p>



Indicates Portion of Existing Pavement to be Removed  
 Indicates Pavement to be Overlaid  
 REPLACED

**NOTE:**  
 See Sheet 1 for General and Construction Notes

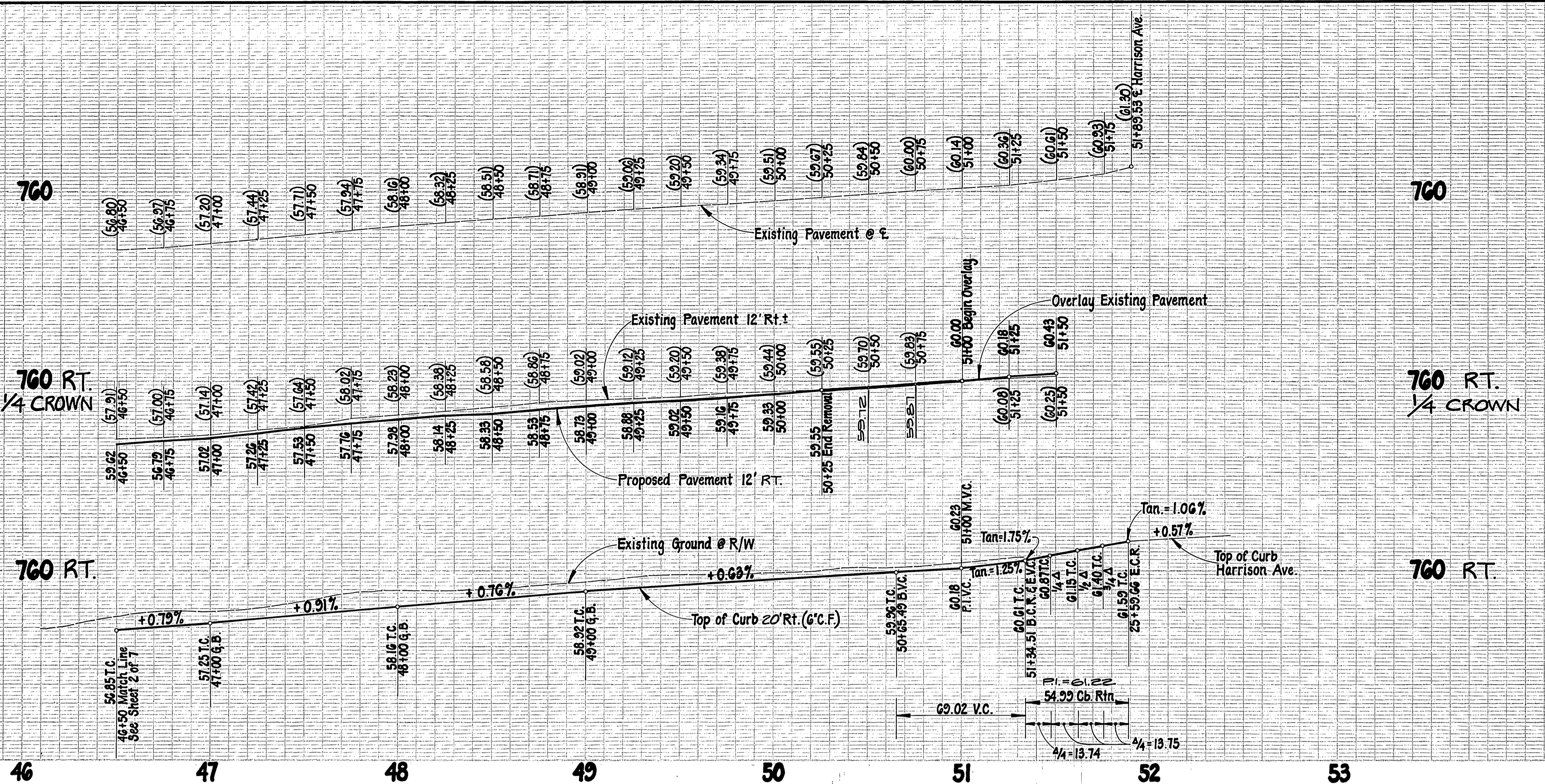


CURVE DATA				
No.	A	R	L	T
①	89°58'00"	27.00	42.40	26.98
②	90°02'00"	27.00	42.43	27.02
③	89°57'40"	35.00	54.95	34.98

\* As built 7.25.86 7E

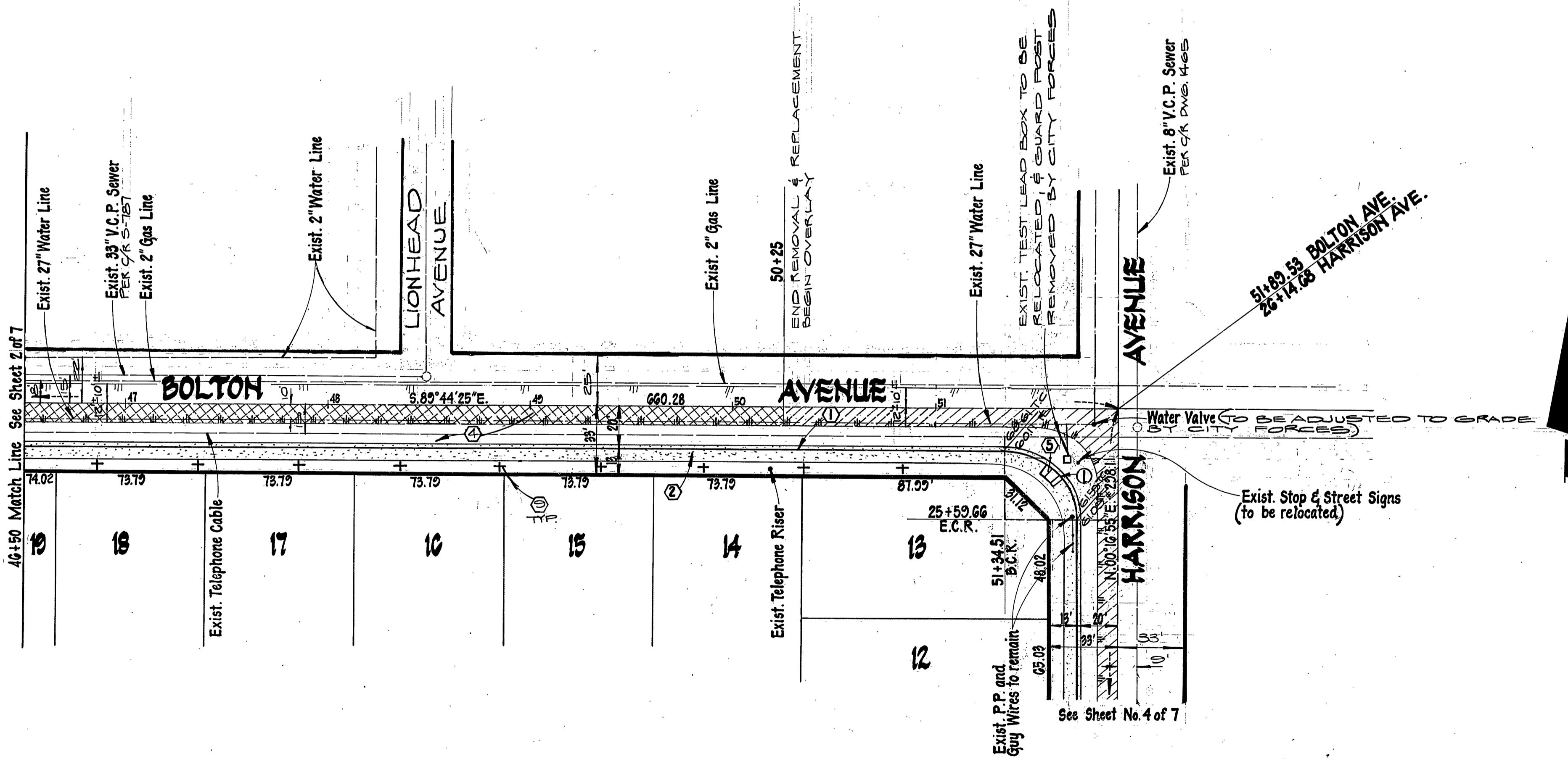
PACIFIC TELEPHONE COMPANY APPROVED BY <i>R.P. Jones</i> DATE 10-22-83 CITY OF RIVERSIDE PUBLIC UTILITIES, ELEC. APPROVED BY <i>John Johnson</i> DATE 11-1-83 CHIEF UTILITIES ENGINEER - ELEC.	SOUTHERN CALIFORNIA GAS COMPANY APPROVED BY <i>E.H. White</i> DATE 9-14-83 CITY OF RIVERSIDE DOMESTIC SYSTEM APPROVED BY <i>E.H. White</i> DATE 11-16-83 CHIEF UTILITIES ENGINEER - WATER	L. A. WAINSCOTT & ASSOCIATES CIVIL ENGINEERS GRAND TERRACE, CALIFORNIA (714) 824-1775 APPROVED BY <i>L.A. Waincott</i> DATE 9-29-78 R.C.E. 16056 W.O. 021.09 FOR Concordia Development F.B. 2	DESIGNED BY P.H. DRAWN BY D.R.K. CHECKED BY B.E.N.I.E. F.B.D.	BENCH MARK: F-3-D P.K. nail in the northerly curb return at Van Buren Blvd. and California Avenue T.D. 837/70 Elevation 758.317	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY <i>[Signature]</i> DATE <i>[Date]</i> OFFICE ENGINEER PARK DEPARTMENT TRAFFIC DIVISION ASSISTANT CITY ENGINEER	STREET PLAN AND PROFILE TRACT No 10818 BOLTON AVENUE SCALE: HORIZ. 1"=40' VERT. 1"=4' W.O. 021.00-A	INDEX # R-2549 SHT. 2 OF 7
					W.O. 021.00-A		

PC 1394



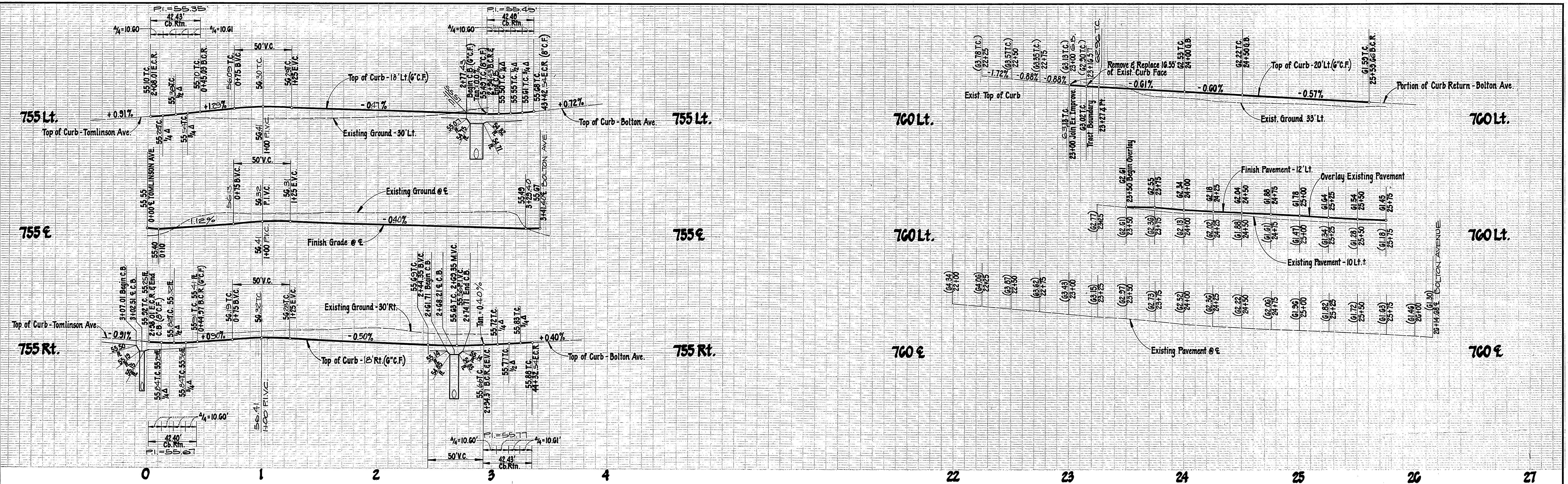
**NOTE:**  
See Sheet 1 for General and Construction Notes

- Indicates Pavement to be removed & REPLACED
- Indicates Pavement to be overlaid

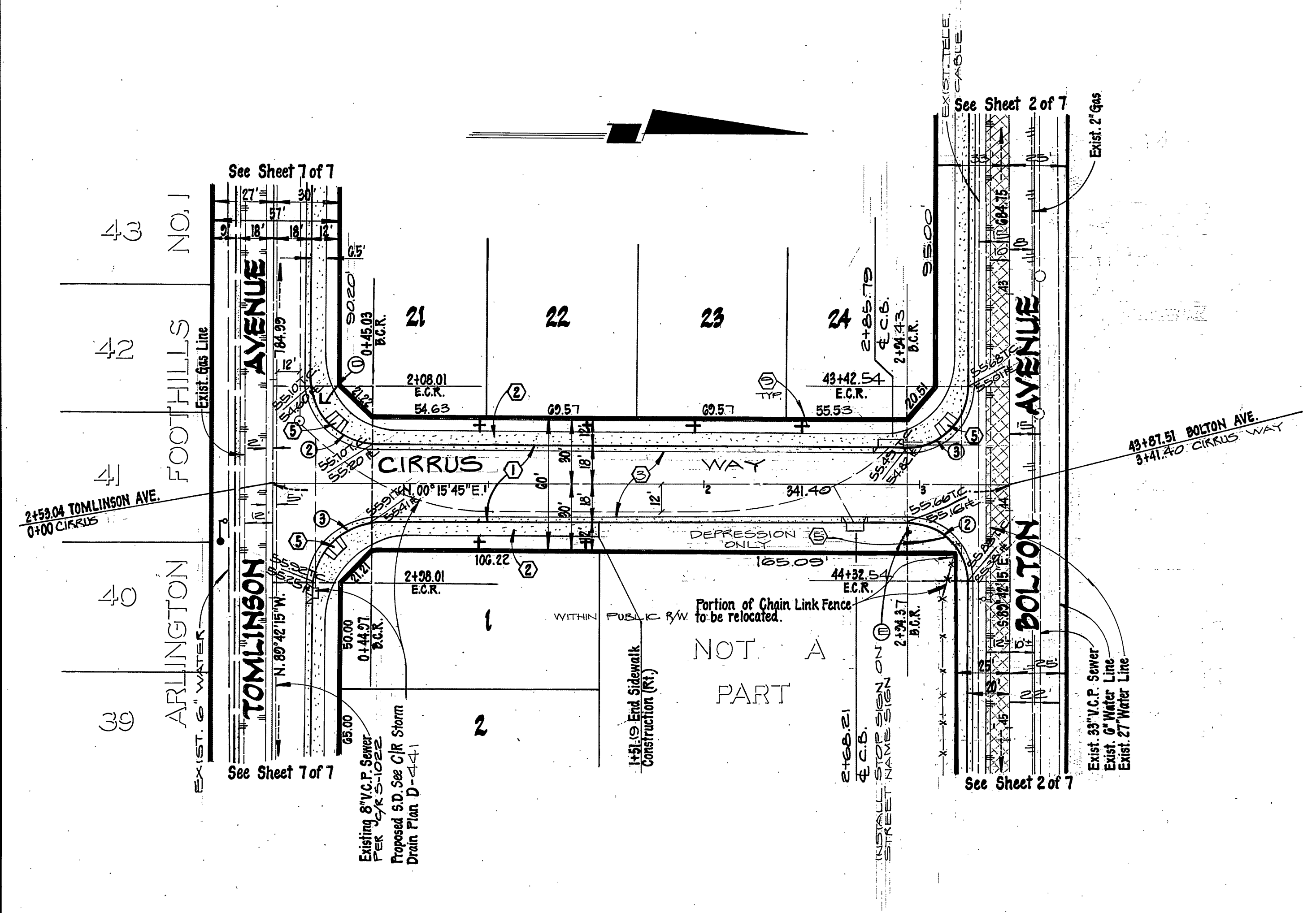


CURVE DATA			
NO	Δ	R	T
①	90°01'20"	85.00	35.01

PACIFIC TELEPHONE COMPANY <i>R.P. Nelson</i> APPROVED BY _____ DATE 10-27-83 CITY OF RIVERSIDE PUBLIC UTILITIES, ELEC. <i>John Johnson</i> CHIEF UTILITIES ENGINEER - ELEC. DATE 11-1-83	SOUTHERN CALIFORNIA GAS COMPANY <i>E. P. ...</i> APPROVED BY _____ DATE 9-18-83 CITY OF RIVERSIDE DOMESTIC SYSTEM <i>...</i> CHIEF UTILITIES ENGINEER - WATER DATE 11-1-83	L A WAINSCOTT & ASSOCIATES CIVIL ENGINEERS GRAND TERRACE, CALIFORNIA (714) 824-1775 APPROVED BY <i>L.A. Waincott</i> DATE 9-29-78 R.C.E. 16056 W.O. 021.09 FOR Concordia Development F.B. 2	BENCH MARK: F3-D P.K. nail in the northerly curb return at Van Buren Blvd. and California Avenue. F.B. 897/70 Elevation 758.317	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY _____ BY _____ DATE _____ OFFICE ENGINEER PARK DEPARTMENT TRAFFIC DIVISION ASSISTANT CITY ENG.	<b>STREET PLAN AND PROFILE</b> <b>TRACT NO 10818</b> <b>BOLTON AVENUE</b> SCALE: HORIZ. 1"=40' VERT. 1"=4' SHT. 3 OF 7 W.O. 021.00-A	R-2549 INDEX UP
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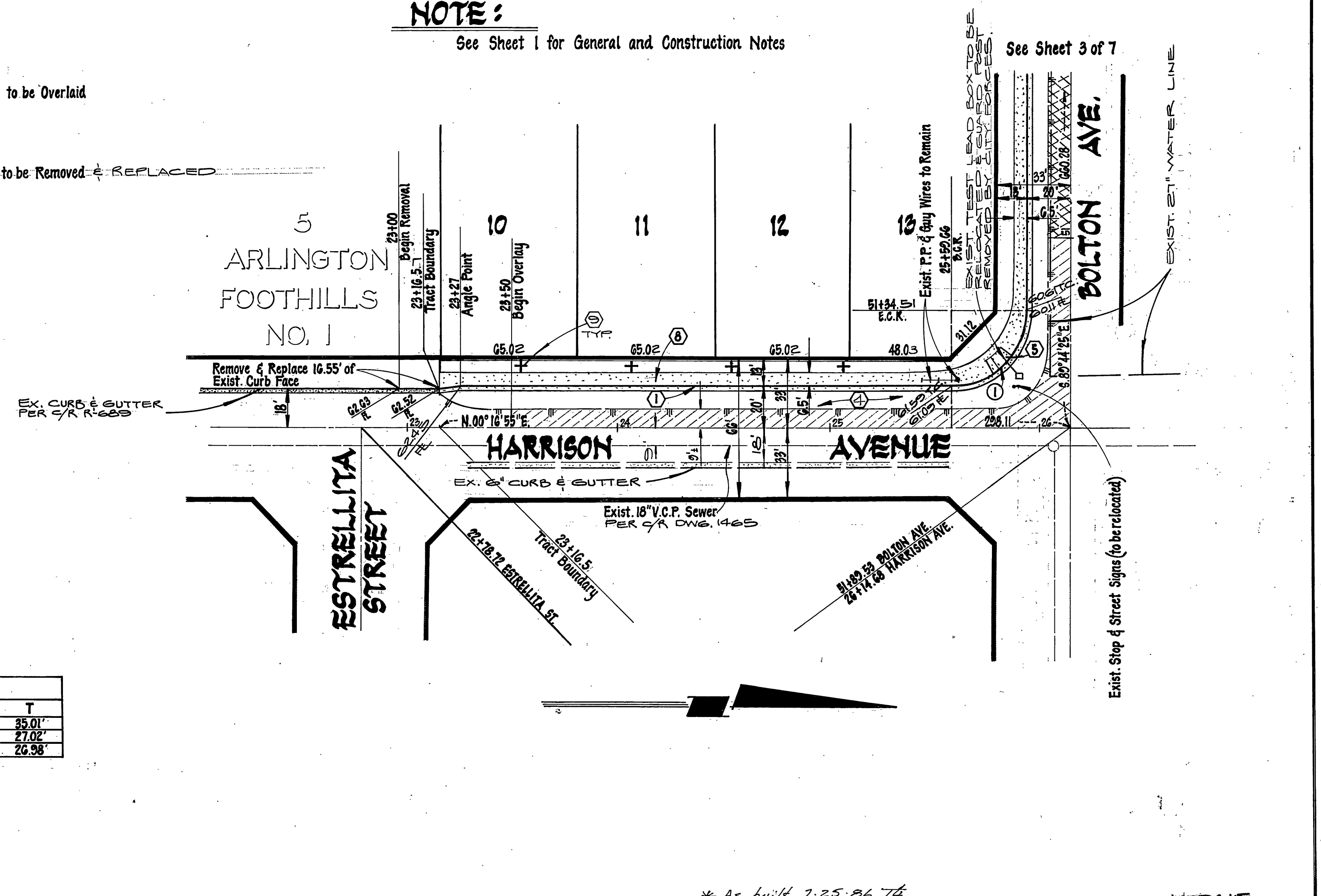


**NOTE:**  
See Sheet 1 for General and Construction Notes



- Indicates Pavement to be Overlaid
- Indicates Pavement to be Removed & Replaced

CURVE DATA				
No.	A	R	L	T
(1)	30° 01' 20"	35.00	54.95	35.01'
(2)	30° 02' 00"	27.00	42.43	27.02'
(3)	89° 58' 00"	27.00	42.40	26.98'



PACIFIC TELEPHONE COMPANY APPROVED BY: <i>R. P. Nolasco</i> DATE: 10-27-83 CITY OF RIVERSIDE PUBLIC UTILITIES, ELEC. APPROVED BY: <i>John Johnson</i> DATE: 11-1-83 CHIEF UTILITIES ENGINEER - ELEC.	SOUTHERN CALIFORNIA GAS COMPANY APPROVED BY: <i>G. P. Bula</i> DATE: 9-11-83 CITY OF RIVERSIDE DOMESTIC SYSTEM APPROVED BY: <i>John Johnson</i> DATE: 11-18-82 CHIEF UTILITIES ENGINEER - WATER	L A WAINSCOTT & ASSOCIATES CIVIL ENGINEERS GRAND TERRACE, CALIFORNIA (714) 824-1775 APPROVED BY: <i>L. A. Waincott</i> DATE: 9-29-78 R.C.E. 16026	BENCH MARK: F.S.D.P.K. nail in the northerly curb return at Van Buren Boulevard and California Avenue F.B. 837/70 Elevation 758.317 MARK REVISIONS APPR. DATE DESIGNED BY: P.H.B. DRAWN BY: P.R.K. CHECKED BY: BERNIE	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: <i>R. P. Nolasco</i> DATE: 10-27-83 OFFICE ENGINEER PARK DEPARTMENT TRAFFIC DIVISION ASSISTANT CITY ENG.	<b>STREET PLAN AND PROFILE</b> TRACT No 10818 <b>HARRISON AVENUE</b> CIRRUS WAY SHT. 4 OF 7 W.O. 021.00-A SCALE: HORIZ.: 1"=40' VERT.: 1"=4' INCORP 5
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760 LT.

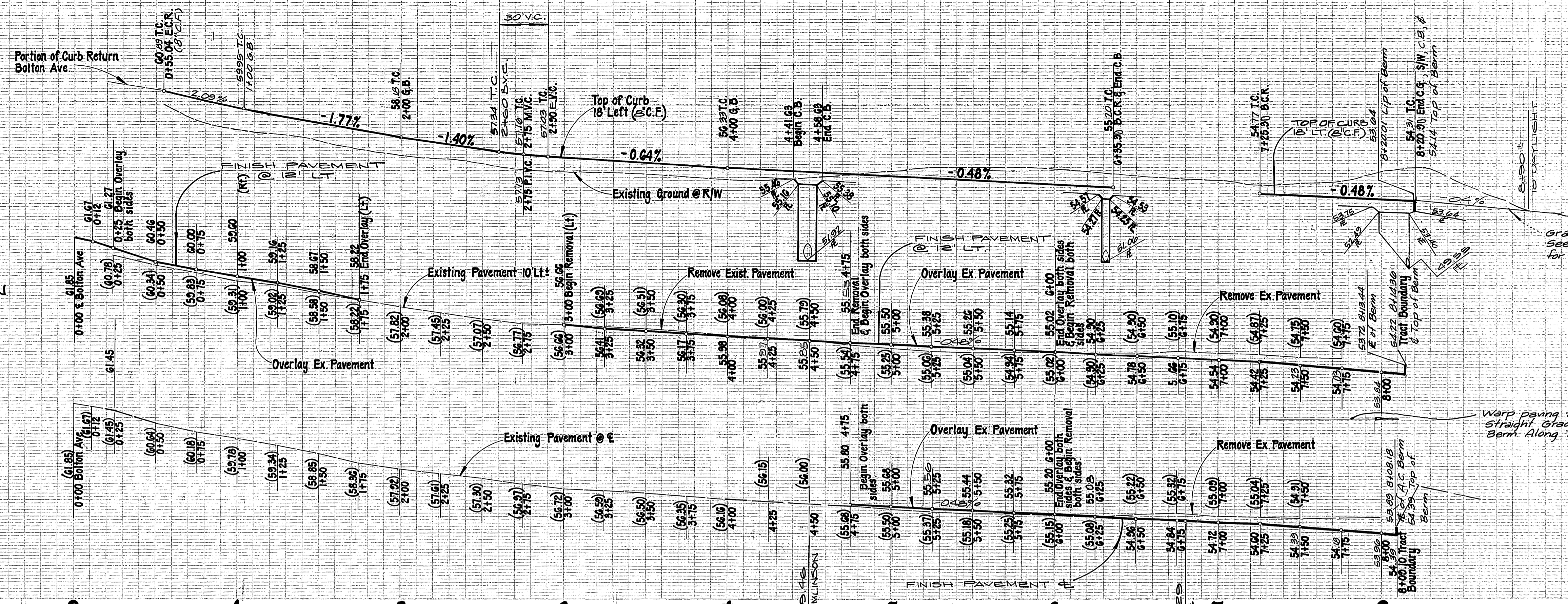
760 LT.

760 LT.  
1/4 CROWN

760 LT.  
1/4 CROWN

760 ±

760 ±



Grade to daylight FOR EMERGENCY OVERFLOW  
See S.D. Plan D-441  
for details

Warp paving to meet  
straight grade at A.C.  
Berm Along Tract Bdry.

- Indicates pavement to be removed & replaced
- Indicates pavement to be overlaid

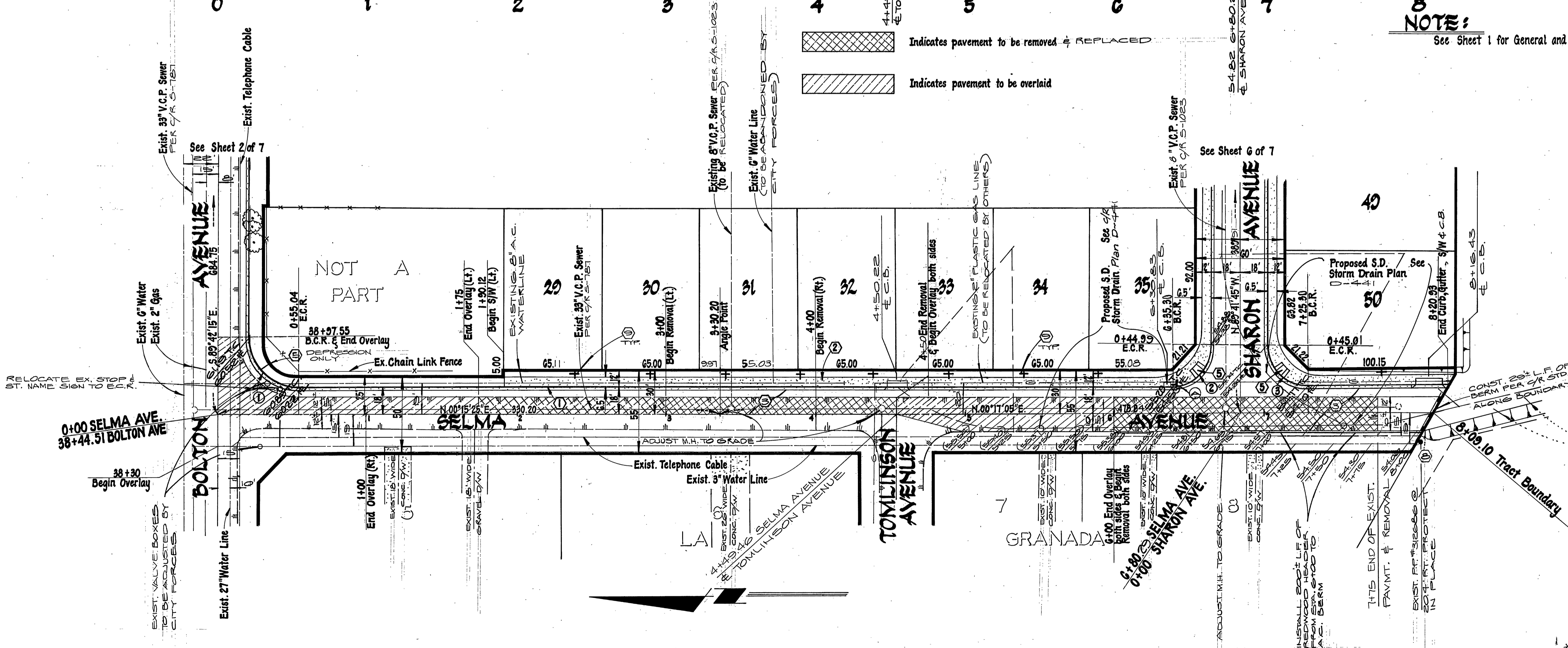
**NOTE:**  
See Sheet 1 for General and Construction Notes

CURVE DATA				
No	Δ	R	L	T
①	89°57'40"	35.00	54.95	34.38
②	89°58'50"	27.00	42.40	26.99
③	90°01'10"	27.00	42.42	27.01

For offsite grading Details  
See S.D. Plan D-441

\* As built 7-25-86 7E

INDEX 6F



See Sheet 2 of 7

See Sheet 6 of 7

PACIFIC TELEPHONE COMPANY  
 APPROVED BY: *R. Williams* 10-27-83  
 CITY OF RIVERSIDE, PUBLIC UTILITIES, ELEC.  
 APPROVED BY: *John Johnson* 11-1-83  
 CHIEF UTILITIES ENGINEER - ELEC.

SOUTHERN CALIFORNIA GAS COMPANY  
 APPROVED BY: *E. J. Baker* 9-18-83  
 CITY OF RIVERSIDE DOMESTIC SYSTEM  
 APPROVED BY: *L. C. Johnson* 11-18-82  
 CHIEF UTILITIES ENGINEER - WATER

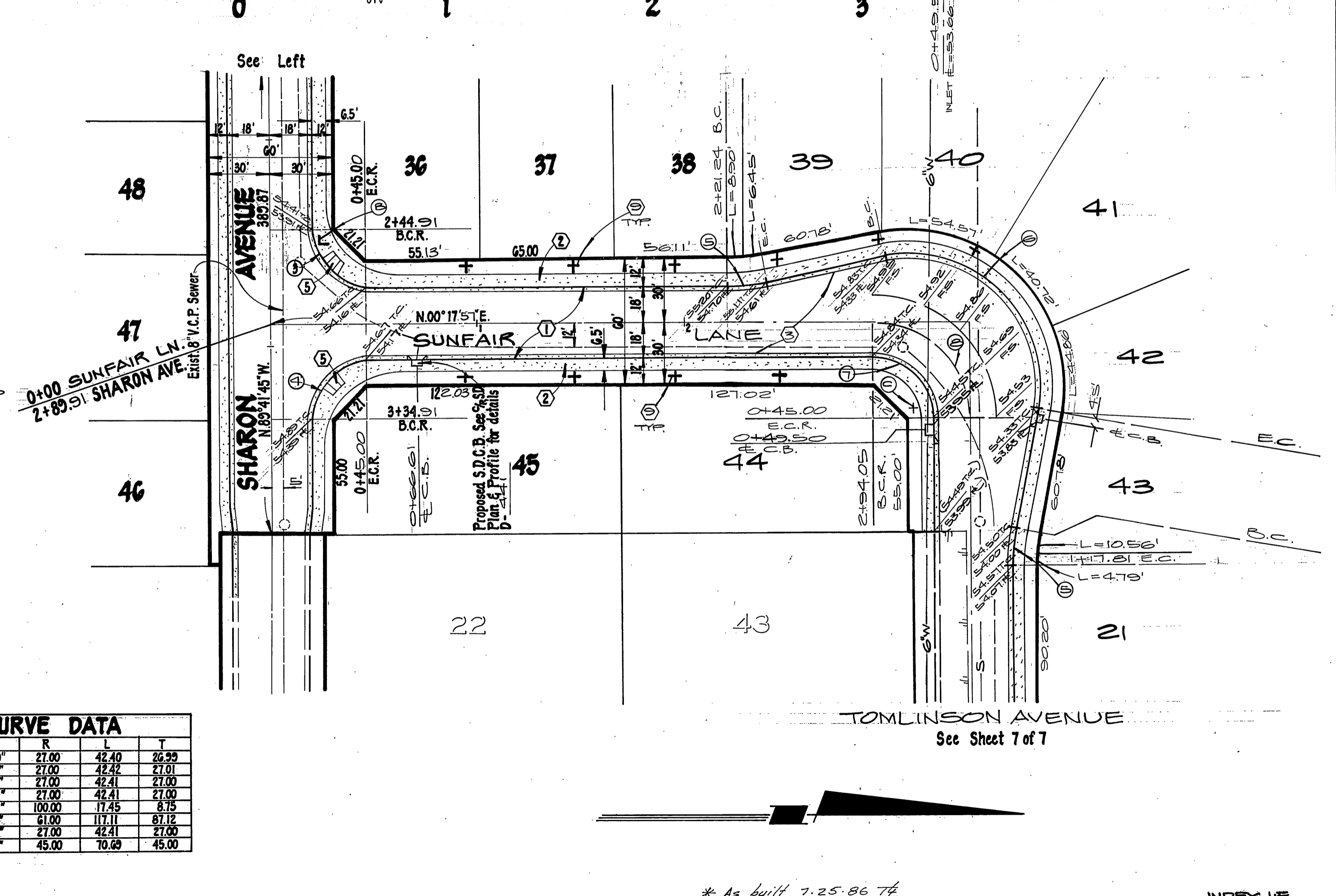
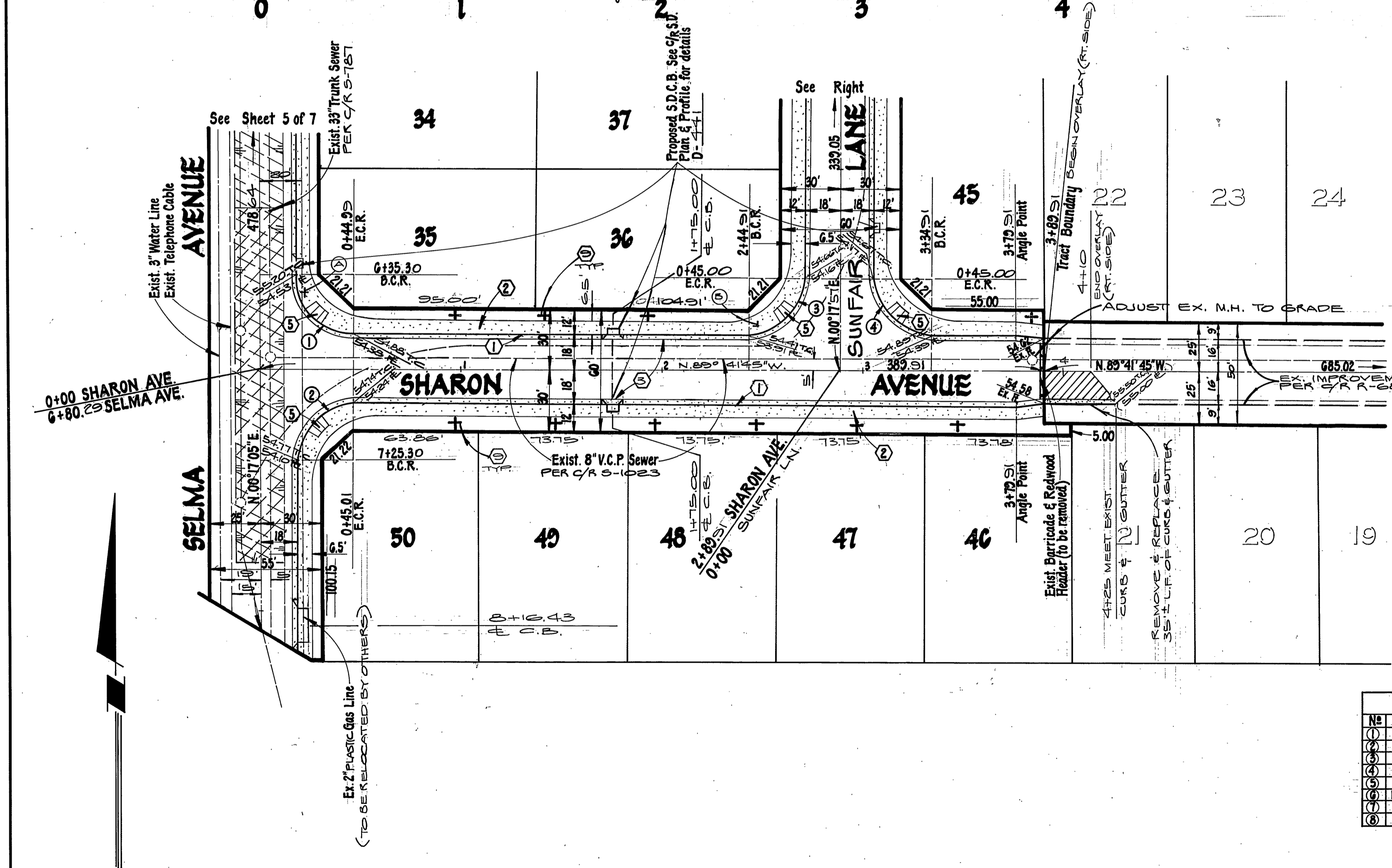
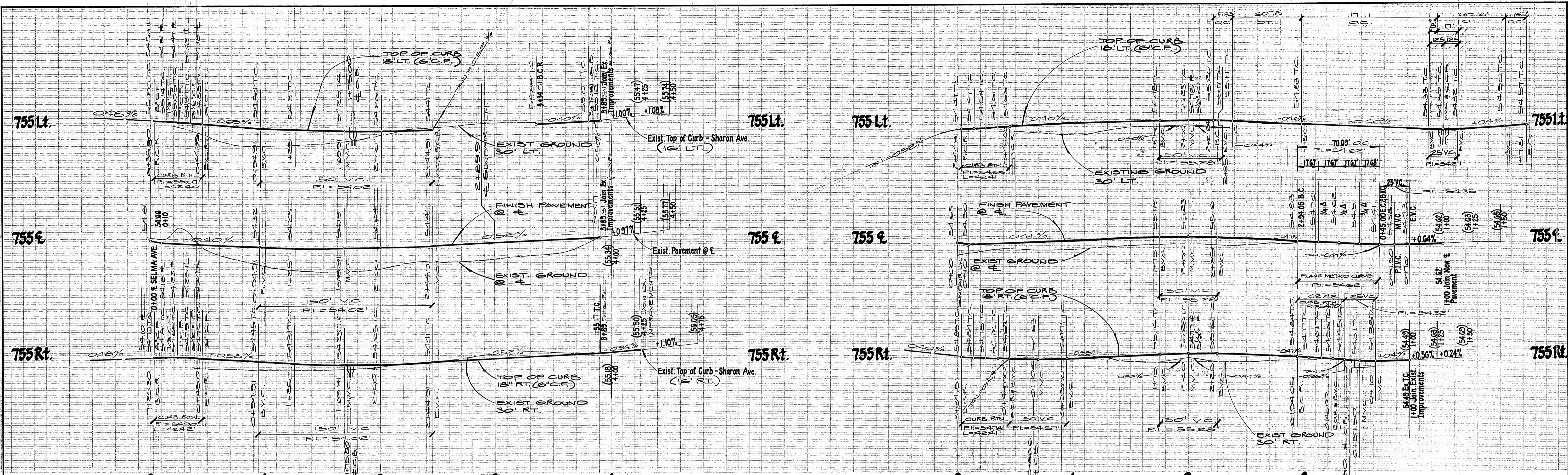
L A WAINSCOTT & ASSOCIATES  
 CIVIL ENGINEERS  
 GRAND TERRACE, CALIFORNIA  
 (714) 824-1775  
 APPROVED BY: *L. A. Waincott* DATE 9-29-78  
 R.C.E. 16056  
 W.O. 021.09 FOR Concordia Development F.B. 2

MARK REVISIONS APPR. DATE  
 DESIGNED BY: P.H.J. DRAWN BY: DRK. CHECKED BY: BEARIE  
 F.E.D. PK. nail in the northerly curb return at Van Buren Blvd. and California Avenue F.B. 837/70 Elevation 758.317

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS  
 APPROVED BY: *[Signature]* BY DATE: *[Signature]* APPROVED BY: *[Signature]*  
 OFFICE ENGINEER PARK DEPARTMENT TRAFFIC DIVISION ASSISTANT CITY ENG.  
 DIRECTOR OF PUBLIC WORKS

STREET PLAN AND PROFILE  
 TRACT NO 10818  
 SELMA AVENUE  
 SCALE: HORIZ. 1"=40' VERT. 1"=4'

R-2549  
 SHT. 5 OF 7  
 W.O. 021.09 ~ A



**CURVE DATA**

No.	Δ	R	L	T
①	89°58'50"	27.00	42.40	26.33
②	90°01'10"	27.00	42.42	27.01
③	90°00'50"	27.00	42.41	27.00
④	89°59'50"	27.00	42.41	27.00
⑤	10°00'00"	100.00	17.45	8.75
⑥	110°00'00"	61.00	117.11	87.12
⑦	90°00'00"	27.00	42.41	27.00
⑧	90°00'00"	45.00	70.69	45.00

PACIFIC TELEPHONE COMPANY R.P. Williams APPROVED BY 10-27-83 DATE	SOUTHERN CALIFORNIA GAS COMPANY C. W. ... APPROVED BY 7-14-83 DATE	L. A. WAINSCOTT & ASSOCIATES CIVIL ENGINEERS GRAND TERRACE, CALIFORNIA (714) 824-1725 APPROVED BY L.A. Waincott DATE 2-27-78 R.C.E. 16056	BENCH MARK: F-3-D P.K. nail in the northerly curb return at Van Buren Blvd. and California Avenue F.B. 837/70 Elevation = 758.317	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY [Signature] DATE 2/28/81 OFFICE ENGINEER [Signature] PARK DEPARTMENT [Signature] TRAFFIC DIVISION [Signature] ASSISTANT CITY ENG. [Signature]	<b>STREET PLAN AND PROFILE</b> TRACT No 10818 SHARON AVENUE SUNFAIR LANE SCALE: HORIZ. 1"=40' VERT. 1"=4' W.O. 021.02-A	R-2549 SHIT. 6 OF 7 INDEX UP
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755 Lt.

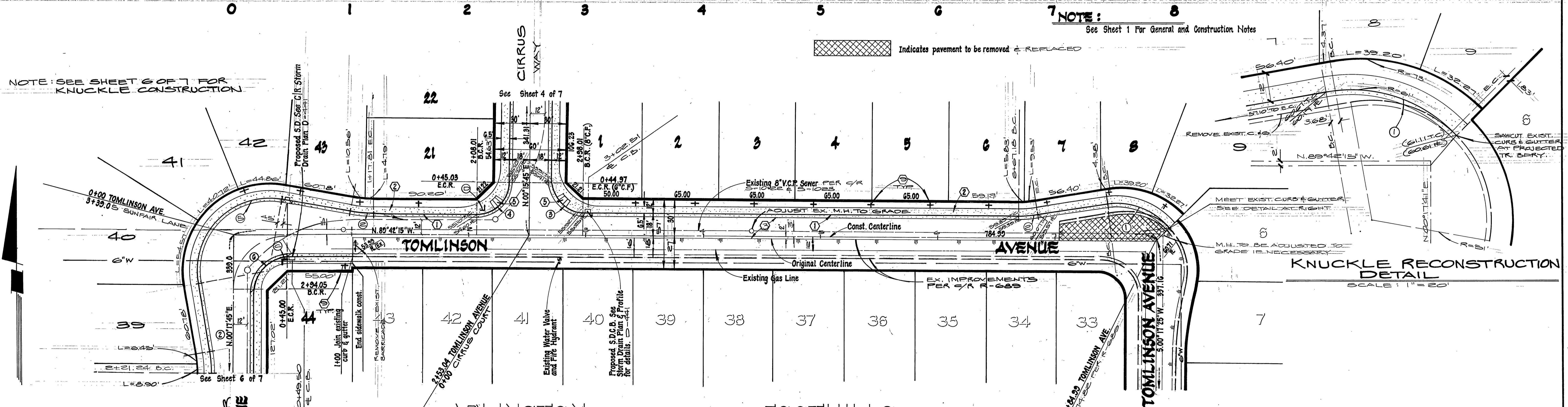
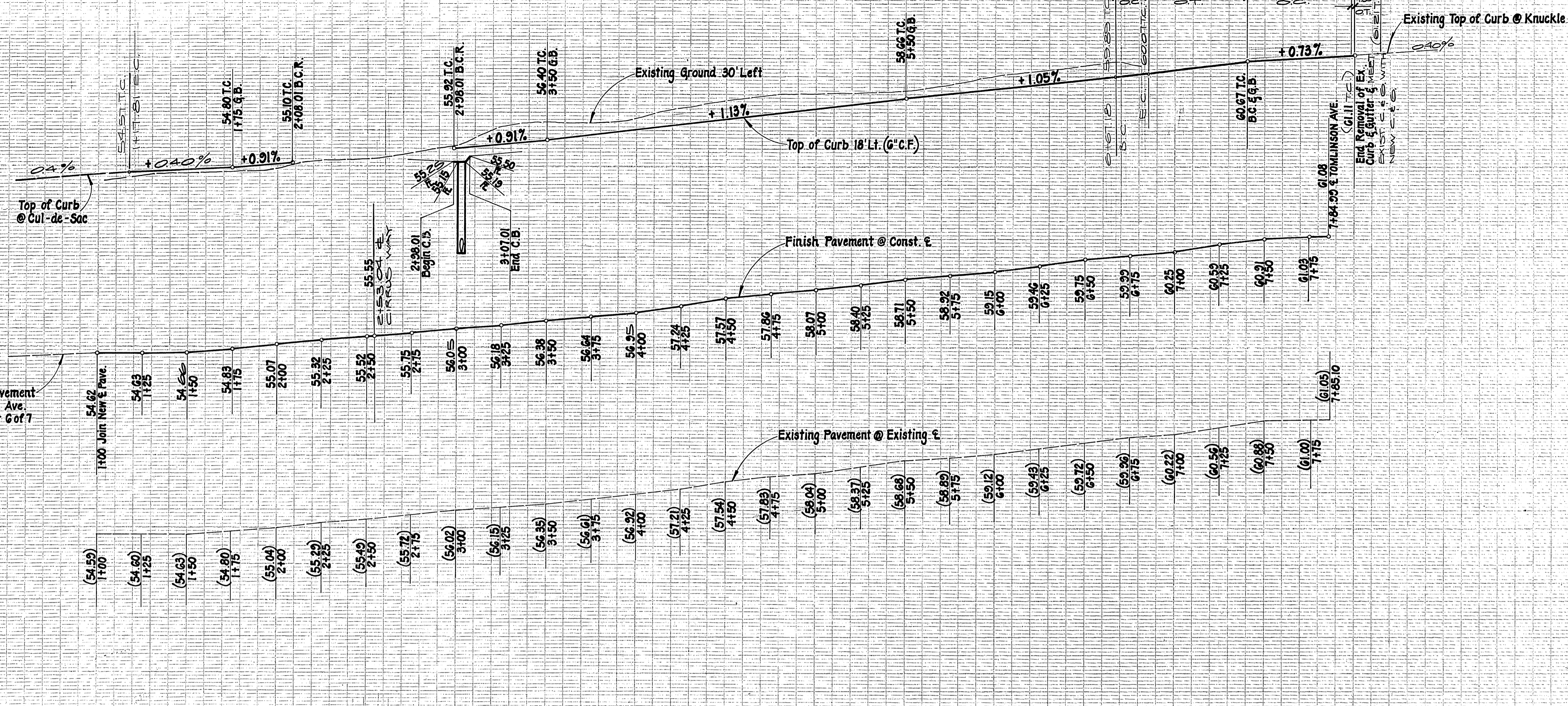
755 Const. E

755 Exist. E

755 Lt.

755 Const. E

755 Exist. E



NOTE: SEE SHEET 6 OF 7 FOR KNUCKLE CONSTRUCTION

NOTE: See Sheet 1 For General and Construction Notes

Indicates pavement to be removed & replaced

KNUCKLE RECONSTRUCTION DETAIL SCALE: 1" = 20'

CURVE DATA			
Station	Δ	R	L
0+00	50°33'	61.00'	60.24'
0+10	0°00'	100.00'	17.45'
0+20	88°58'	27.00'	42.40'
0+30	30°00'	27.00'	42.43'
0+40	110°00'	61.00'	117.11'
0+50	30°00'	27.00'	42.41'

\* As built 7-25-86 72

INDEX WF

PACIFIC TELEPHONE COMPANY  
 APPROVED BY *[Signature]* DATE 10-27-83  
 CITY OF RIVERSIDE PUBLIC UTILITIES, ELEC.  
 CHIEF UTILITIES ENGINEER - ELEC. DATE 11-1-83

SOUTHERN CALIFORNIA GAS COMPANY  
 APPROVED BY *[Signature]* DATE 7-14-83  
 CITY OF RIVERSIDE DOMESTIC SYSTEM  
 CHIEF UTILITIES ENGINEER - WATER DATE 11-16-83

L A WAINSCOTT & ASSOCIATES  
 CIVIL ENGINEERS  
 GRAND TERRACE, CALIFORNIA  
 (714) 824-1775  
 APPROVED BY *[Signature]* DATE 9-29-78  
 R.C.E. 10056

MARK REVISIONS APPR. DATE

DESIGNED BY P.H.R. DRAWN BY D.R.K. CHECKED BY S.B.R.N.E.

BENCH MARK:  
 F-3-D.P.K. nail in the northerly curb return at Van Buren Blvd. and California Avenue F.B. 897/70 Elevation 758.917

CITY OF RIVERSIDE, CALIFORNIA  
 DEPARTMENT OF PUBLIC WORKS  
 APPROVED BY *[Signature]* DATE 11-1-83  
 OFFICE ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 ASSISTANT CITY ENG. DATE 11-2-83

STREET PLAN AND PROFILE  
 TRACT No 10818  
 TOMLINSON AVENUE  
 SCALE: HORIZ. 1" = 40' VERT. 1" = 4'  
 SHT. 7 OF 7  
 W.O. 021.09-A