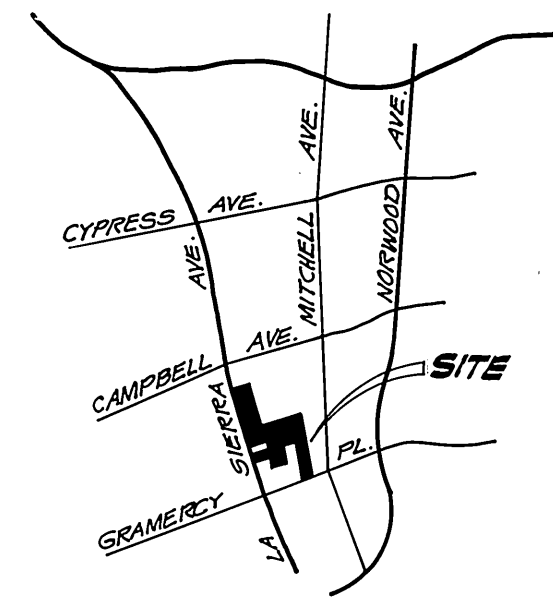


CONSTRUCTION NOTES

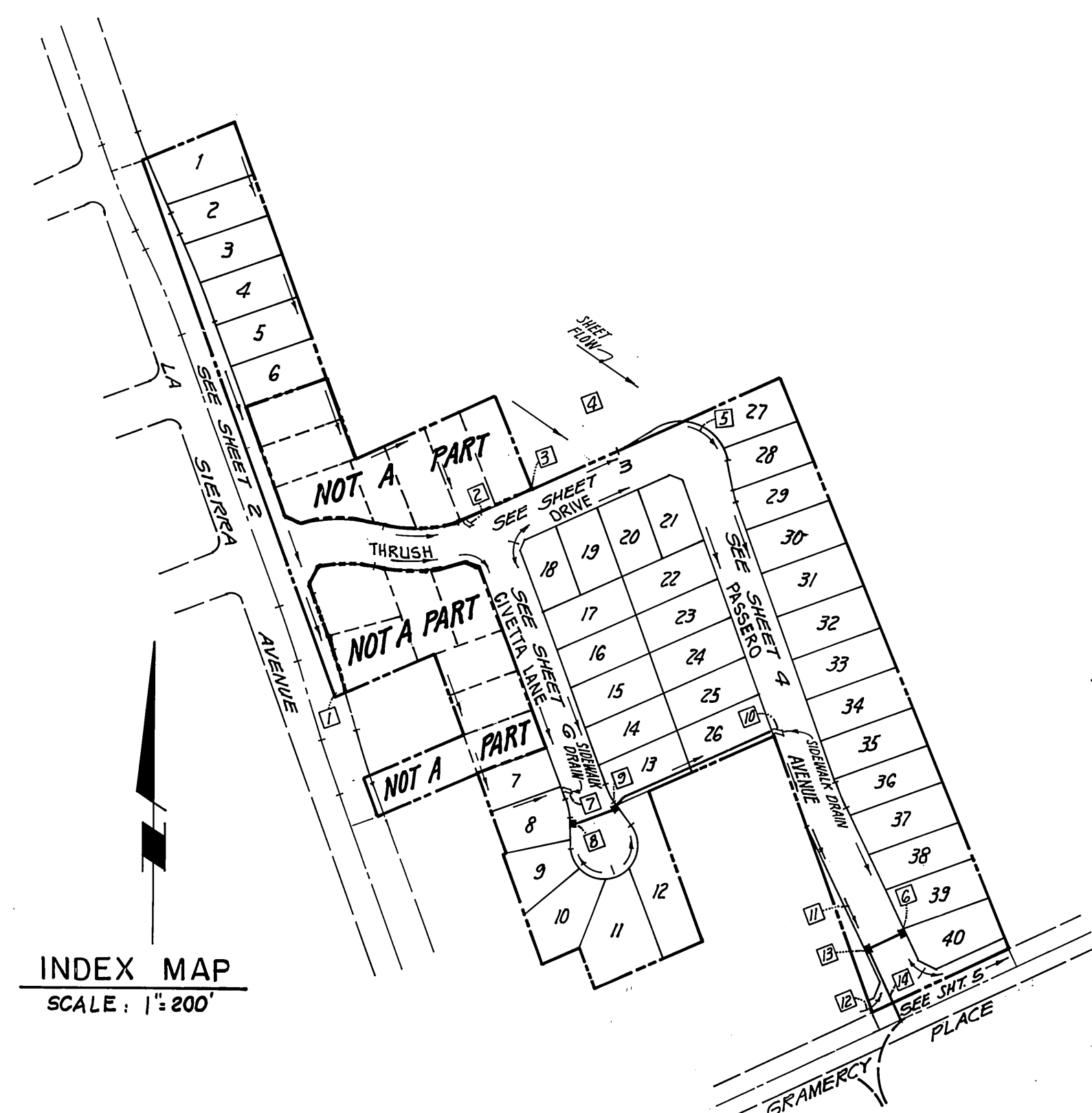
- ① CONSTRUCT A.C. DYER C.A.B. PER TYPICAL SECTIONS SHOWN.
- ② CONSTRUCT P.C.C. CURB AND GUTTER(8" C.F.) PER STD 200
- ③ CONSTRUCT P.C.C. CURB AND GUTTER(8" C.F.) PER STD 200
- ④ CONSTRUCT P.C.C. SIDEWALK PER STD 325
- ⑤ CONSTRUCT P.C.C. CROSS GUTTER PER STD 220 (W=10')
- ⑥ CONSTRUCT P.C.C. WHEEL CHAIR RAMP PER STD 304
- ⑦ CONSTRUCT VARIABLE THICKNESS A.C. OVERLAY AS SHOWN ON PLAN AND PROFILE

TRAFFIC AND STREET NAME SIGN SCHEDULE

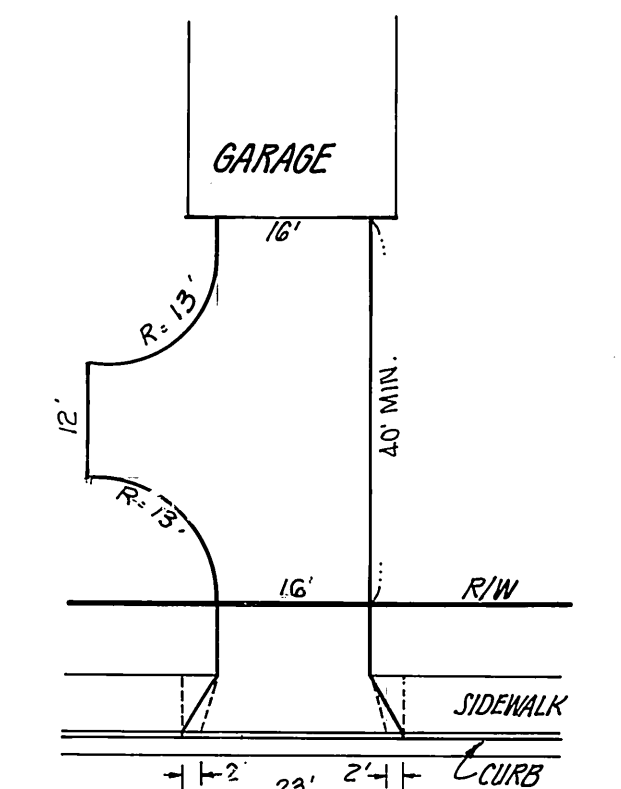
TRAFFIC	STREET NAME	TRAFFIC
(A)	LA SIERRA AVENUE	5400
	THRUSH DRIVE	11000
(B)	THRUSH DRIVE	11000-10900
	CIVETTA LANE	5400
(C)	THRUSH DRIVE	10900
	PASSERO AVENUE	5400
(D)	GRAMERCY PLACE	10900-10800
	PASSERO AVENUE	5300
(E)	STOP SIGN (30" OCTAGONAL)	



VICINITY MAP
NO SCALE



INDEX MAP
SCALE: 1"=200'



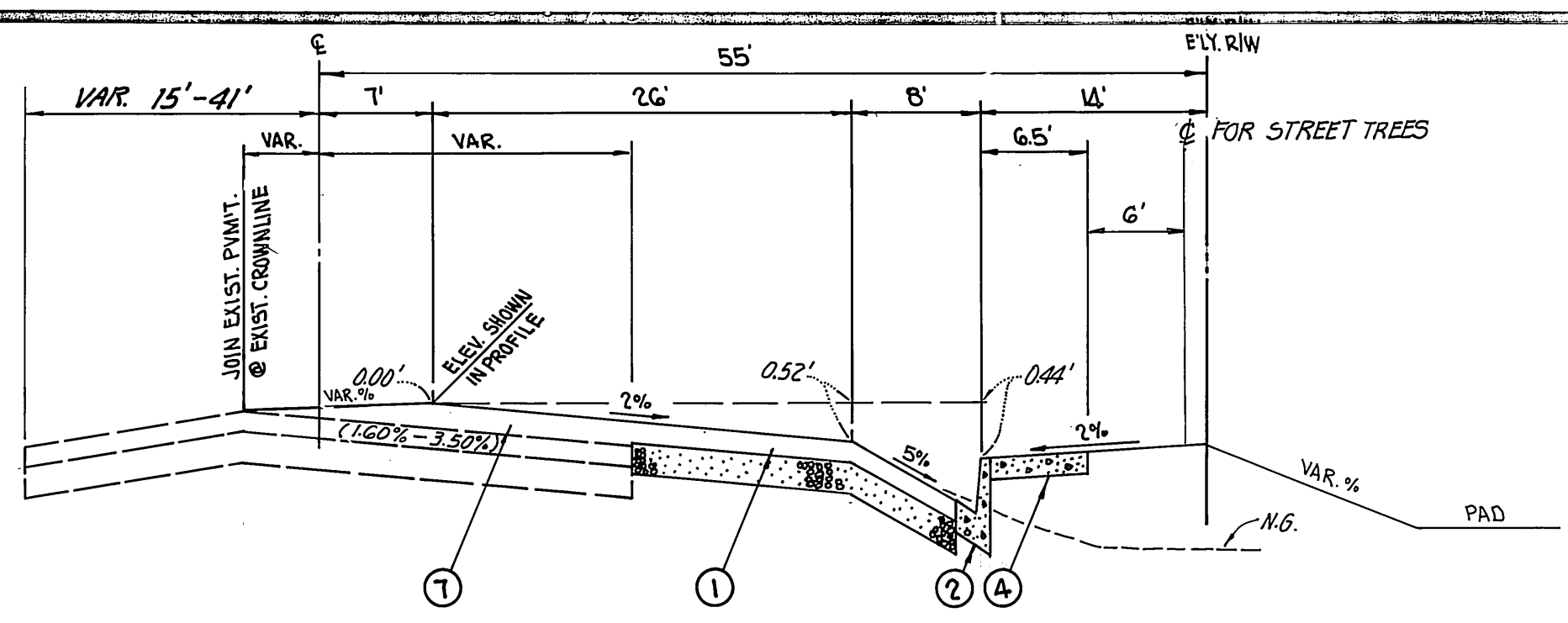
TYPICAL DRIVEWAY AND TURN AROUND
LA SIERRA AVENUE
SCALE: 1"=20'

DRAINAGE QUANTITIES

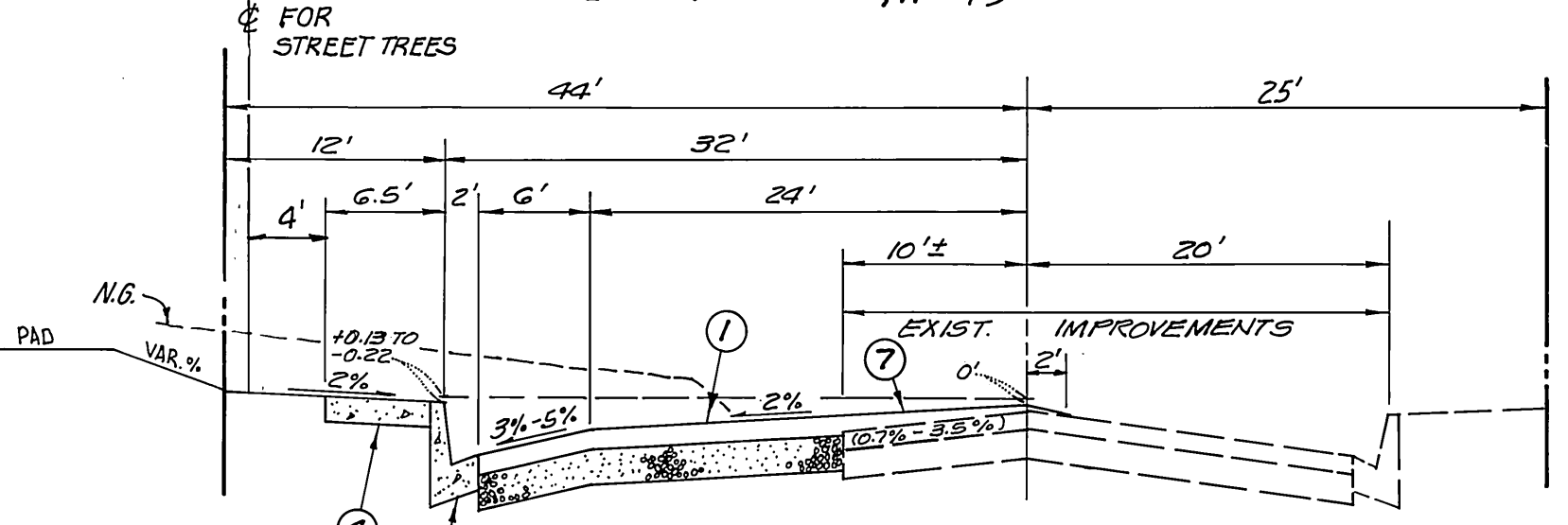
POINT NO.	Q ₃₀ -CF3
1	2.3
2	5.2
3	6.9
4	14.2
5	19.7
6	24.4
7	1.7
8	6.0
9	C.B. INLET 3.5
10	OUTLET 9.6
11	9.6
12	16.5
13	12.2
14	C.B. INLET 28.3
15	OUTLET 44.2
16	44.2

PRIVATE ENGINEER'S NOTES TO CONTRACTOR

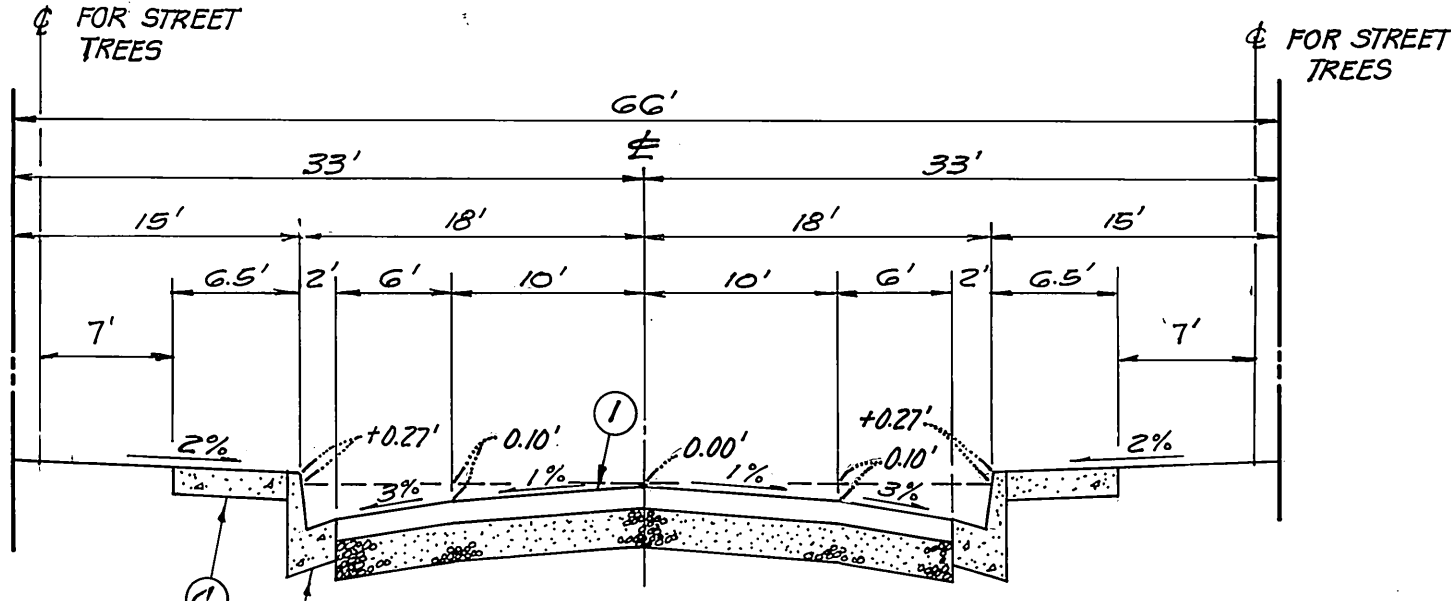
1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.
2. 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.



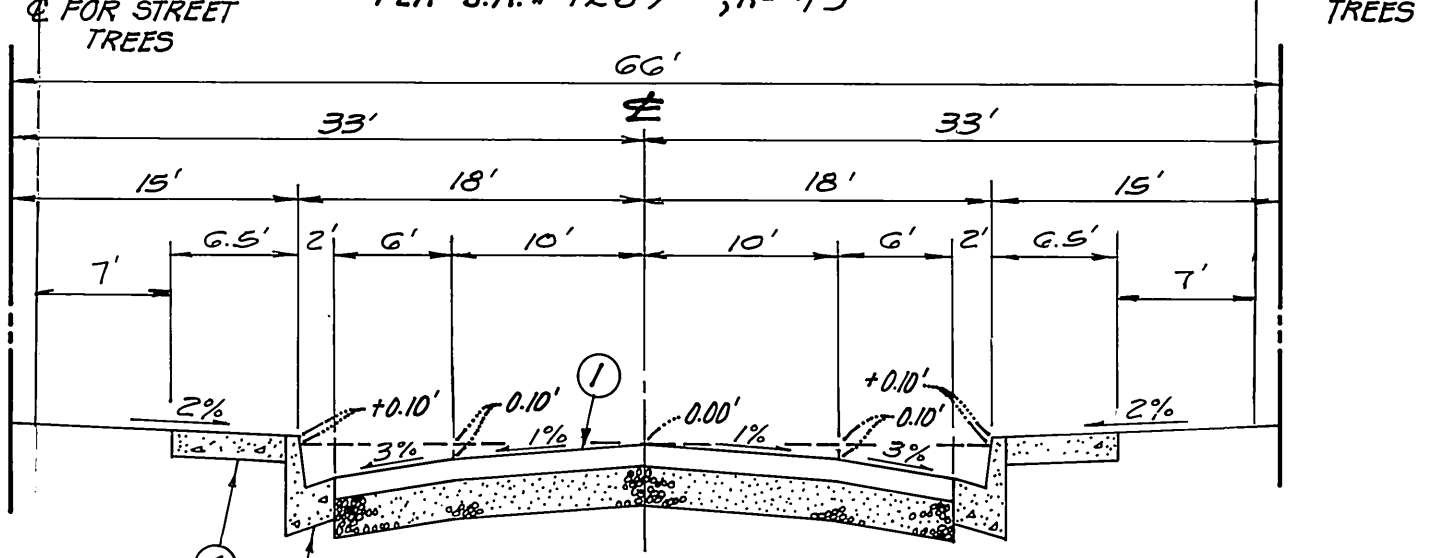
LA SIERRA AVENUE
T.I. = 7.5
CONST. 4" A.C. OVER 7" CRUSHED A.B.
PER S.R.# 1269, R= 45



GRAMERCY PLACE
T.I. = 7
CONST. 3" A.C. OVER 8" CRUSHED A.B.
PER S.R.# 1269, R= 45



PASSERO AVENUE
STA. 11+00 TO GRAMERCY PL.
T.I. = 5
CONST. 2 1/2" A.C. OVER 4" CRUSHED A.B.
PER S.R.# 1269, R= 45



THRUSH DRIVE
CIVETTA LANE
PASSERO AVENUE
THRUSH DR. TO STA. 10+85
T.I. = 5
CONST. 2 1/2" A.C. OVER 4" CRUSHED A.B.
PER S.R.# 1269, R= 45

TYPICAL STREET SECTIONS
NO SCALE

BENCH MARK

GRAMERCY RESET
FOUND PK NAIL IN MOST WESTERLY CURB RETURN AT E.C.R. OF GRAMERCY PLACE AND LA SIERRA AVE. (C.R. TAG MISSING) PER CRFB 985/37
ELEVATION 740.706

GENERAL NOTES

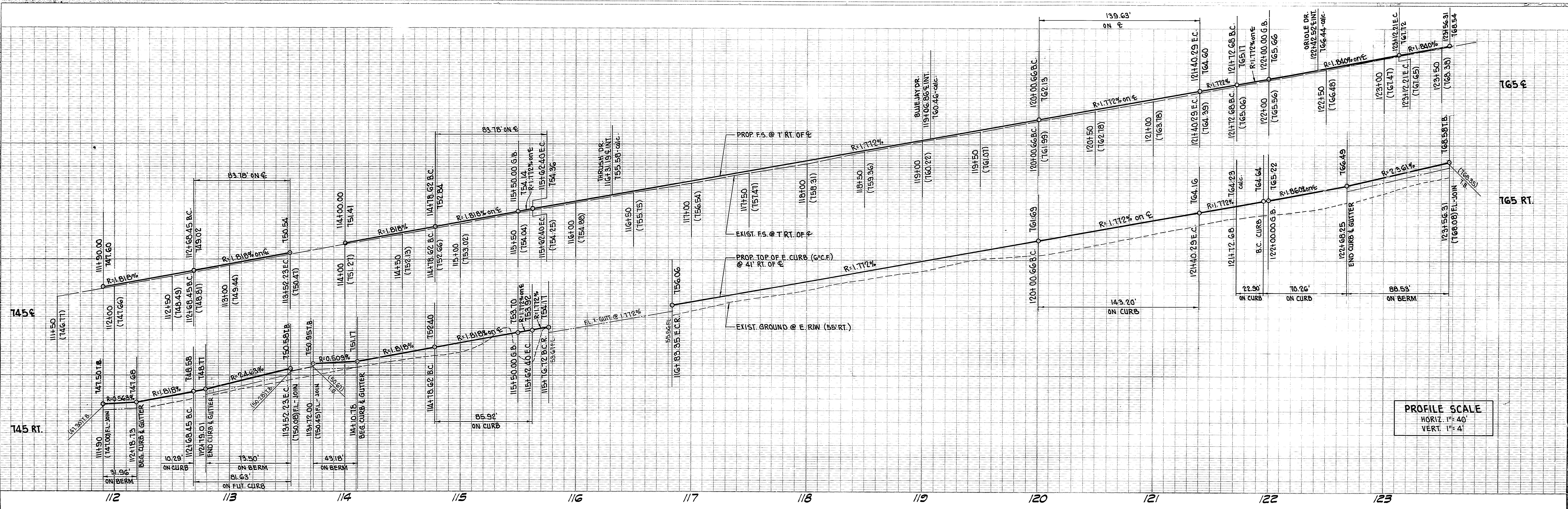
1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985 EDITION.
3. 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.
4. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DWG. 302. EXACT SIZE LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
5. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
6. IN RESIDENTIAL AREAS 6" X 6" OR 6" DIA. BLOCKOUTS FOR MAILBOXES ARE REQUIRED IN CURB SIDEWALK 10' TO 14' FROM CURB FACE AT PROPERTY LINE BETWEEN ADJACENT RESIDENCES.
7. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
8. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
9. 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.
10. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
11. 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.
12. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
13. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
14. 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 SHALL BE RESPONSIBLE FOR DETERMINING THE ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
15. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-9133, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AT INQUIRY IDENTIFICATION NUMBER BY U.S.A.
16. THE PRIVATE ENGINEER PREPARING THESE PLANS SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
17. ON ALL AREAS WITHIN 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 THE ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
18. 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. (181.1611)

GENERAL NOTES (FOR TREE PLANTING)

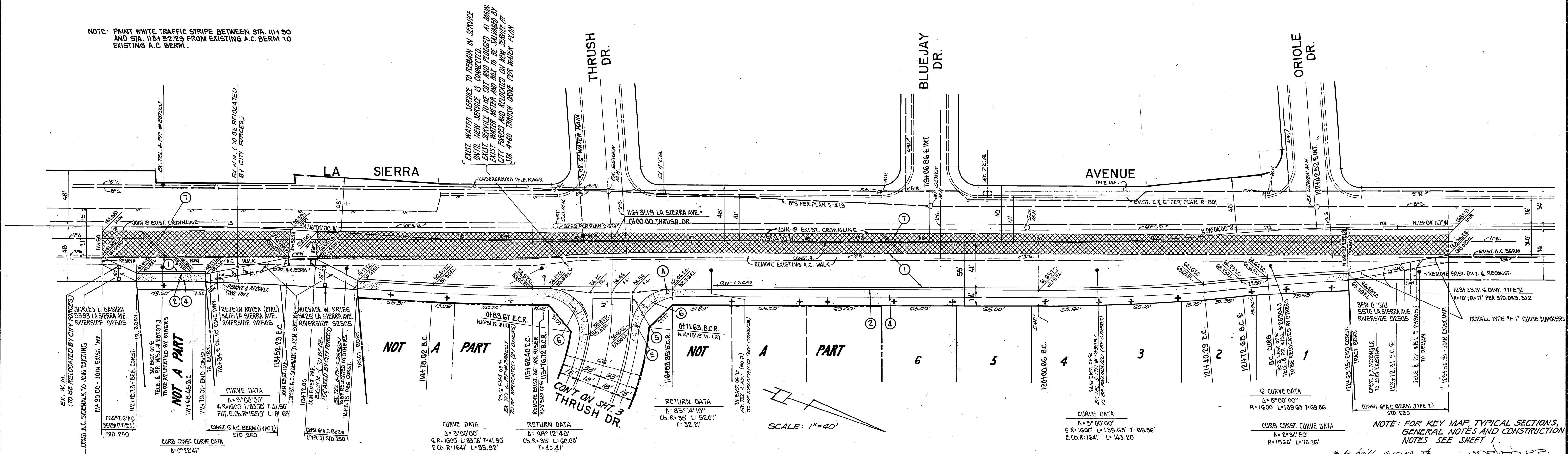
1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
2. CONTACT THE PARK PROJECTS INSPECTOR A MIN. OF 48 HRS IN ADVANCE AT 787.7223 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED: a) WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO 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 & RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES)
3. THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MIN. PERIOD OF ONE (1) YEAR.
4. STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	SIZE	SPACING	NO. REQ.
a. LA SIERRA AVENUE	JACARANDA / JACARANDA	15 GAL	45'	10
b. GRAMERCY PL.	PIRUS CALLERYANA / BRADFORD PEAR	"	45 SHOWN ON PLAN	1
c. THRUSH DR.	CINNAMOMUM / CAMPHOR	"	45'	9
	ALTERNATING CAMPHORA LIQUIDAMBAR / AMERICAN SWEET GUM	"	"	9
d. CIVETTA LANE	CINNAMOMUM / CAMPHOR	"	"	12
	ALTERNATING CAMPHORA LIQUIDAMBAR / AMERICAN SWEET GUM	"	"	11
e. PASSERO AVE	CINNAMOMUM / CAMPHOR	"	"	14
	ALTERNATING CAMPHORA LIQUIDAMBAR / AMERICAN SWEET GUM	"	"	14
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 COMPACTION.

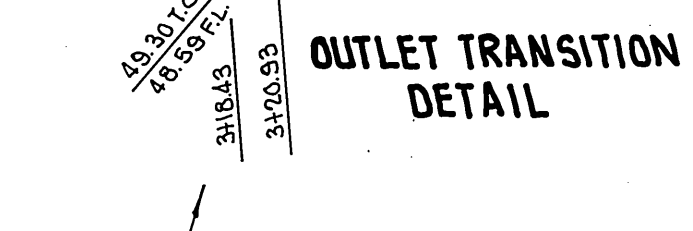
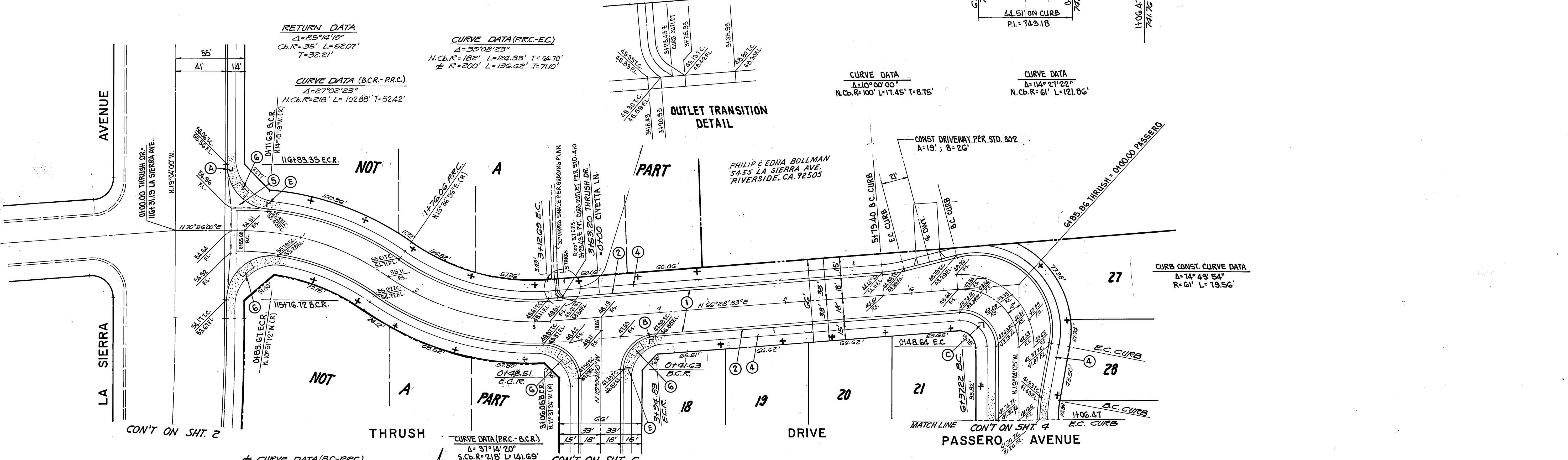
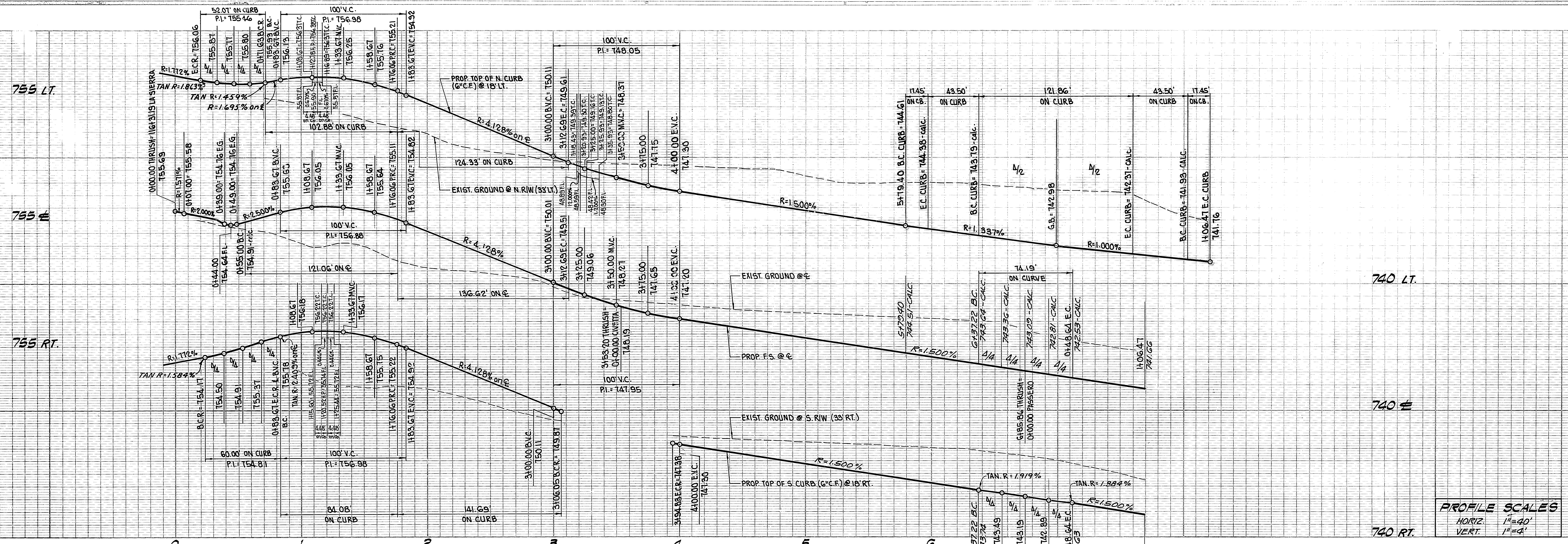
G.V.W. ASSOCIATES, INC. 667 BREA CANYON ROAD SUITE 27 WALNUT, CALIFORNIA 91789 PHONE (714) 594-0552		CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT		STREET PLAN AND PROFILE		ACCOUNT NO. DRAWING NUMBER
APPROVED BY: [Signature] 8-22-84 GARRY N. VANDER WENDE R.C.E. 13116		APPROVED BY: [Signature] 2-24-86 DIRECTOR OF PUBLIC WORKS		TITLE SHEET TRACT NO. 19718-1		R-2650 SHEET 1 OF 6
DESIGNED BY: J.O. DRAWN BY: A.L.T. CHECKED BY: D.P.R.		DATE: 2-24-86		SCALE: AS SHOWN		



NOTE: PAINT WHITE TRAFFIC STRIPE BETWEEN STA. 111+90 AND STA. 113+52.23 FROM EXISTING A.C. BERM TO EXISTING A.C. BERM.



<p>BENCH MARK GRAMERCY RESET FOUND PK NAIL IN MOST WESTERLY CURB AT E.C.R. OF GRAMERCY PLACE AND LA SIERRA AVE. (C.R. TAG MISSING) PER C.R.F.B. 385/37. ELEVATION = 740.706</p>	<p>SOUTHERN CALIF. GAS CO.</p>	<p>CITY OF RIVERSIDE PUBLIC UTILITIES DEPT. ELECTRICAL DIVISION</p>	<p>CITY OF RIVERSIDE WATER SYSTEM</p>	<p>G.V.W. ASSOCIATES, INC. 667 BREA CANYON ROAD SUITE 27 WALNUT, CALIFORNIA 91789 PHONE (714) 594-0552</p>	<p>CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT</p>	<p>ST. PLAN AND PROFILE FOR LA SIERRA AVENUE EAST SIDE FROM 441 FT. SOUTH OF THRUSCH DR. TO ORIOLE DR. TRACT NO. 19718-1</p>	<p>ACCOUNT NO. _____ DRAWING NUMBER R - 2650 SHEET 2 OF 6</p>
<p>APPROVED BY: <i>Robert St. John</i> 2/27/85 DATE: _____</p>		<p>APPROVED BY: <i>John Johnson</i> 4/10/85 DATE: _____</p>		<p>APPROVED BY: <i>Raymond Wende</i> 8-22-84 DATE: _____</p>		<p>APPROVED BY: <i>W. J. Hains</i> DATE: 2-24-86</p>	
<p>DESIGNED BY: J.O. DRAWN BY: M.T. CHECKED BY: D.P.P.</p>		<p>REVISIONS: _____</p>		<p>APPR. DATE: _____</p>		<p>SCALE: 1"=40'</p>	



BENCH MARK
 GRAMERCY RESET
 FOUND PK NAIL IN MOST WESTERLY CURB AT E.C.R. OF
 GRAMERCY PLACE AND LA SIERRA AVE. (C.R. TAG MISSING)
 PER CRFB 385/37. ELEVATION = 740.706

SCALE: 1"=40'

CITY OF RIVERSIDE
 WATER SYSTEM

APPROVED: [Signature]
 DATE: 5-30-88

G.V.W. ASSOCIATES, INC.
 667 BREA CANYON ROAD SUITE 27
 WALNUT, CALIFORNIA 91789
 PHONE (714) 594-0552

DESIGNED BY J.O.
 DRAWN BY N.T.
 CHECKED BY D.P.O.

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]
 DATE: 2-24-86

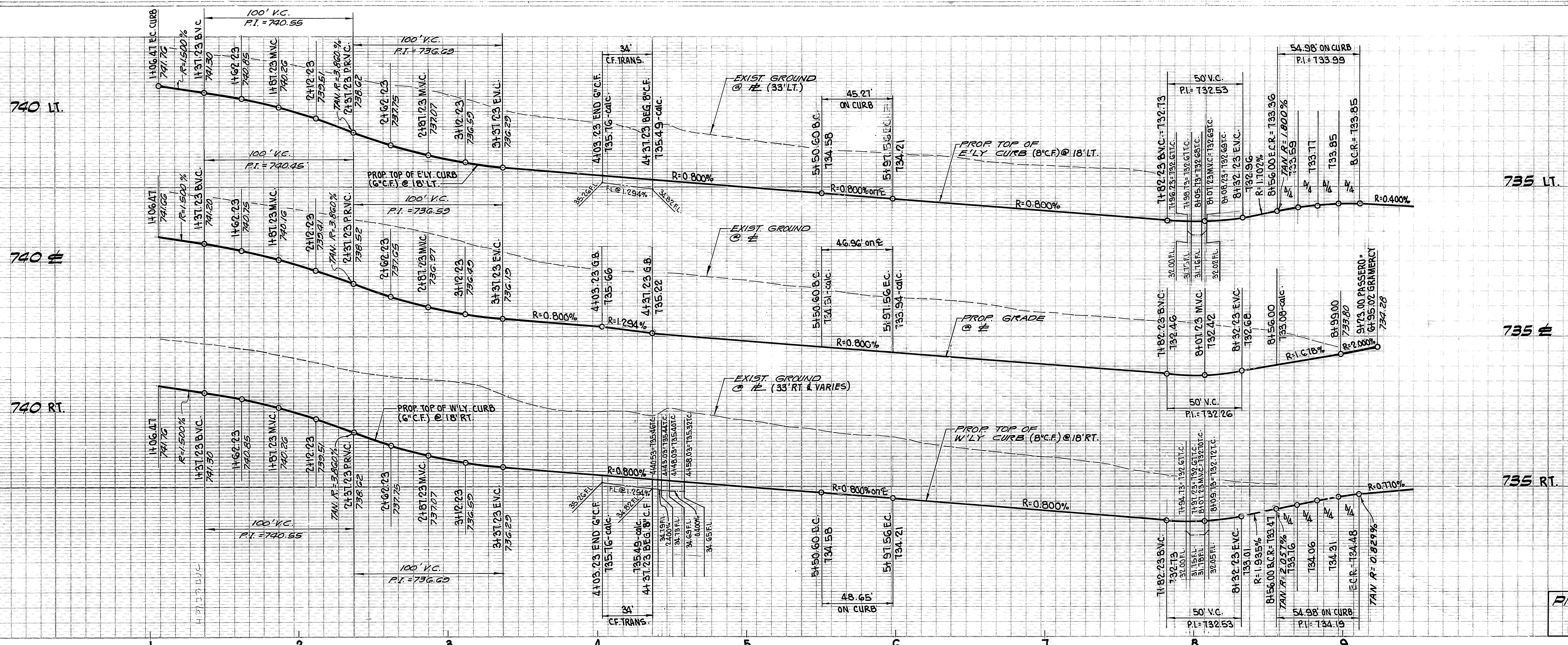
ST. PLAN AND PROFILE FOR
 THRUSH DRIVE
 PASSERO AVENUE
 TRACT NO. 19718-1

SCALE: 1"=40'

ACCOUNT No.
 DRAWING NUMBER
R - 2650

SHEET 3 OF 6

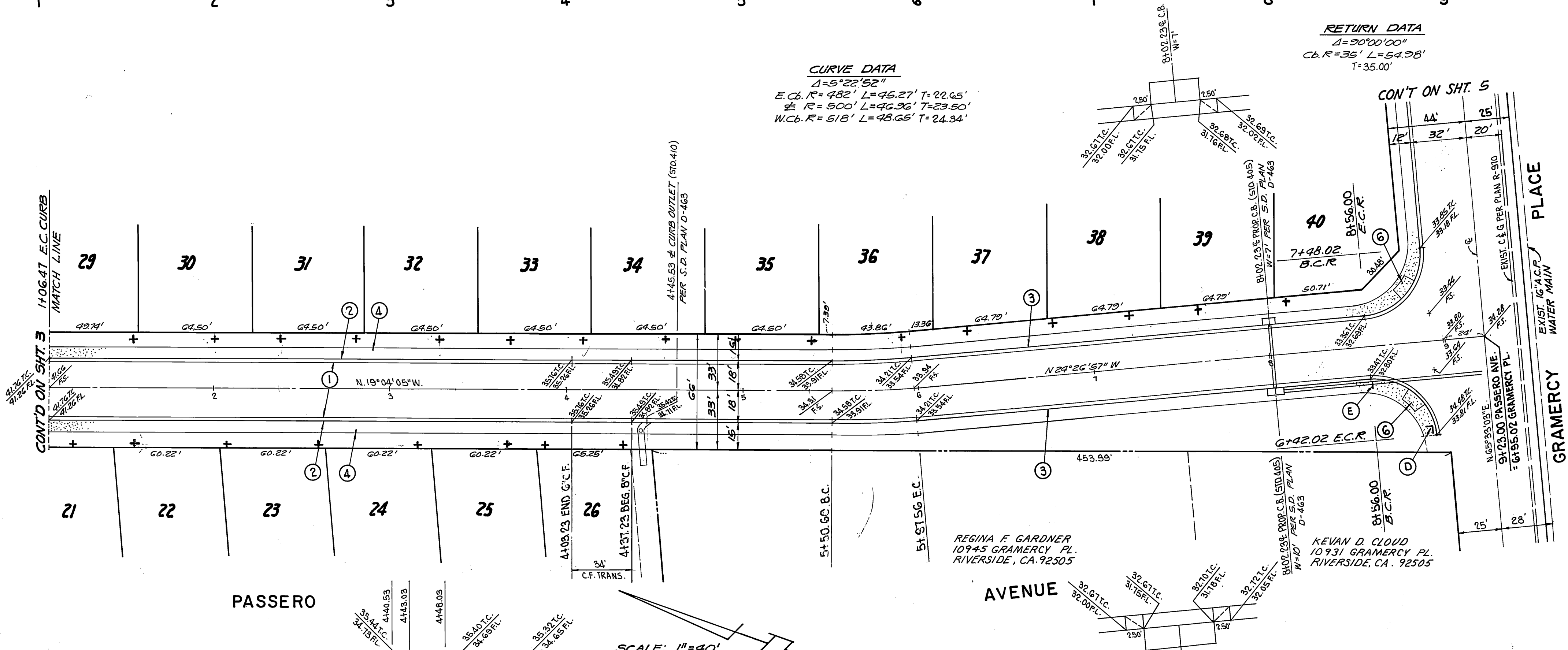
PC 143



PROFILE SCALES
 HORIZ. 1" = 40'
 VERT. 1" = 4'

CURVE DATA
 $\Delta = 5^{\circ}22'52''$
 E.C.R. = 482' L = 46.27' T = 22.65'
 $\pm R = 500'$ L = 46.36' T = 23.50'
 W.C.B. = 518' L = 48.66' T = 24.34'

RETURN DATA
 $\Delta = 90^{\circ}00'00''$
 C.B.R. = 35' L = 54.98' T = 35.00'



RETURN DATA
 $\Delta = 90^{\circ}00'00''$
 C.B.R. = 35' L = 54.98' T = 35.00'

NOTE: FOR KEY MAP, TYPICAL SECTIONS, GENERAL NOTES AND CONSTRUCTION NOTES SEE SHEET 1.

BENCH MARK
 GRAMERCY RESET
 FOUND PK NAIL IN MOST WESTERLY CURVE AT E.C.R. OF GRAMERCY PLACE AND LA SIERRA AVE. (C.R. TAG MISSING) PER CRFB 285/37. ELEVATION = 740.706

CITY OF RIVERSIDE
 WATER SYSTEM
 APPROVED: *[Signature]* DATE: 5-30-25

OUTLET TRANSITION
 DETAIL

G.V.W. ASSOCIATES, INC.
 667 BREA CANYON ROAD SUITE 27
 WALNUT, CALIFORNIA 91789
 PHONE (714) 594-0552
 GARRY N. VANDER WENDE R.C.E. 13116

DESIGNED BY: J.O.
 DRAWN BY: N.T.
 CHECKED BY: D.P.R.

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 2-24-86
 TRAFFIC DIVISION
 CHIEF PUB. WKS. ENGR.

ST. PLAN AND PROFILE FOR
PASSERO AVENUE
 FROM 106.41 FT. SOUTH OF THURISH DRIVE TO GRAMERCY PLACE
 TRACT NO. 19718-1
 SCALE: 1" = 40'

ACCOUNT No. INDEXED
 DRAWING NUMBER
R - 2650
 SHEET 4 OF 6

PC 16475

735 LT.

735 #

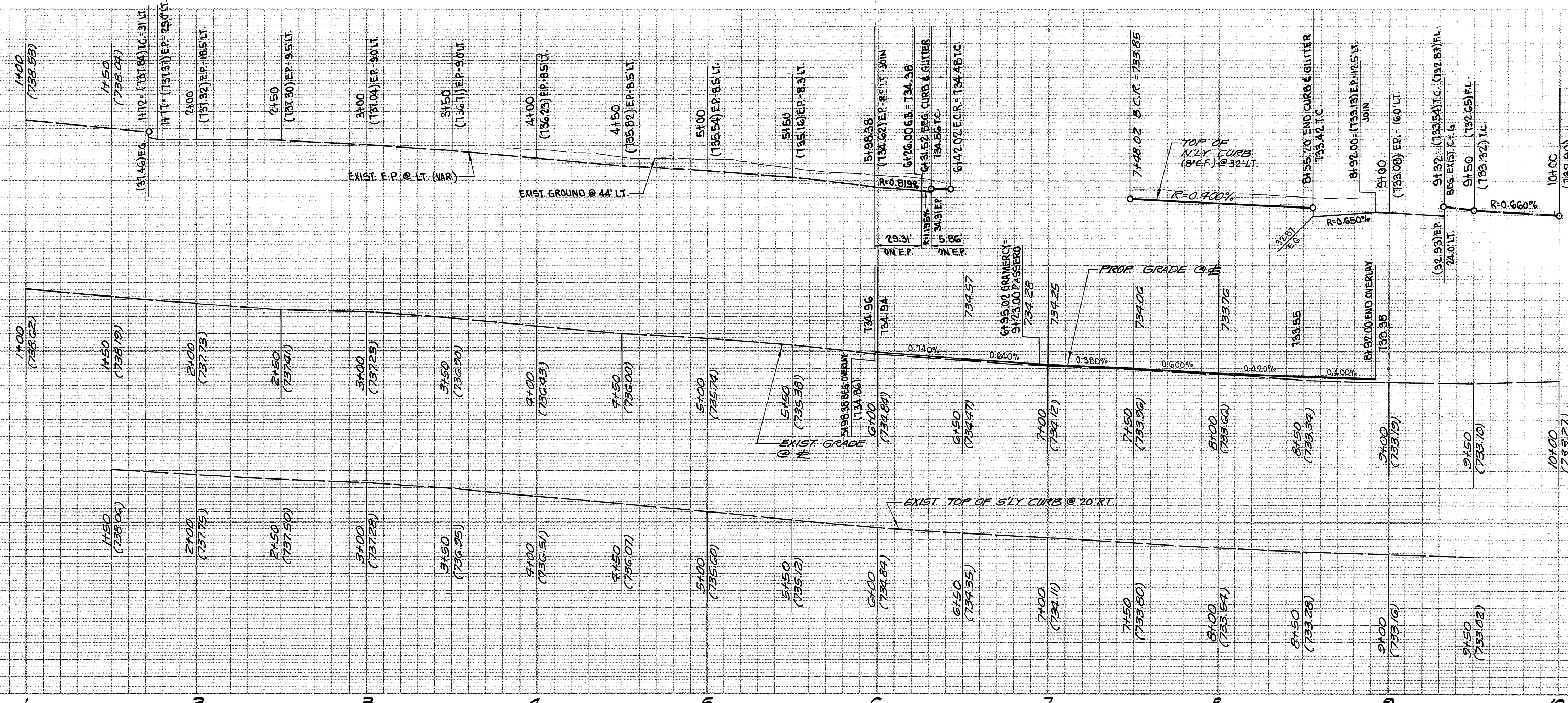
735 RT.

735 LT.

735 #

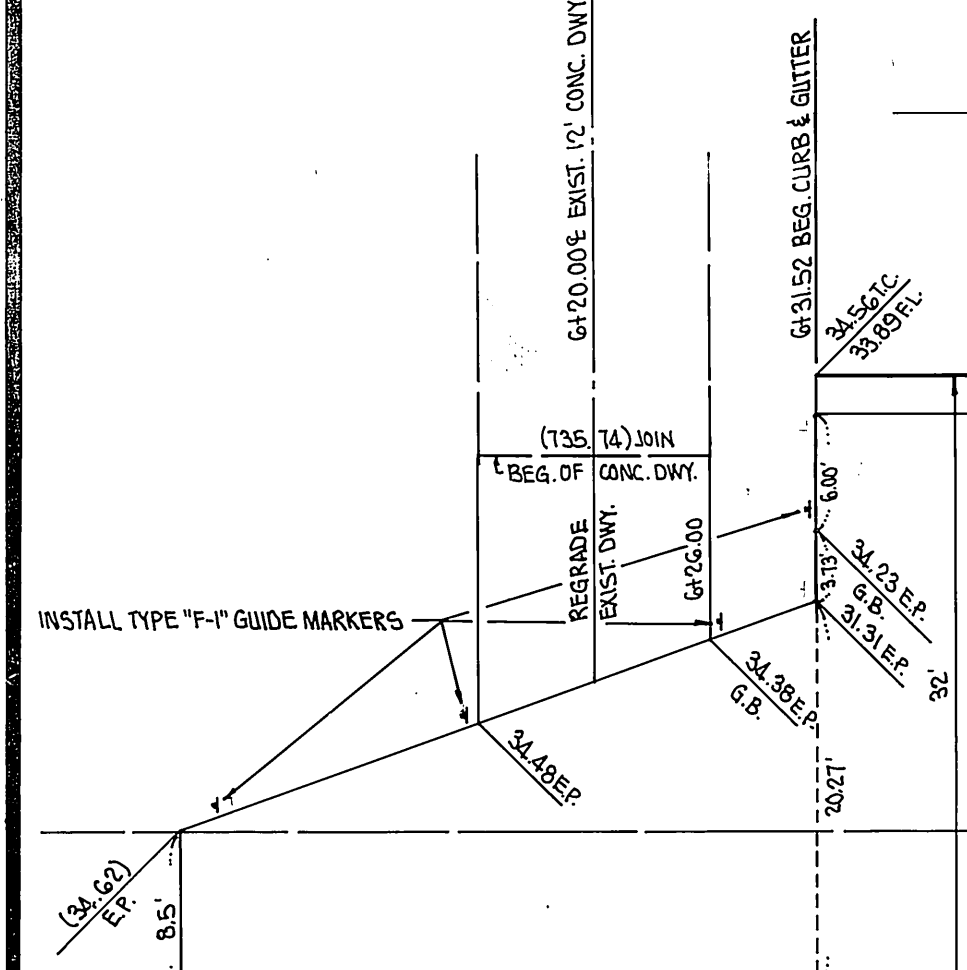
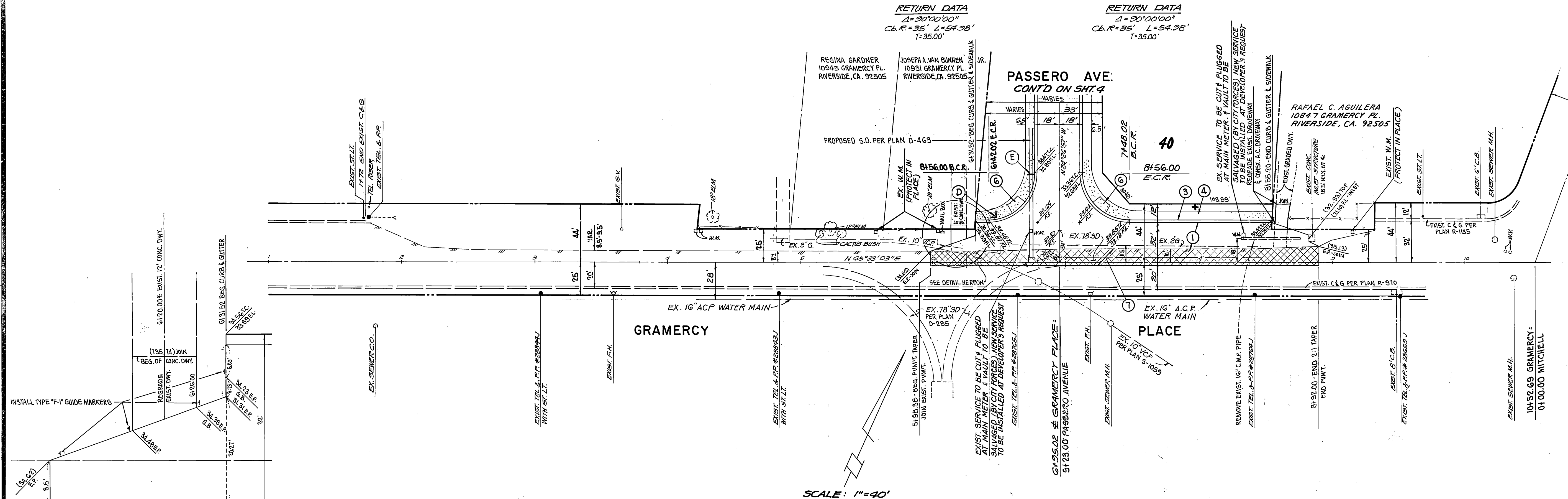
735 RT.

PROFILE SCALES
HORIZ: 1"=40'
VERT: 1"=4'



RETURN DATA
Δ=90°00'00"
Cb.R=35' L=54.98'
T=35.00'

RETURN DATA
Δ=90°00'00"
Cb.R=35' L=54.98'
T=35.00'



SCALE: 1"=40'

NOTE: FOR KEY MAP, TYPICAL SECTIONS, GENERAL NOTES AND CONSTRUCTION NOTES SEE SHT. 1.

BENCH MARK
GRAMERCY RESET
FOUND PK NAIL IN MOST WESTERLY CURB AT E.C.R. OF
GRAMERCY PLACE AND LA SIERRA AVE (C.R. TAG MISSING)
PER CTRB 285/37. ELEVATION = 740.706

SOUTHERN CALIF. GAS CO.
CITY OF RIVERSIDE
WATER SYSTEM

G.V.W. ASSOCIATES, INC.
667 BREA CANYON ROAD SUITE 27
WALNUT, CALIFORNIA 91789
PHONE (714) 594-0552

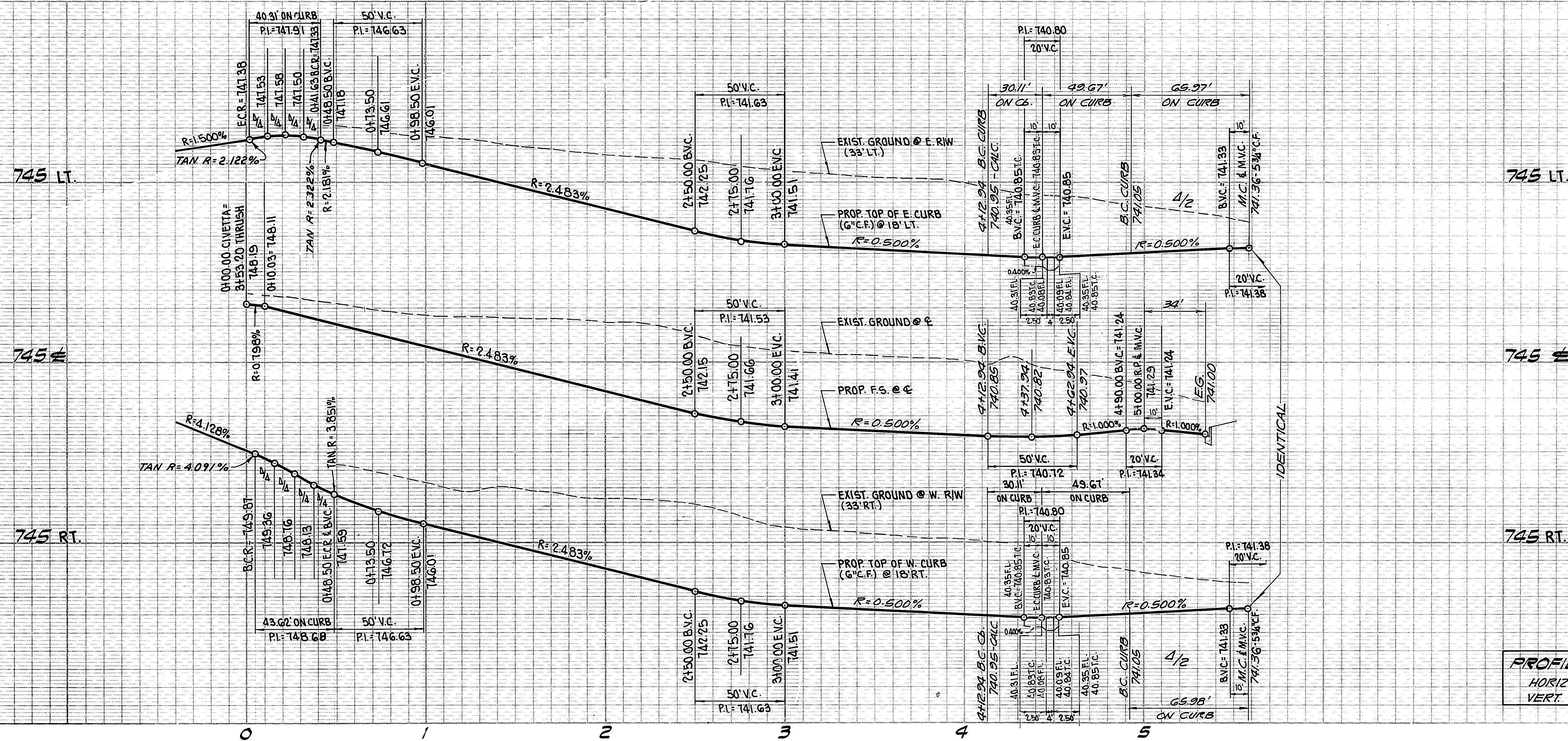
GARRY N. VANDER WENDE
R.C.E. 13116
8-22-84

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature]
DATE: 7-24-86

ST. PLAN AND PROFILE FOR
GRAMERCY PLACE
N'LY SIDE FROM PASSERO AVE
TO 143.18 FT E'LY PASSERO AVE
TRACT NO. 19718-1
SCALE: 1"=40'

ACCOUNT NO.
DRAWING NUMBER
R - 2650
SHEET 5 OF 6

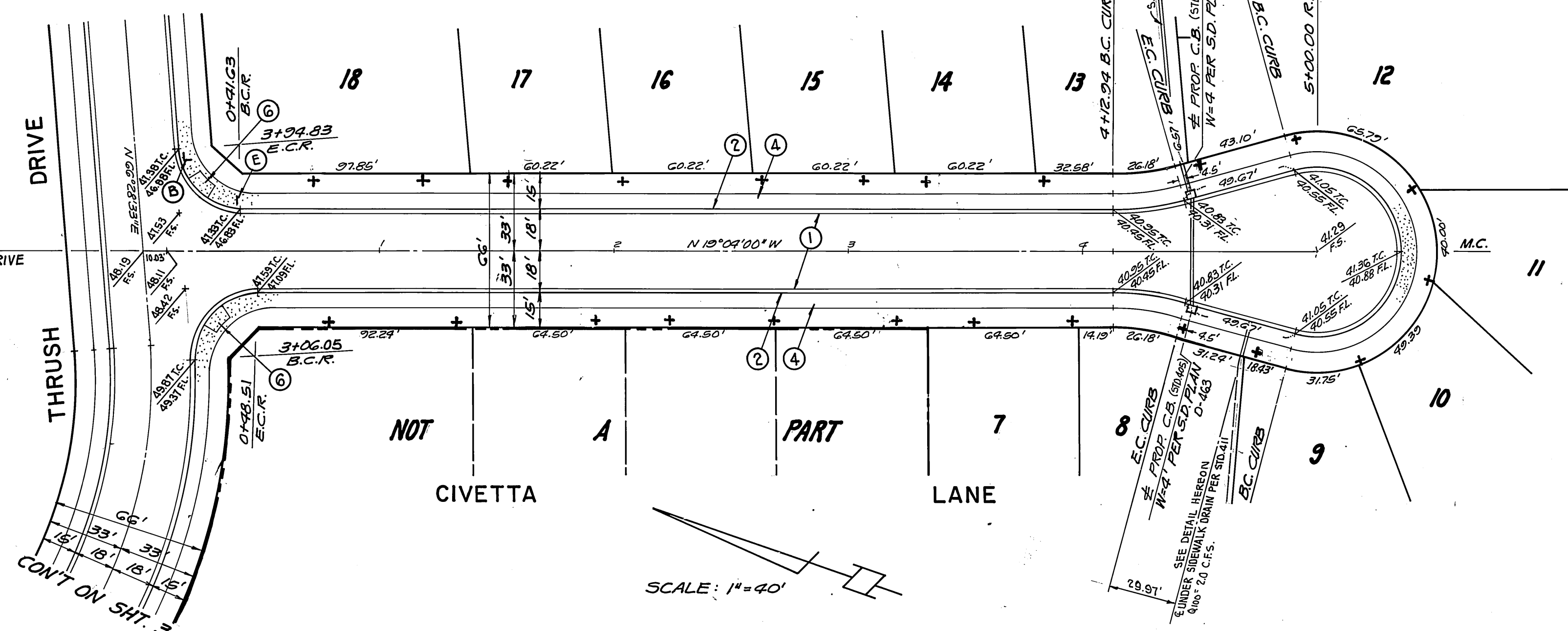


PROFILE SCALES
 HORIZ. 1" = 40'
 VERT. 1" = 4'

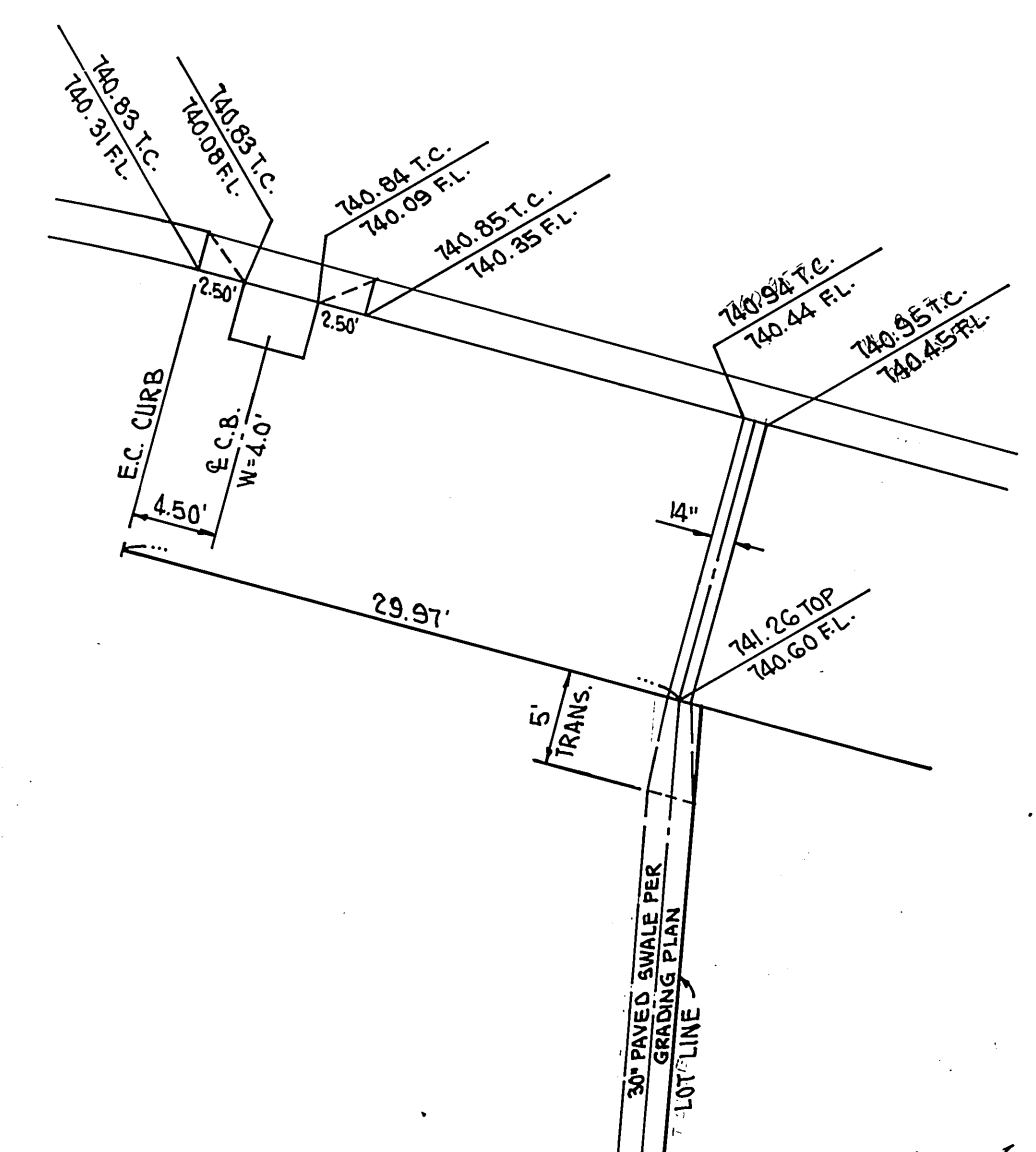
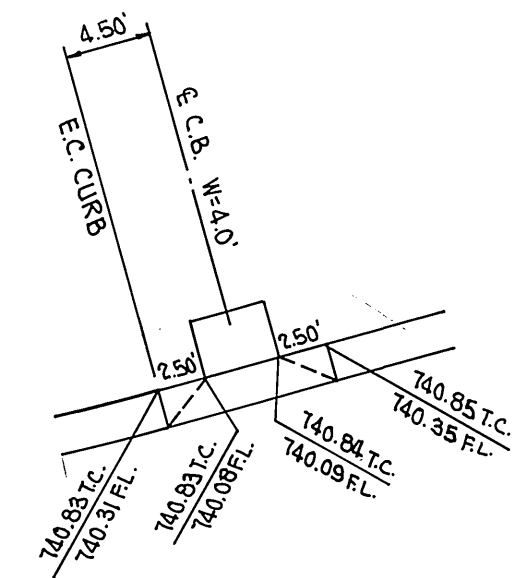
RETURN DATA
 $\Delta = 85^{\circ}32'33"$
 C.B.R. = 27' L = 40.31'
 T = 24.98'

CURVE DATA
 $\Delta = 15^{\circ}00'00"$
 E.C.B.R. = 115' L = 30.11'
 T = 15.14'

CURVE DATA
 $\Delta = 210^{\circ}00'00"$
 C.B.R. = 36' L = 131.95'



CURVE DATA
 $\Delta = 15^{\circ}00'00"$
 W.C.B.R. = 115' L = 30.11'
 T = 15.14'



NOTE: FOR KEY MAP, TYPICAL SECTIONS, GENERAL NOTES AND CONSTRUCTION NOTES SEE SHEET 1.

BENCH MARK
 GRAMERCY RESET
 FOUND PK NAIL IN MOST WESTERLY CURB AT I.C.R. OF
 GRAMERCY PLACE AND LA SIERRA AVE. (C.R. 745 MISSING)
 PER CRFB 385/37. ELEVATION = 740.706

RETURN DATA
 $\Delta = 92^{\circ}33'24"$
 C.B.R. = 27' L = 43.62'
 T = 28.33'

G.V.W. ASSOCIATES, INC.
 667 BREA CANYON ROAD SUITE 27
 WALNUT, CALIFORNIA 91789
 PHONE (714) 594-0552
 GARRY N. VANDER WENDE
 R.C.E. 13116

NO.	REVISIONS	DATE	BY	CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature]
 DATE: 2-24-86
 DIRECTOR OF PUBLIC WORKS

ST. PLAN AND PROFILE FOR
CIVETTA LANE
 FROM THRUSS DRIVE TO 500 FT. S'LY. (END)
 TRACT NO. 19718-1
 SCALE: 1" = 40'
 ACCOUNT NO. [Blank]
 DRAWING NUMBER
R - 2650
 SHEET 6 OF 6