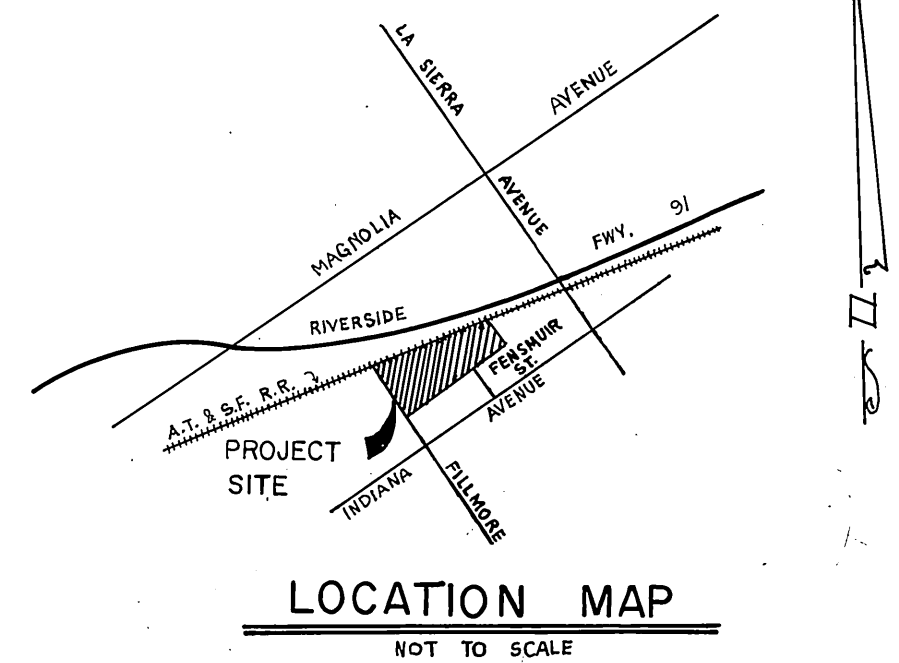
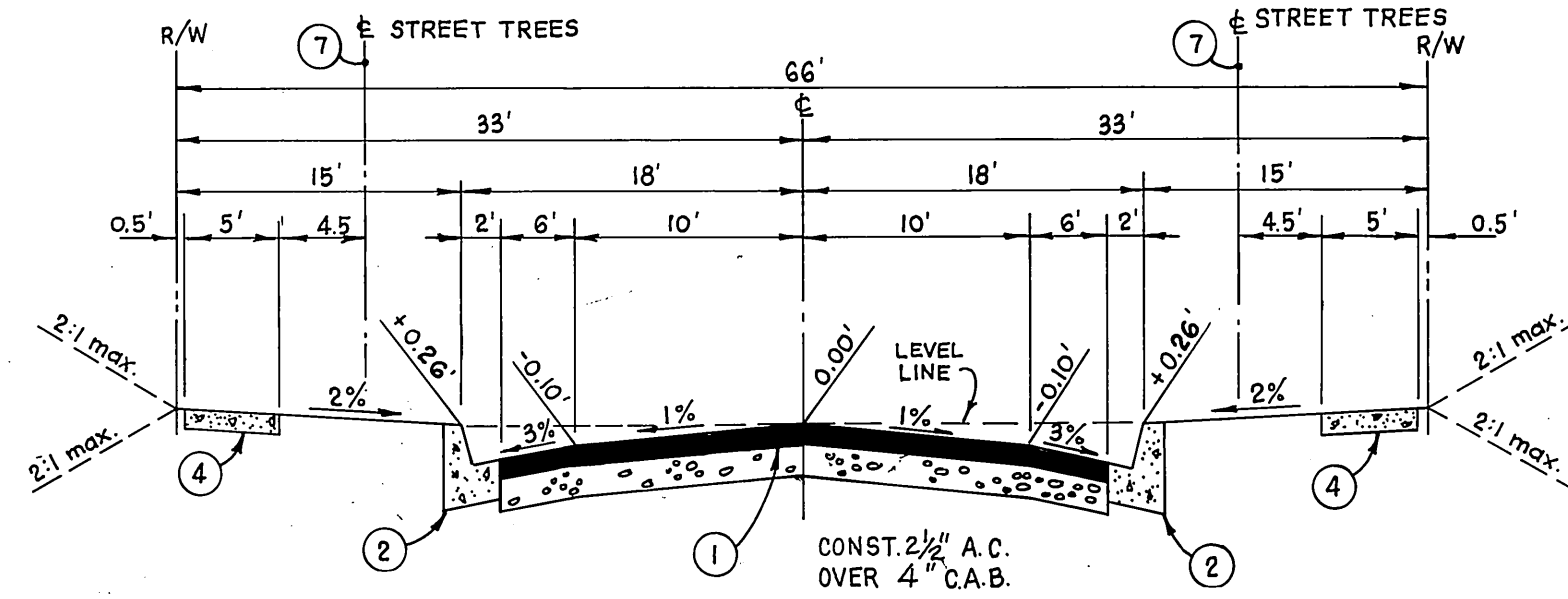
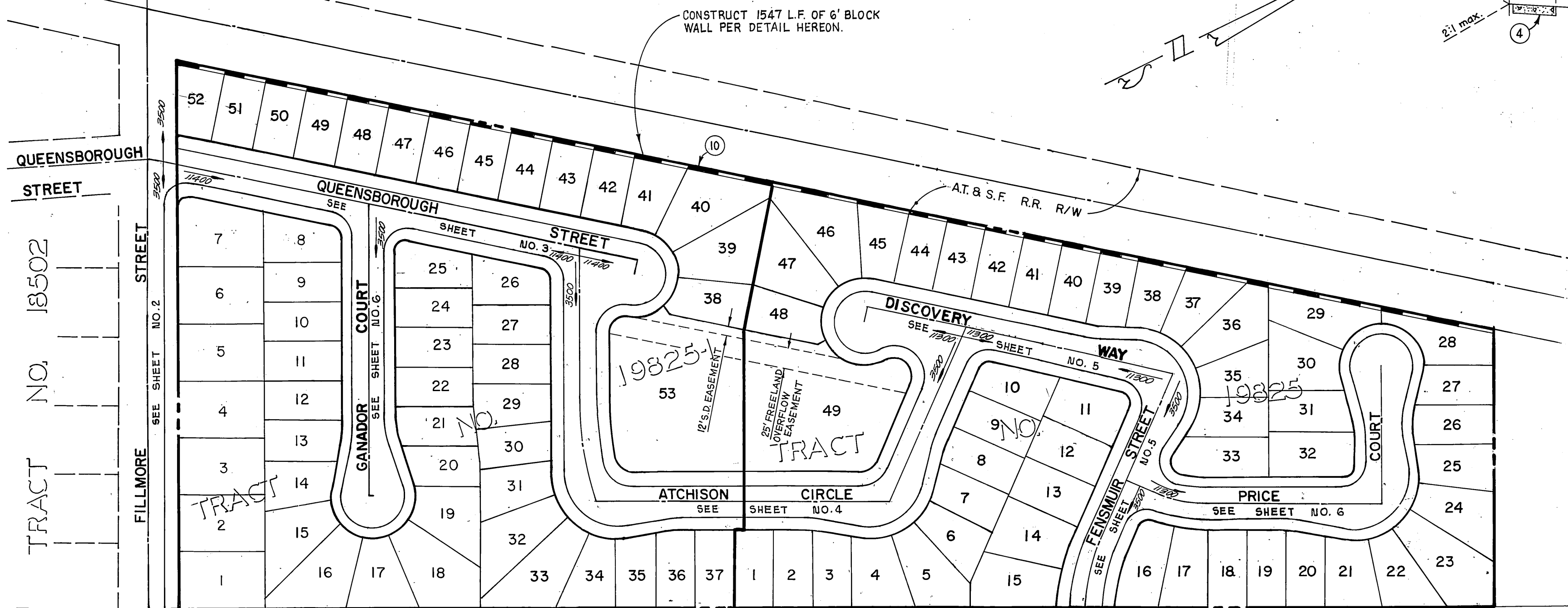


INDEX MAP

SCALE: 1"=100'



TYPICAL SECTION T.I. = 5
NOT TO SCALE
FENSMUIR STREET

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 APPLICABLE. 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 SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 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' INTERVAL.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREET TO TRAFFIC.
- 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 SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO GRADE. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TESTS PROCEDURES.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- 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 AN ACCEPTABLE SOLUTION AND REVISIONS TO THE PLANS FOR APPROVAL BY THE CITY.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4353, 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 AN INQUIRY IDENTIFICATION NUMBER BY USA.
- IN RESIDENTIAL AREAS 6"X6" OR 6" DIAMETER BLOCKOUTS FOR MAILBOXES ARE REQUIRED IN CURB SIDEWALK 10' TO 14' FROM CURB FACE AT THE PROPERTY LINE BETWEEN ADJACENT RESIDENCES. FOR MAILBOXES FOR BUSINESS, MOBILHOME PARKS OR APARTMENT HOUSES, DEVELOPER TO CHECK WITH THE U.S.P.S. FOR THE NUMBER AND LOCATION OF MAILBOXES.
- THE PRIVATE ENGINEER PREPARING THESE PLANS SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENT DESTROYED, DETURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOIL ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW 30" GRADE, 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 - (714) 787-7611

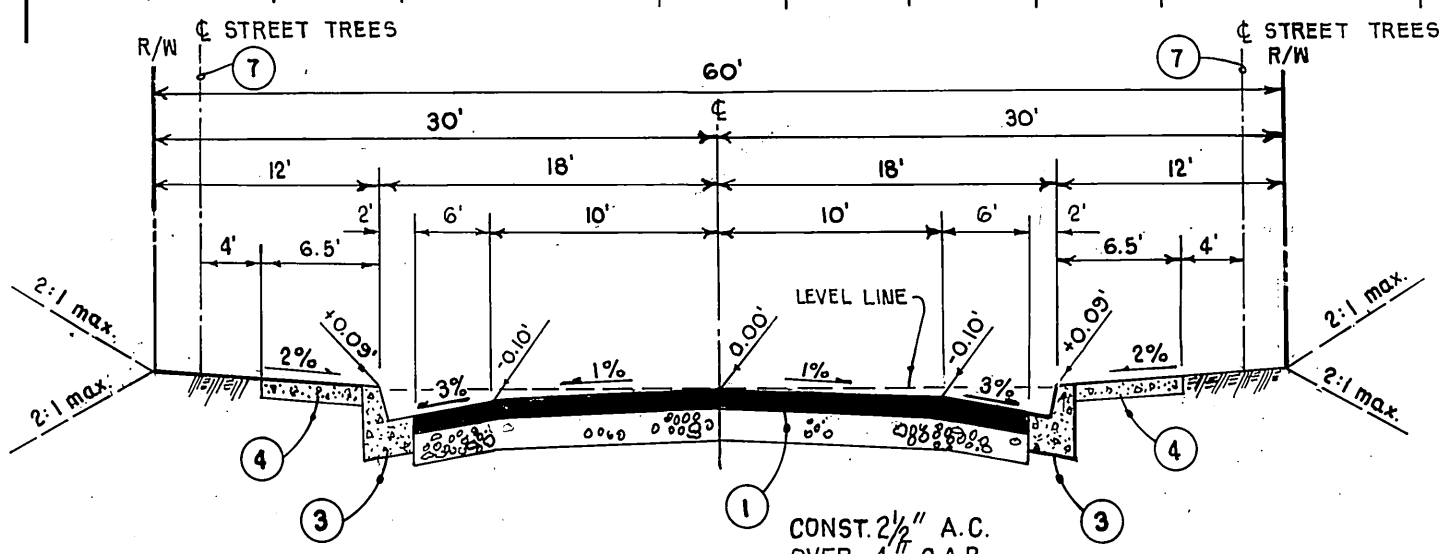
GENERAL NOTES FOR STREET TREES

- 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/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:

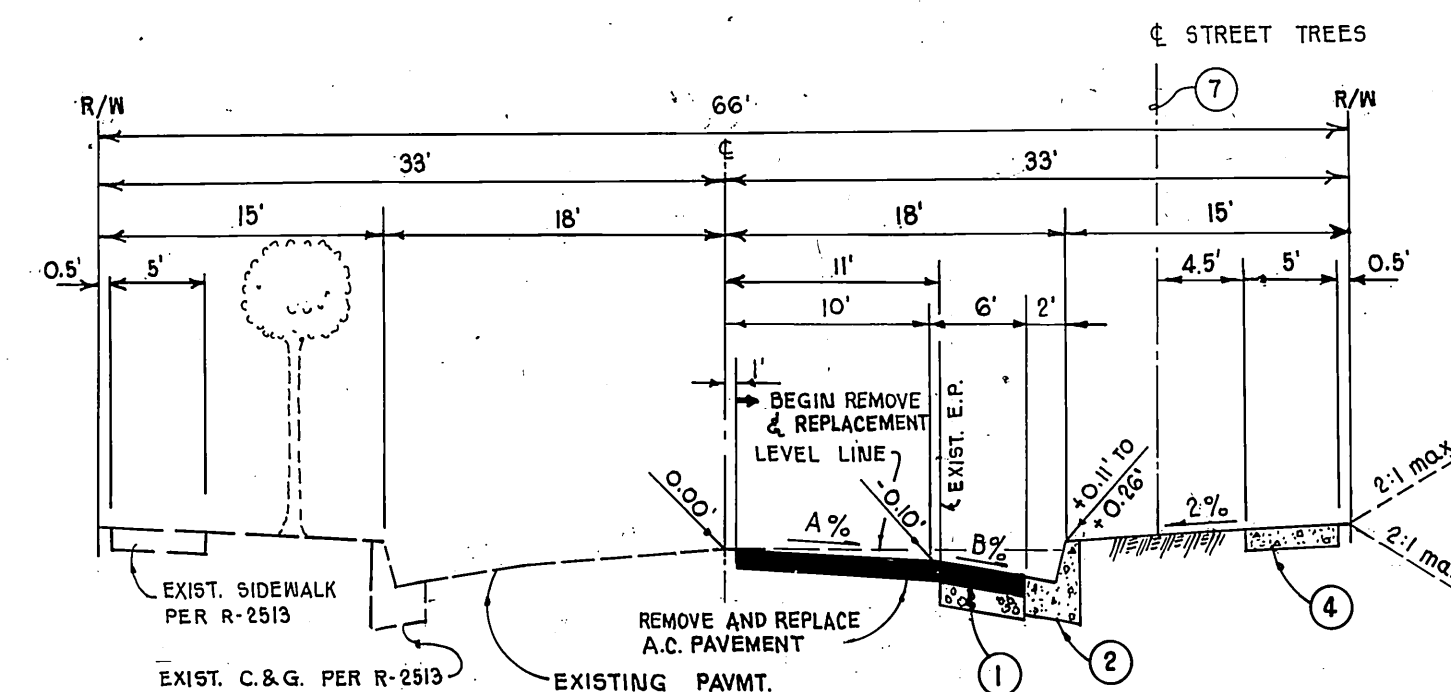
STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ.	
A. FILLMORE ST.	CINNAMOMUM CAMPHORA	15 GAL.	45'	10	
B. QUEENSBOROUGH STREET	LIQUIDAMBER STRYACIFLUA	AMERICAN SHEETUM	15 GAL.	45'	22
C. ATCHISON CIRCLE	LIQUIDAMBER STRYACIFLUA	AMERICAN SHEETUM	15 GAL.	45'	29
D. DISCOVERY WAY	MAGNOLIA GRANDIFLORA "MAJESTIC BEAUTY"	MAGNOLIA	15 GAL.	45'	17
E. FENSMUIR ST.	MAGNOLIA GRANDIFLORA "MAJESTIC BEAUTY"	MAGNOLIA	15 GAL.	45'	7
F. PRICE COURT	LIQUIDAMBER STRYACIFLUA	AMERICAN SHEETUM	15 GAL.	45'	20
G. GANADOR COURT	MAGNOLIA GRANDIFLORA "MAJESTIC BEAUTY"	MAGNOLIA	15 GAL.	45'	15

CONSTRUCTION NOTES:

- CONSTRUCT A.C. PAVEMENT OVER CRUSHED AGREGATE BASE PER TYPICAL SECTION.
- CONSTRUCT CONCRETE CURB & GUTTER PER RIVERSIDE CITY STANDARDS DWG. NO. 200 (TYPE "I") 8" CURB FACE.
- CONSTRUCT CONCRETE CURB & GUTTER PER RIVERSIDE CITY STANDARDS DWG. NO. 200 (TYPE "I") 6" CURB FACE.
- CONSTRUCT CONCRETE SIDEWALK PER RIVERSIDE CITY STANDARDS DWG. NO. 325.
- CONSTRUCT WHEELCHAIR RAMPS PER RIVERSIDE CITY STANDARDS DWG. NO. 304.
- CONSTRUCT CONCRETE CROSS GUTTER PER RIVERSIDE CITY STANDARDS DWG. NO. 220.
- PLANT STREET TREES PER CITY OF RIVERSIDE PARKS & RECREATION DEPT. STD'S.
- CONSTRUCT 4" V.C.P. HOUSE LATERALS & SADDLE EXISTING 10" GENER MAIN (T TOTAL).
- CONSTRUCT DRIVEWAY PER RIVERSIDE CITY STANDARDS DWG. NO. 302 - A=16' & B=23'.
- CONSTRUCT 6' BLOCK WALL PER DETAIL HEREON - SEE INDEX MAP FOR LOCATION OF WALL.



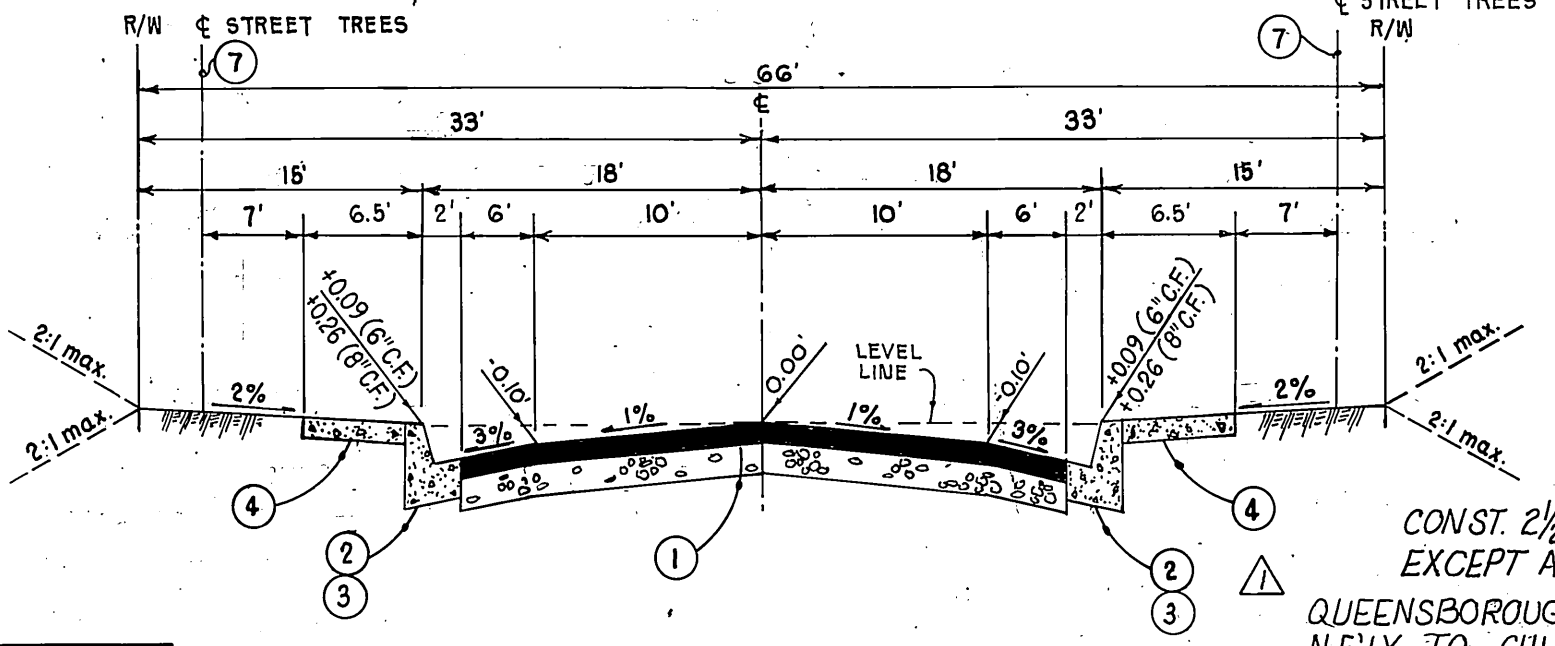
TYPICAL SECTION T.I. = 5
NOT TO SCALE
GANADOR COURT AND PRICE COURT



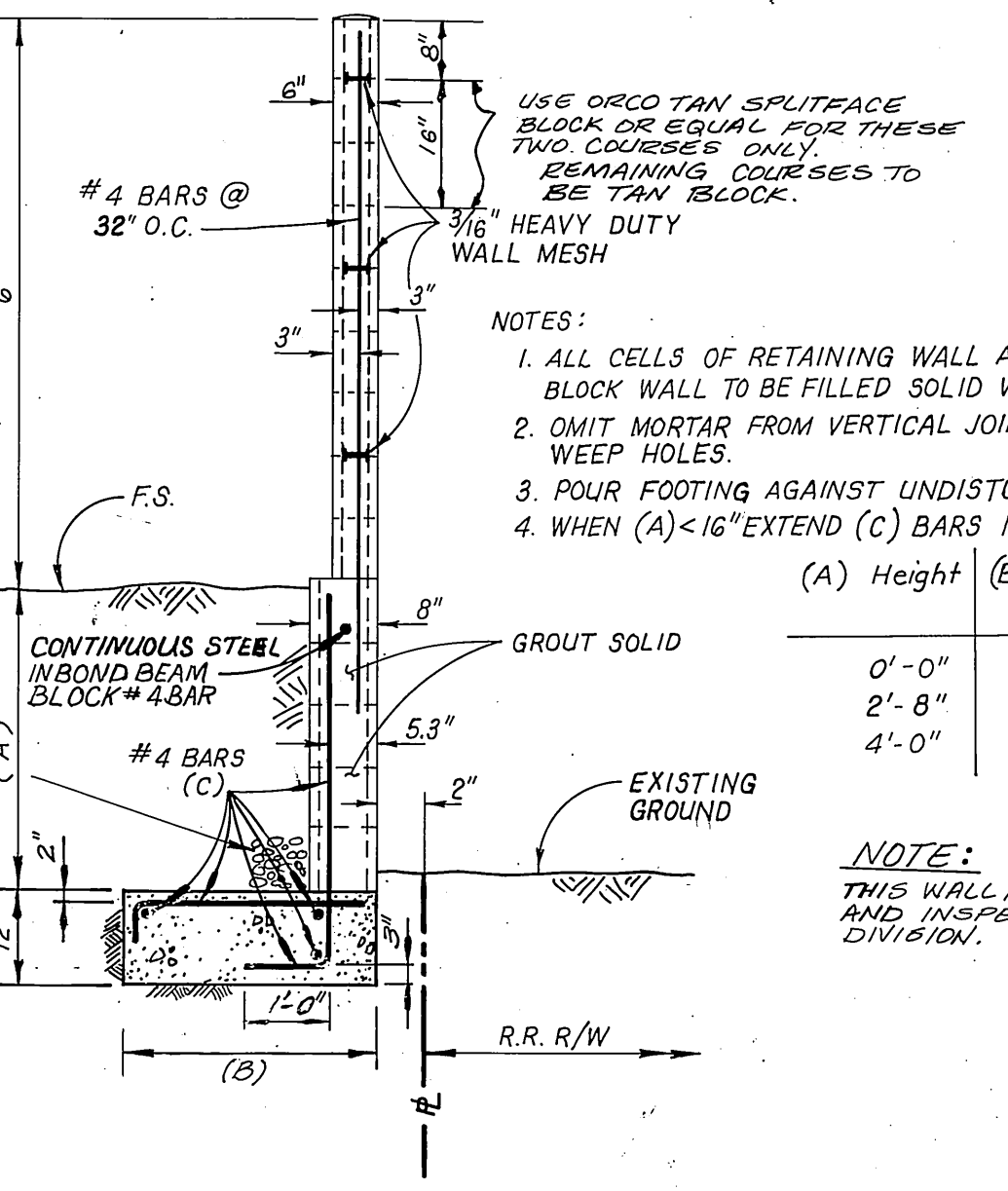
TYPICAL SECTION T.I. = 5
NOT TO SCALE
FILLMORE STREET

CROSS - FALL CHART

STATION	A %	B %
7 + 50.00	1.00%	4.00%
8 + 00.00	1.00%	3.63%
8 + 50.00	1.00%	3.08%
9 + 00.00	1.00%	4.21%
9 + 50.00	1.00%	3.67%
10 + 00.00	1.00%	3.00%
10 + 50.00	1.00%	3.92%
11 + 00.00	1.00%	5.54%
11 + 50.00	1.00%	4.00%



TYPICAL SECTION T.I. = 5
NOT TO SCALE
QUEENSBOROUGH STREET, ATCHISON CIRCLE DISCOVERY WAY



TYPICAL 6' BLOCK WALL OVER RETAINING WALL BENCH MARK
NOT TO SCALE

NOTE: THIS WALL REQUIRES A PERMIT AND INSPECTION BY THE BUILDING DIVISION.

U.S.C. & G.S. B.M. K-38 1924
DISC IN HEADMILL ON NORTHWEST CORNER OF FILLMORE STREET AND A.T.&S.F. R.R. TRACKS
ELEV. = 722.010

STREET NAME AND TRAFFIC SIGN SCHEDULE

▲	FILLMORE STREET	3500
▲	QUEENSBOROUGH STREET	11400
▲	ATCHISON CIRCLE	3500
▲	QUEENSBOROUGH STREET	11400
▲	GANADOR COURT	3500
▲	ATCHISON CIRCLE	3500
▲	DISCOVERY WAY	11300
▲	FENSMUIR STREET	3500
▲	PRICE COURT	3500
▲	R1 (STOP SIGN)	11300
▲	30" OCTAGON	
▲	W 53 (NOT A THROUGH STREET)	
▲	24" x 24"	

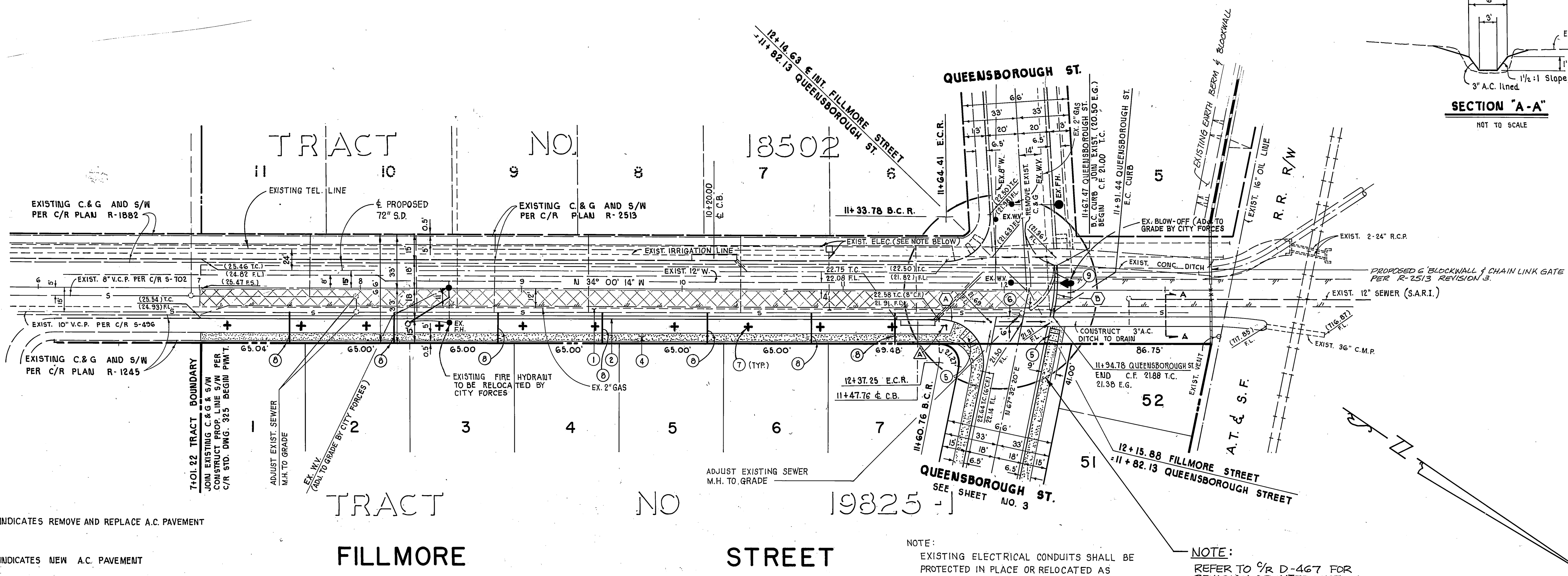
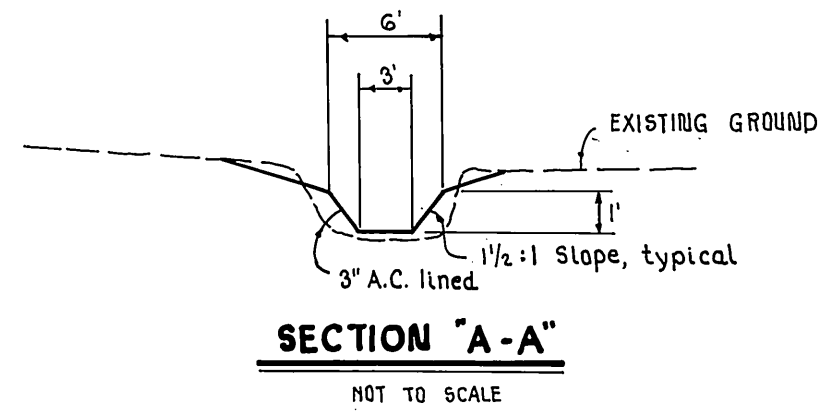
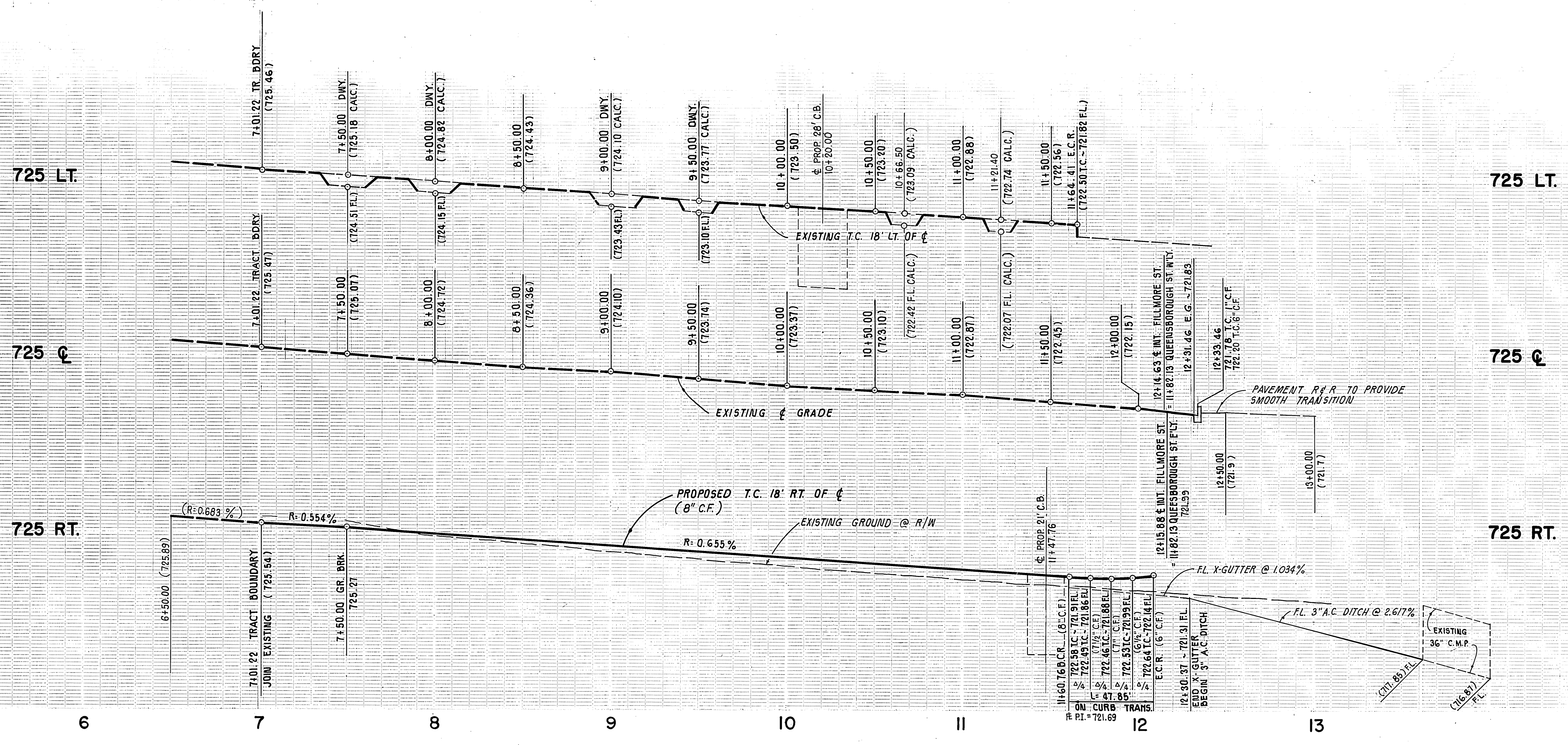
CITY OF RIVERSIDE WATER SYSTEM
APPROVED DATE 3-22-85

McCUTCHAN CO., INC.
265 N. SAN GABRIEL BLVD.
(818) 795-5162
PASADENA, CALIFORNIA 91107

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY DATE BY
PRINCIPAL ENGINEER 4/1/85
TRAFFIC DIVISION 4-1-85
CHIEF P.W. ENGINEER 4/1/85

"TITLE SHEET"
STREET IMPROVEMENT PLANS
TRACT NO. 19825 8-1

ACCOUNT NO.
R-2670
SHEET 1 OF 6



INDICATES REMOVE AND REPLACE A.C. PAVEMENT
 INDICATES NEW A.C. PAVEMENT

NOTE:
 EXISTING ELECTRICAL CONDUITS SHALL BE PROTECTED IN PLACE OR RELOCATED AS DIRECTED BY FIELD ELECTRICAL ENGINEER.

NOTE:
 REFER TO 9/ R D-467 FOR REVISION OF INTERSECTION STREET IMPROVEMENTS CONSTRUCTION.

BENCH MARK
 U.S.C. & G.S. B.M. K-38 1924
 DISC IN HEADWALL ON NORTHWEST CORNER OF FILLMORE STREET AND A.T. & S.F. R.R. TRACKS
 ELEV. = 722.010

CURVE	CURVE DATA			COMMENTS
	Δ	R	L T	
(B)	15° 29' 46"	106.71'	28.88' 14.53'	
(A)	101° 32' 34"	27.00'	47.85' 33.07'	

PUBLIC UTILITIES DEPT.-ELECT.	<i>[Signature]</i>	DATE
PACIFIC BELL CO.	<i>[Signature]</i>	DATE

SOUTHERN CALIFORNIA GAS CO.	<i>[Signature]</i>	DATE
CITY OF RIVERSIDE WATER SYSTEM	<i>[Signature]</i>	DATE

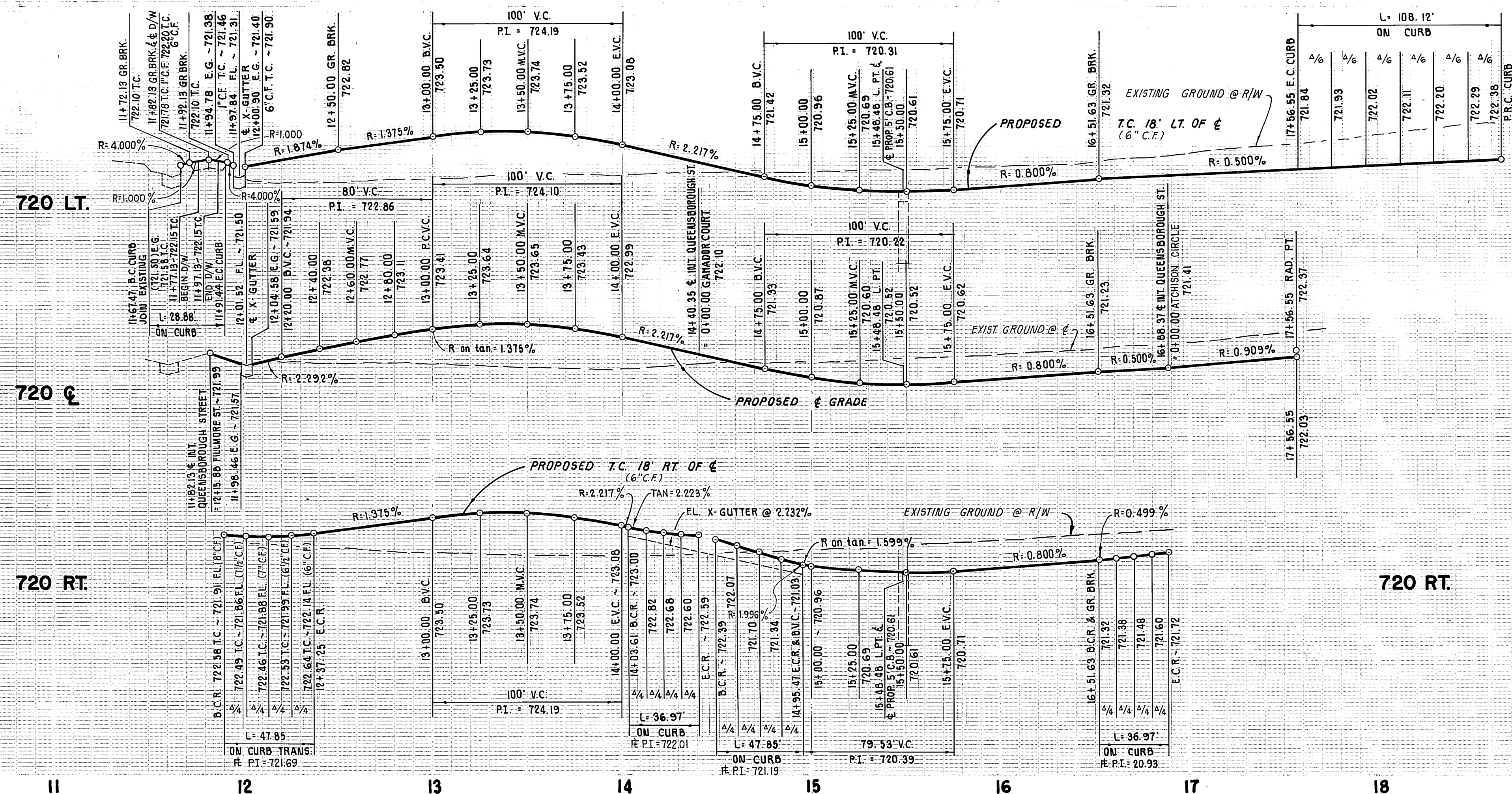
McCUTCHAN CO., INC. 265 N. SAN GABRIEL BLVD. (818) 795-5162 PASADENA, CALIFORNIA 91107	
Approved by:	<i>[Signature]</i> 10-29-84
DESIGNED BY:	Z.K.
DRAWN BY:	Z.K.
CHECKED BY:	D.E.C.

APPROVED BY:	<i>[Signature]</i>	DATE:
PRINCIPAL ENGINEER:	<i>[Signature]</i>	DATE:
TRAFFIC DIVISION:	<i>[Signature]</i>	DATE:
CHIEF P.V. ENGINEER:	<i>[Signature]</i>	DATE:

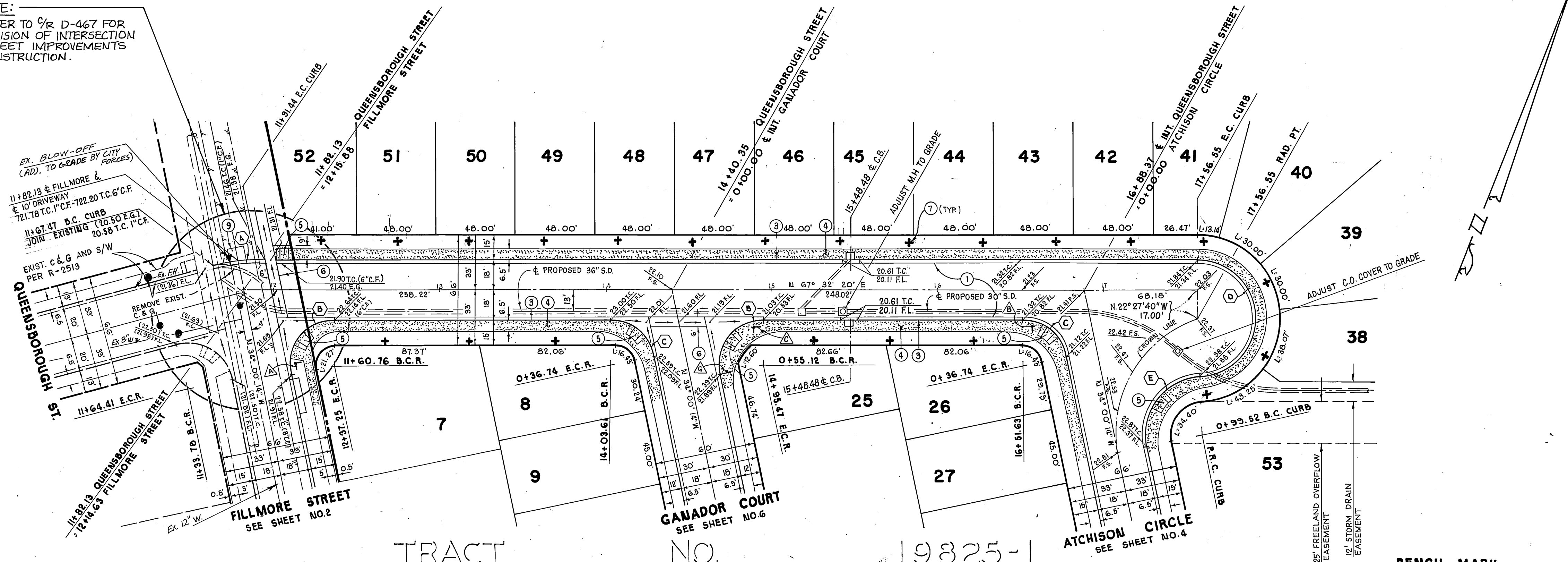
CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]*
 PUBLIC WORKS DIRECTOR
 DATE: **APRIL 9, 1985**

STREET PLAN & PROFILE		R-2670
TRACT NO. 19825-1		
FILLMORE STREET		2 6
STA: 7+01.22 TO STA. 12+33.46		
HORIZONTAL SCALE: 1" = 40'		VERTICAL SCALE: 1" = 4'

201655



NOTE:
REFER TO C/R D-467 FOR
REVISION OF INTERSECTION
STREET IMPROVEMENTS
CONSTRUCTION.



TRACT NO. 19825-1
QUEENSBOROUGH STREET

BENCH MARK
U.S.C. & G.S. B.M. K-38 1924
DISC IN HEADWALL ON NORTHWEST CORNER OF FILLMORE
STREET AND A.T. & S.F. R.R. TRACS ELEV. = 722.010

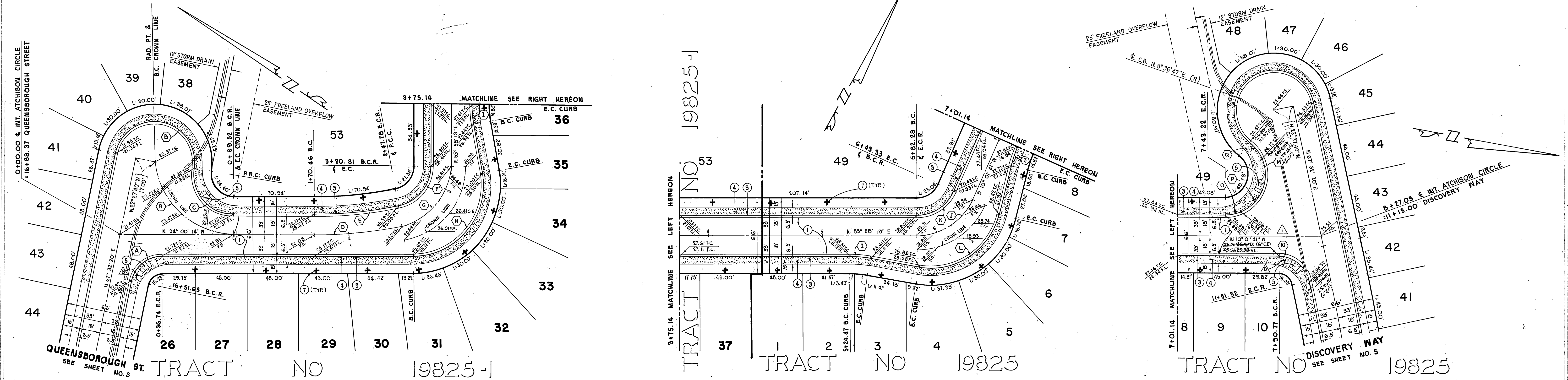
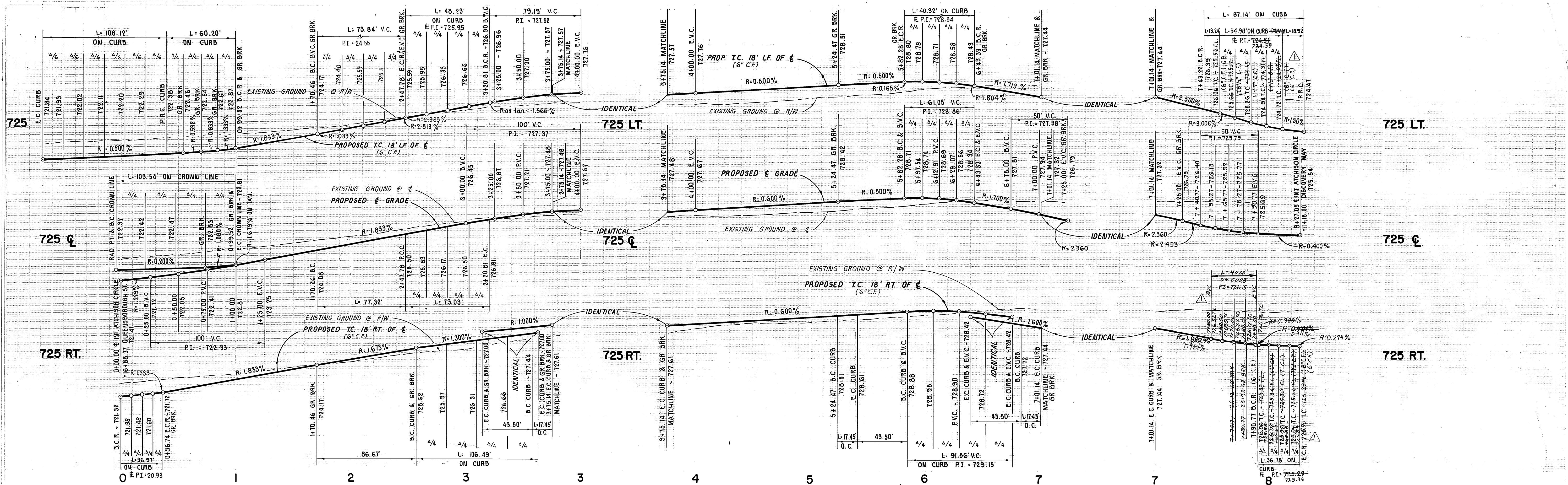
(E)	98° 32' 29"	35.00'	60.20'	40.65'	
(D)	176° 59' 55"	35.00'	108.12'		
(C)	78° 27' 26"	27.00'	36.97'	22.04'	
(B)	101° 32' 34"	27.00'	47.85'	33.07'	
(A)	15° 29' 46"	106.77'	28.88'	14.53'	
CURVE	Δ	R	L	T	COMMENTS

CITY OF RIVERSIDE
WATER SYSTEM
De J. P. [Signature]
APPROVED DATE 3-22-85

McCUTCCHAN CO., INC.
265 N. SAN GABRIEL BLVD. (818) 795-5162
PASADENA, CALIFORNIA 91107
Approved by: *[Signature]* 10-29-84
GERALD E. TUTT R.C.E. 14375 Date

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* DATE: April 9, 1985
WILLIAM D. HARDNER
PUBLIC WORKS DIRECTOR

STREET PLAN & PROFILE INDEX W/P
TRACT NO. 19825-1 R-2670
QUEENSBOROUGH STREET
(STA. 11+82.13 TO STA. 17+56.55)
SHEET 3 OF 6
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'



CURVE	Δ	R	L	T	COMMENTS
(U)	78° 03' 27"	27.00'	36.78'	21.89'	
(M)	142° 38' 45"	35.00'	87.14'	103.54'	
(L)	86° 00' 00"	61.00'	91.56'	56.88'	
(K)	66° 00' 00"	35.00'	40.32'	22.73'	
(J)	66° 00' 00"	53.00'	61.05'	34.42'	
(I)	10° 00' 00"	100.00'	17.45'	8.75'	
(H)	100° 01' 27"	61.00'	106.49'	72.73'	
(G)	78° 56' 54"	53.00'	73.03'	43.65'	
(F)	78° 56' 54"	35.00'	48.23'	28.83'	
(E)	11° 04' 33"	382.00'	73.84'	37.04'	
(D)	11° 04' 33"	400.00'	77.32'	38.78'	
(C)	98° 32' 29"	35.00'	60.20'	40.65'	
(B)	176° 59' 55"	35.00'	108.12'	—	
(A)	78° 27' 26"	27.00'	36.97'	22.04'	

MARK	ANGLE	CHORD	CHORD BEARING	CHORD DISTANCE
(R)	84° 58' 07"	69.49'	103.05'	63.64'
(Q)	30° 58' 21"	35.00'	18.92'	9.70'
(P)	90° 00' 00"	35.00'	54.98'	35.00'
(O)	21° 40' 24"	35.00'	13.24'	6.70'

ATCHISON CIRCLE

McCUTCHAN CO., INC.
 265 N. SAN GABRIEL BLVD. (818) 795-5162
 PASADENA, CALIFORNIA 91107

Approved by: *Gerald E. Tutt*
 GERALD E. TUTT R.C.E. 14375 Date: 10-29-84

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *William D. Hardner*
 WILLIAM D. HARDNER
 PUBLIC WORKS DIRECTOR

DATE: April 9, 1985

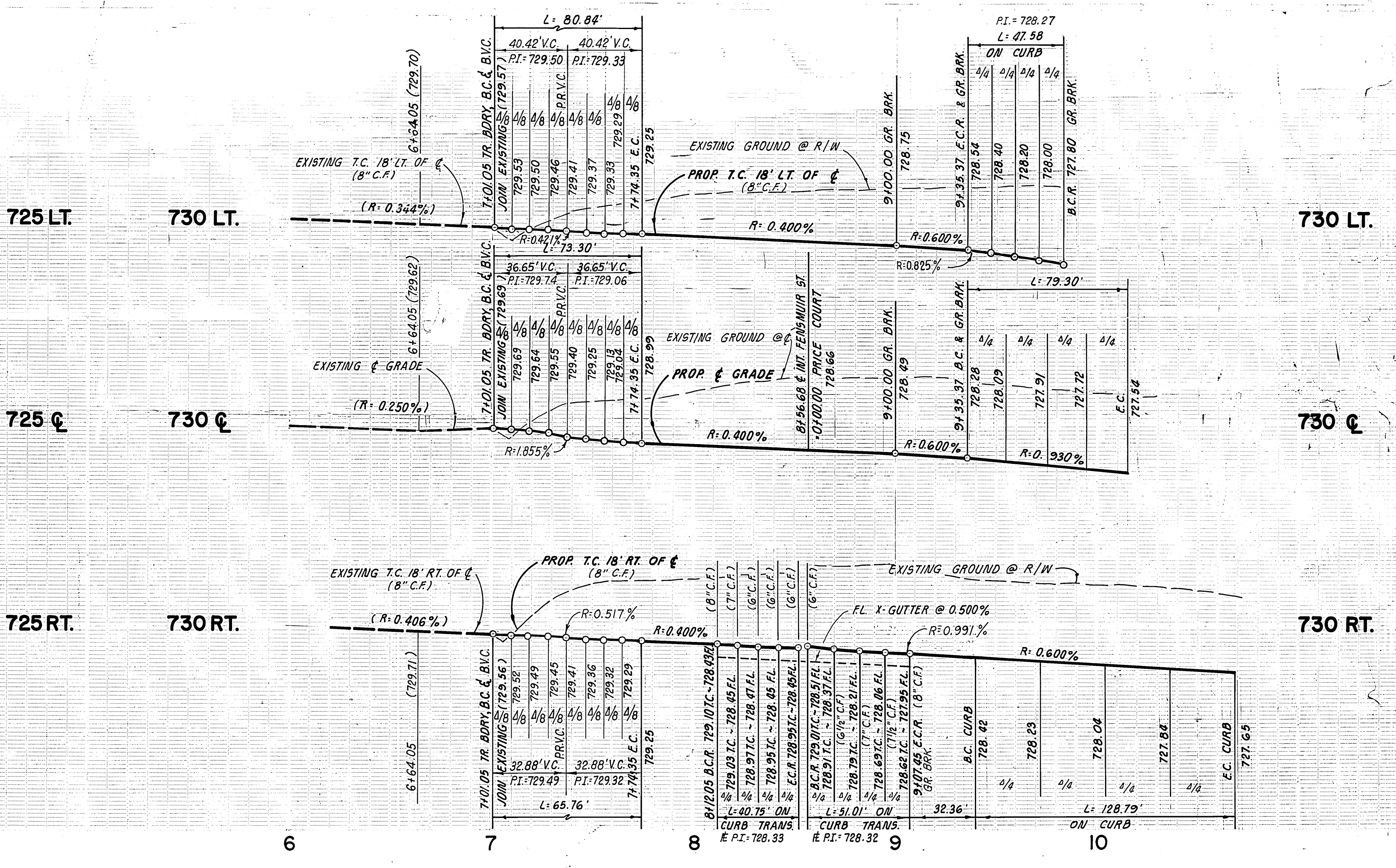
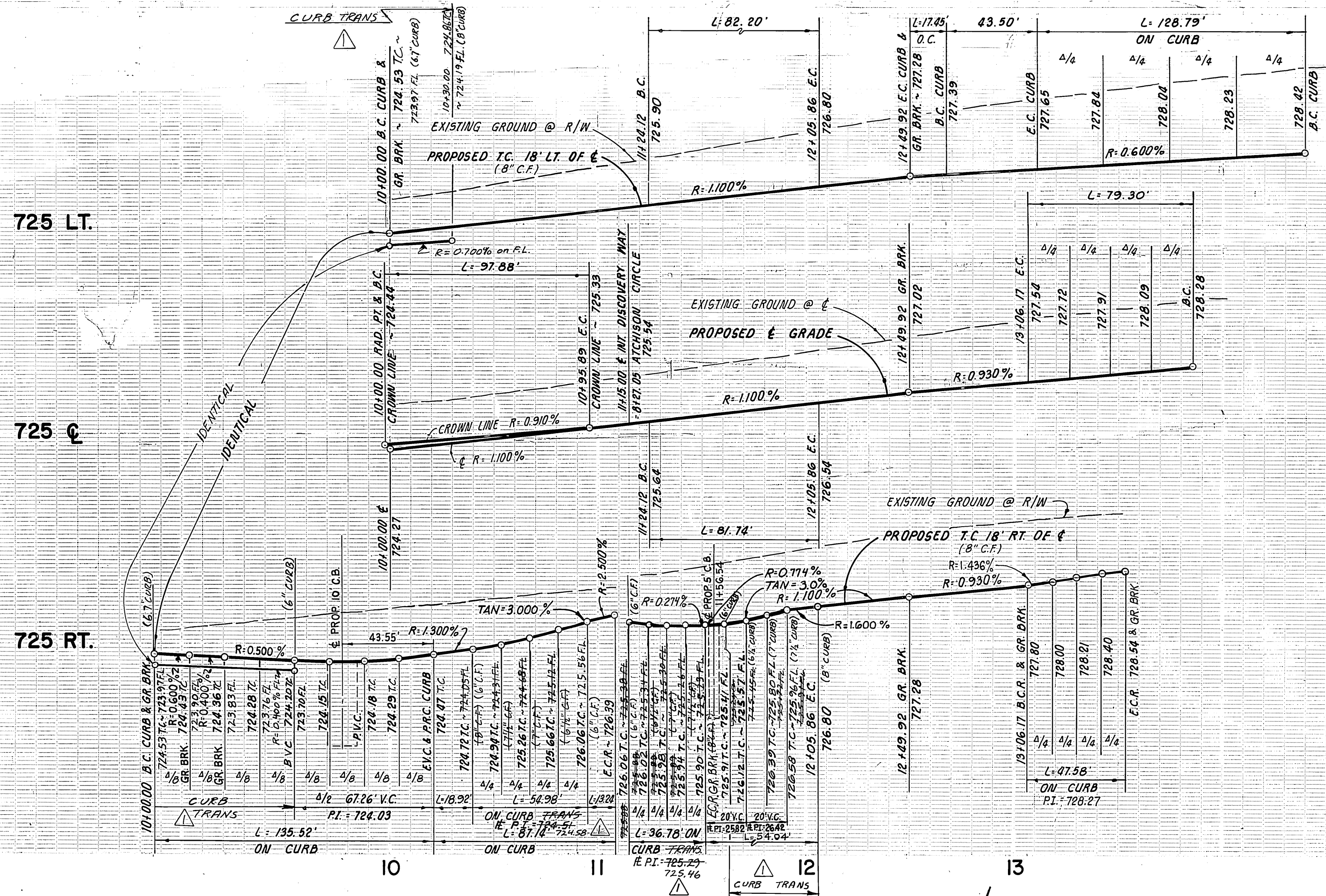
STREET PLAN & PROFILE
TRACT NO. 19825 & 1
 ATCHISON CIRCLE
 (STA. 0+00.00 TO STA. 8+27.05)

INDEX UP

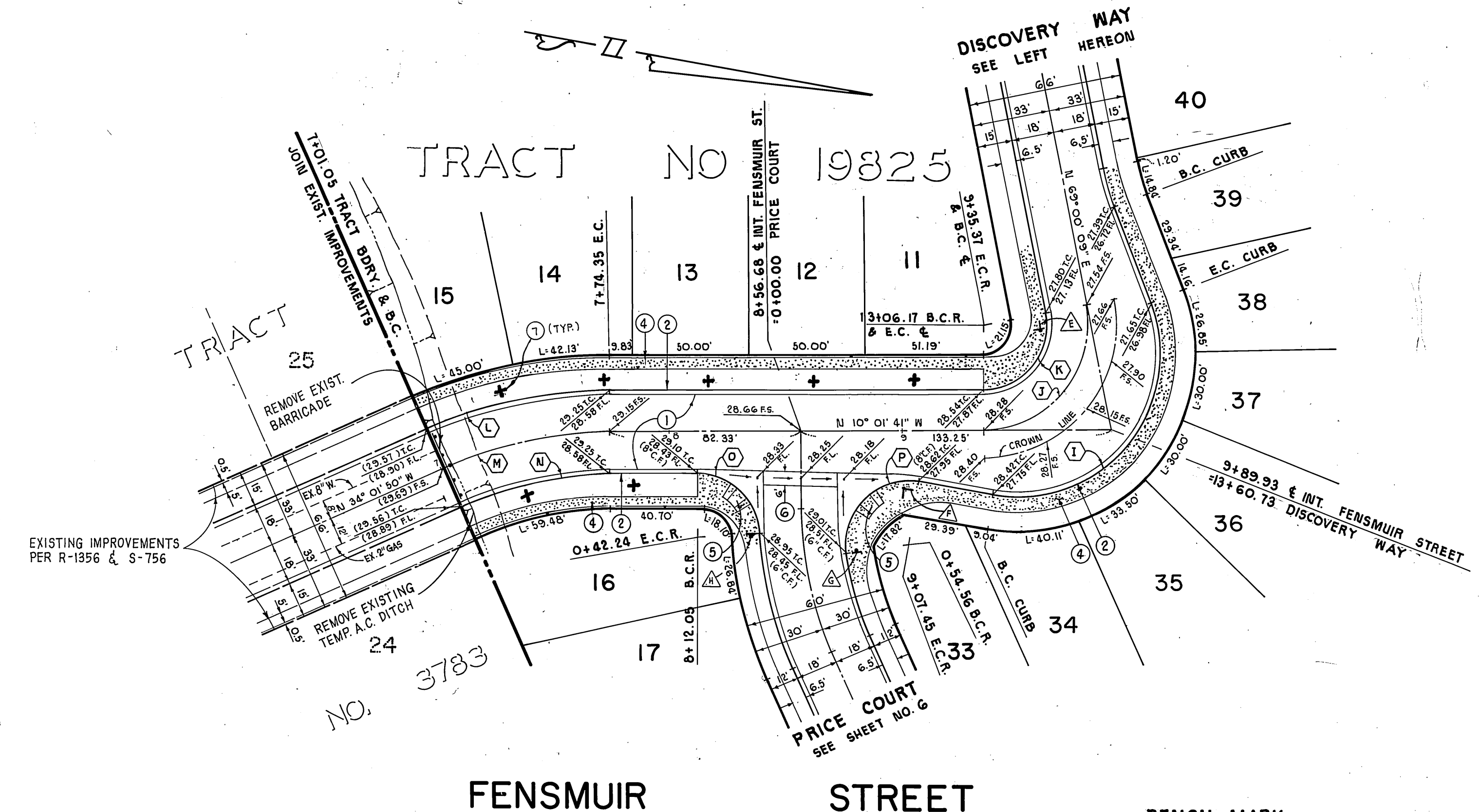
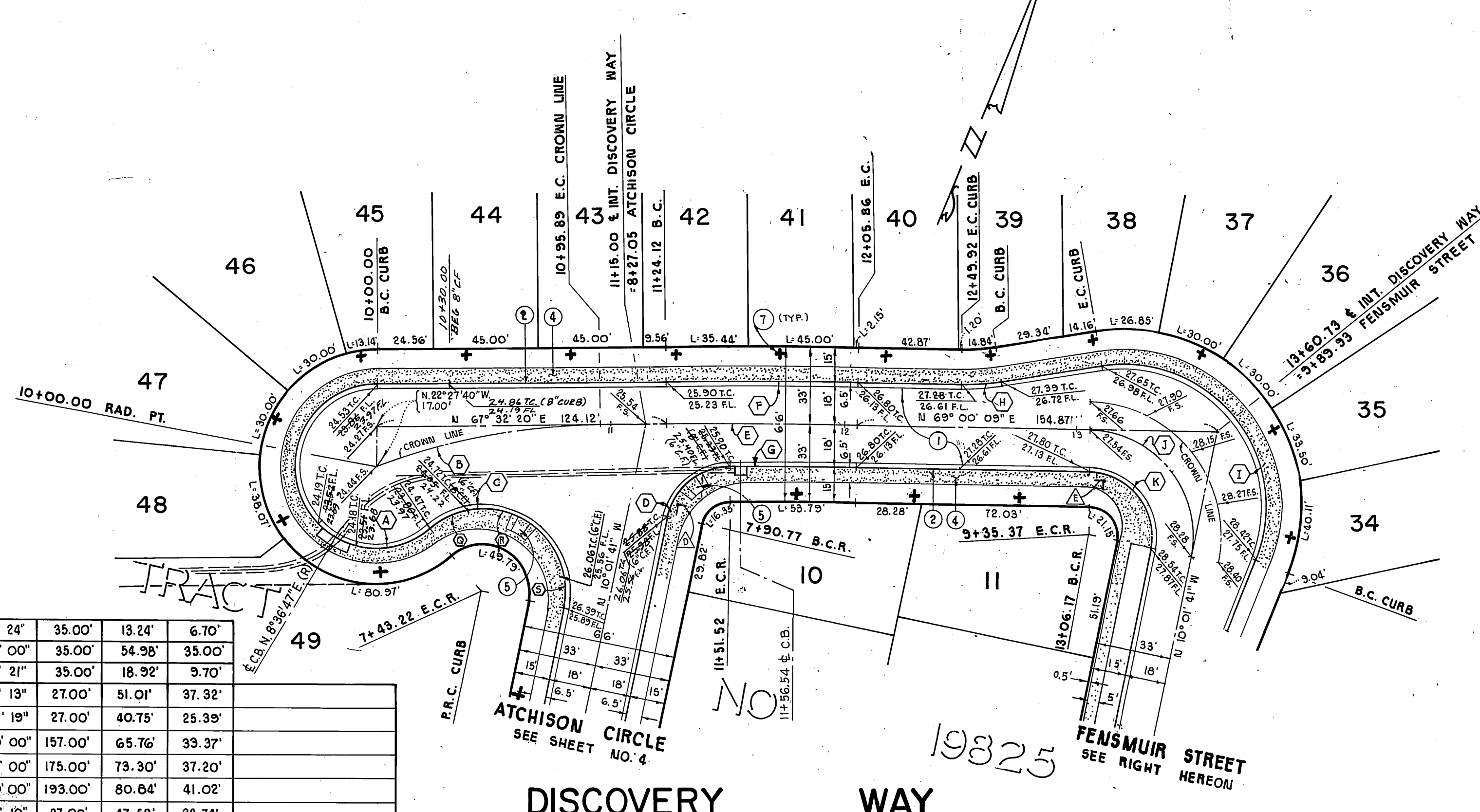
BENCH MARK
 U.S.C. & G.S. B.M. K-36 1924
 DISC IN HEADWALL ON NORTHWEST CORNER OF
 FILLMORE STREET AND A.T. & S.F. R.R. TRACKS
 ELEV. +722.010

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

SHEET 4 OF 6



CURVE	Δ	R	L	T	COMMENTS
(S)	21° 40' 24"	35.00'	13.24'	6.70'	
(R)	90° 00' 00"	35.00'	54.38'	35.00'	
(Q)	30° 58' 21"	35.00'	18.92'	9.70'	
(P)	106° 14' 13"	27.00'	51.01'	37.32'	
(O)	86° 28' 19"	27.00'	40.75'	25.39'	
(N)	24° 00' 00"	157.00'	65.76'	33.37'	
(M)	24° 00' 00"	175.00'	73.30'	37.20'	
(L)	24° 00' 00"	193.00'	80.84'	41.02'	
(K)	100° 58' 10"	27.00'	47.55'	32.74'	
(J)	100° 58' 10"	45.00'	79.30'	54.56'	
(I)	120° 58' 10"	61.00'	128.79'	107.75'	
(H)	100° 00' 00"	100.00'	17.45'	8.75'	
(G)	0° 58' 23"	3182.00'	54.04'	27.02'	
(F)	1° 27' 49"	3218.00'	82.20'	41.10'	
(E)	1° 27' 49"	3200.00'	81.74'	40.87'	
(D)	78° 03' 27"	27.00'	36.78'	21.89'	
(C)	142° 38' 45"	35.00'	87.14'	103.54'	
(B)	20° 06' 23"	278.93'	97.88'	49.45'	
(A)	220° 12' 46"	35.00'	134.52'	—	



McCUTCHAN CO., INC.
 265 N. SAN GABRIEL BLVD. (818) 795-5162
 PASADENA, CALIFORNIA 91107

Approved by: *Gerald E. Tutt*
 GERALD E. TUTT R.C.E. 14375 Date 10-29-84

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

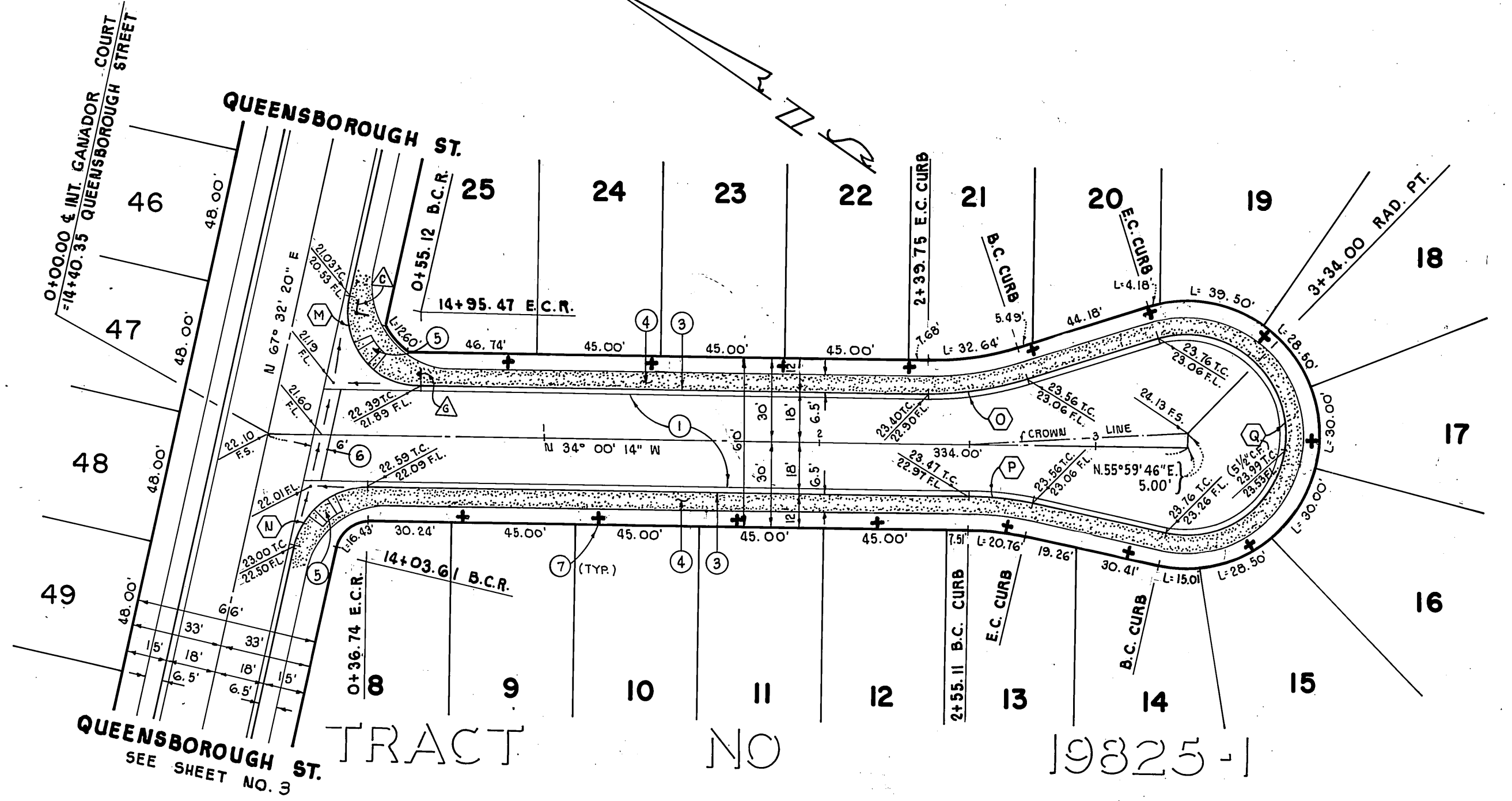
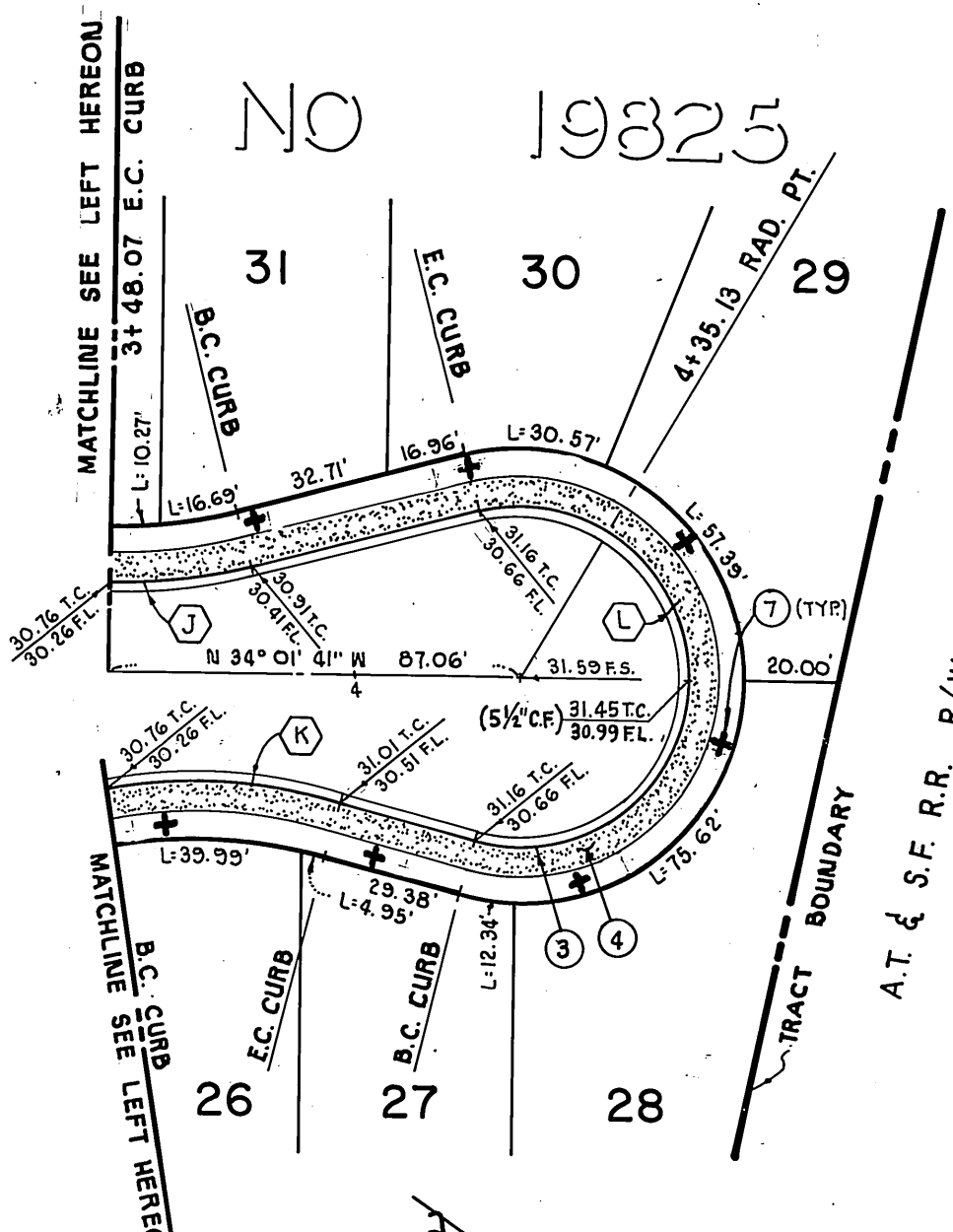
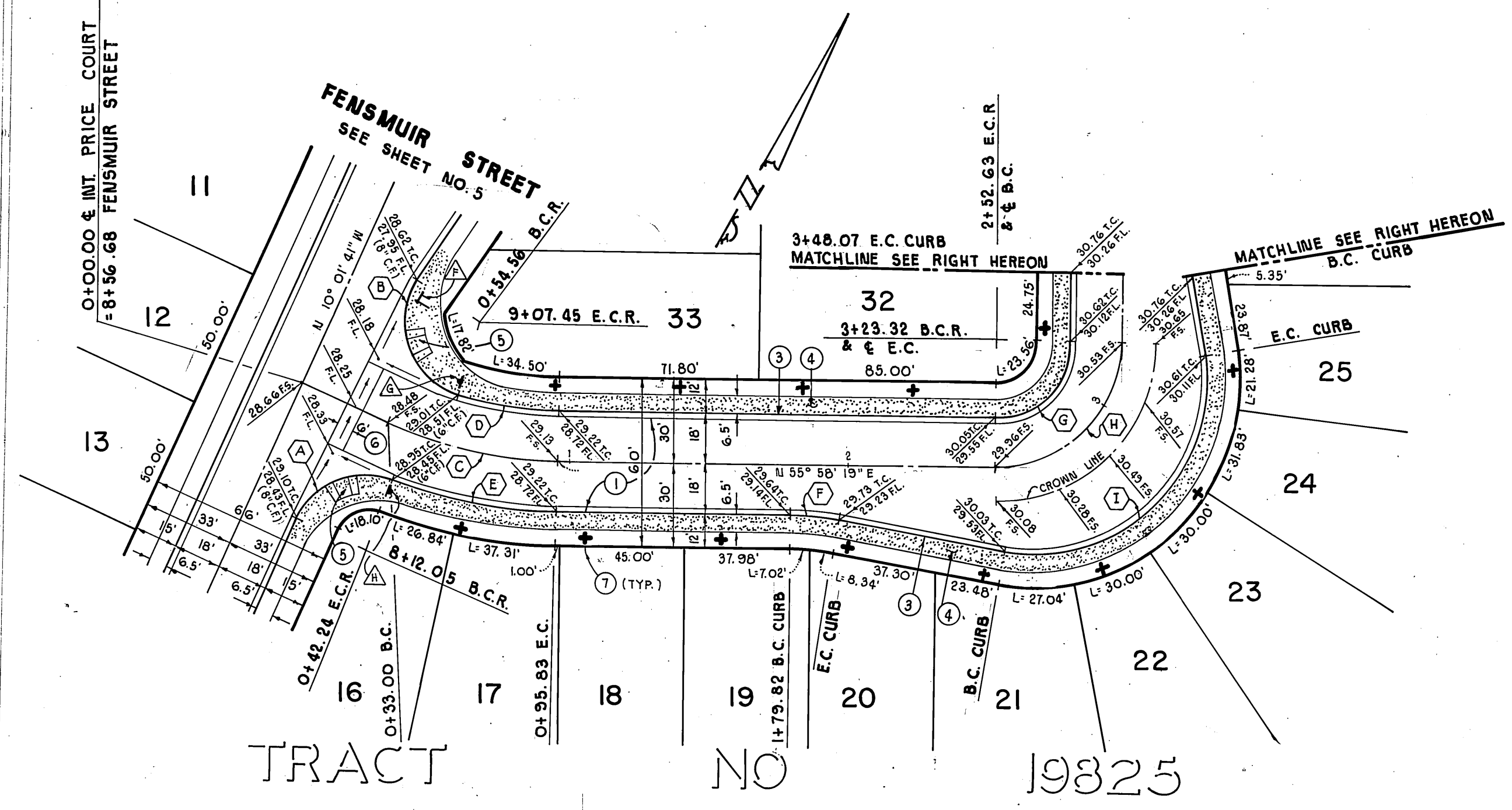
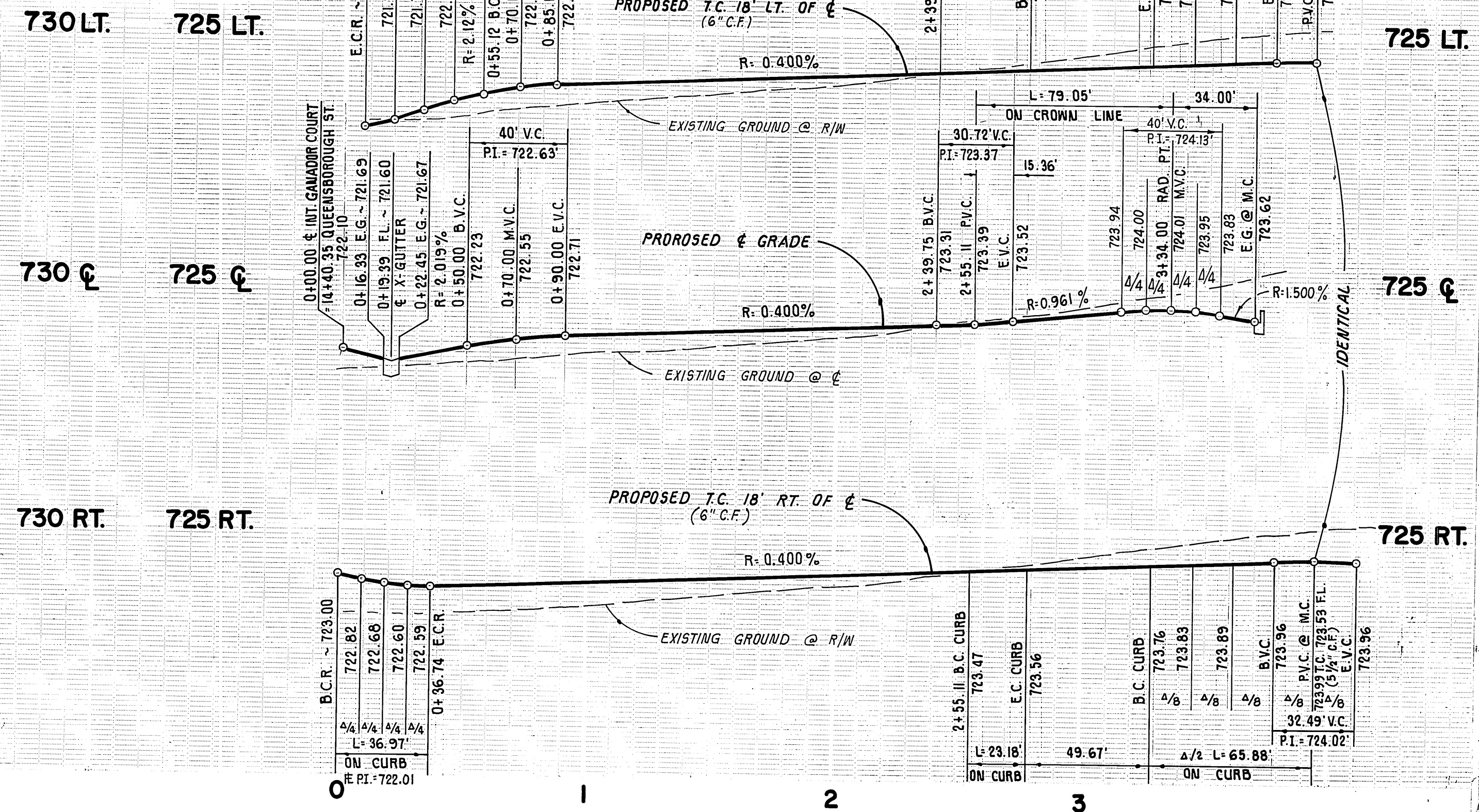
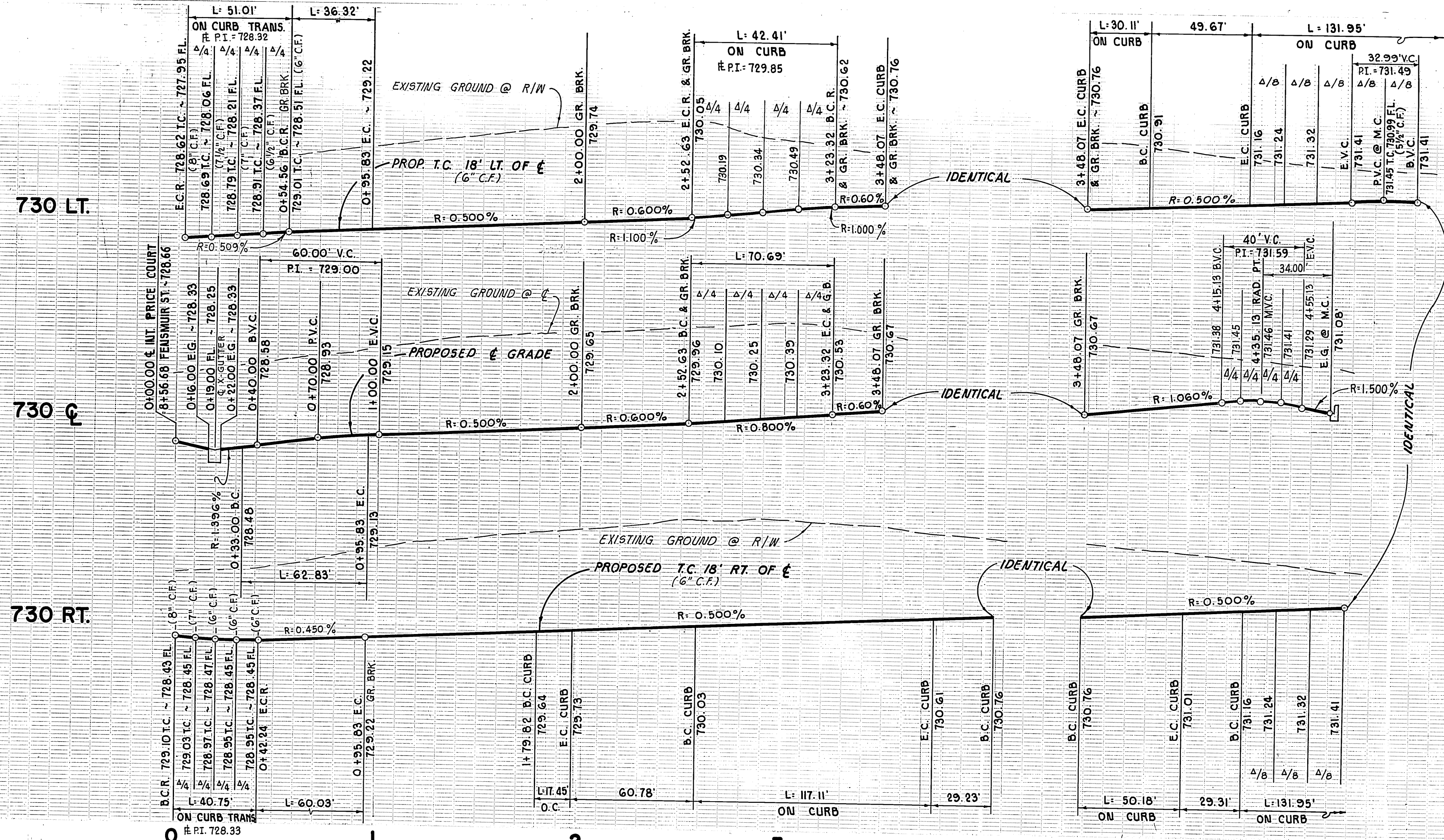
APPROVED BY: *William D. Gardner*
 WILLIAM D. GARDNER
 PUBLIC WORKS DIRECTOR

DESIGNED BY: Z.K. DRAWN BY: Z.K. CHECKED BY: DEC. 9/85

STREET PLAN & PROFILE
TRACT NO. 19825
 DISCOVERY WAY & FENSMUIR ST.
 (STA. 10+00.00 TO STA. 13+60.73) (STA. 14+05 TO STA. 9+89.93) SHEET 5 OF 6

BENCH MARK
 U.S.C. & G.S. B.M. K-38 1924
 DISC IN HEADWALL ON NORTHWEST CORNER
 OF FILLMORE STREET AND A.T. & S.F. R.R. TRACKS
 ELEV. = 722.010

HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 4'



CURVE	Δ	R	L	T	COMMENTS
(Q)	209° 42' 27"	36.00'	131.76'	—	
(P)	11° 32' 54"	115.00'	23.18'	11.63'	
(O)	18° 09' 33"	115.00'	36.45'	18.38'	
(M)	78° 27' 26"	27.00'	36.97'	22.04'	
(N)	101° 32' 34"	27.00'	47.85'	33.07'	
(L)	210° 00' 00"	36.00'	131.95'	—	
(K)	25° 00' 00"	115.00'	50.18'	25.43'	
(J)	15° 00' 00"	115.00'	30.11'	15.14'	
(I)	110° 00' 00"	61.00'	117.11'	87.12'	
(H)	90° 00' 00"	45.00'	70.69'	45.00'	
(G)	90° 00' 00"	27.00'	42.41'	27.00'	
(F)	10° 00' 00"	100.00'	17.45'	8.75'	
(E)	20° 28' 19"	168.00'	60.03'	30.34'	
(D)	15° 45' 47"	132.00'	36.32'	18.27'	
(C)	24° 00' 00"	150.00'	62.83'	31.88'	
(B)	108° 14' 13"	27.00'	51.01'	37.32'	
(A)	86° 28' 19"	27.00'	40.75'	25.39'	

PRICE COURT

GANADOR COURT

McCUTCHAN CO., INC.
 265 N. SAN GABRIEL BLVD. (818) 795-5162
 PASADENA, CALIFORNIA 91107

STREET PLAN & PROFILE
 TRACT NO. 19825 8-1 R-2670
 PRICE COURT & GANADOR COURT

APPROVED BY: *William D. Gardner*
 PUBLIC WORKS DIRECTOR

DATE: APRIL 9, 1985

DESIGNED BY: Z.K. DRAWN BY: Z.K. CHECKED BY: DEC

BENCH MARK
 U.S.C. & G.S. D.M. K-38 1924
 DISC IN HEADWALL ON NORTHWEST CORNER OF
 FILLMORE STREET AND A.T. & S.F. R.R. TRACS.
 ELEV. = 722.010