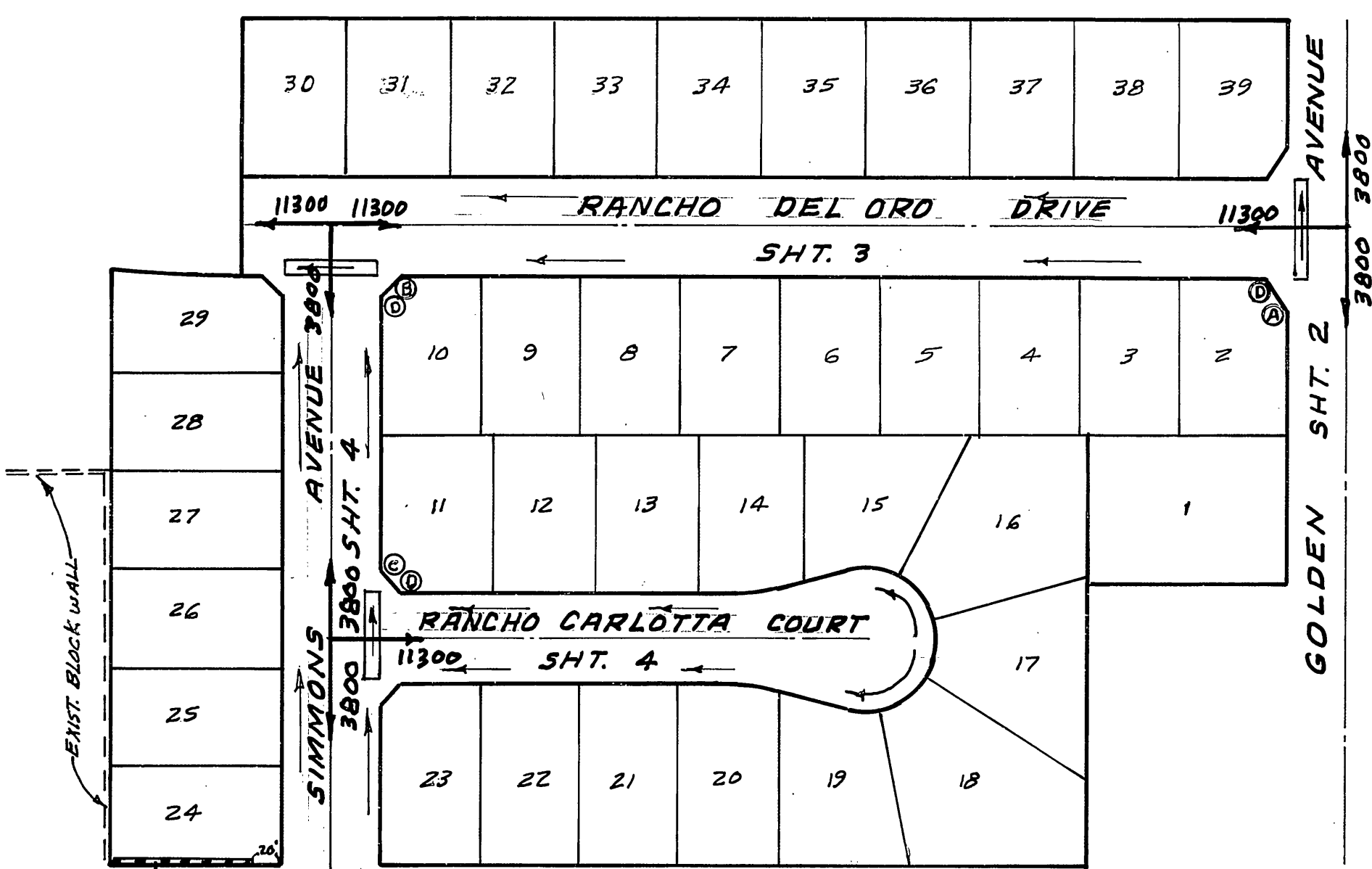
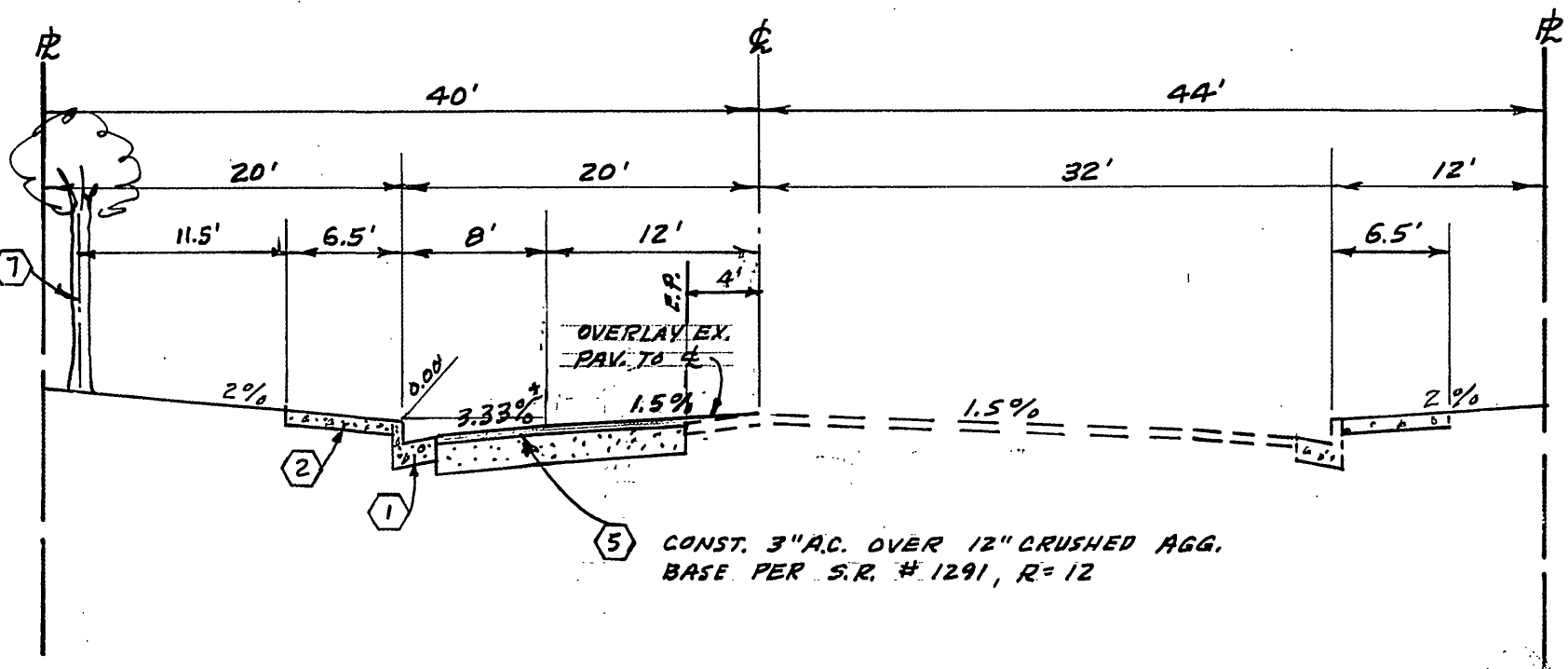


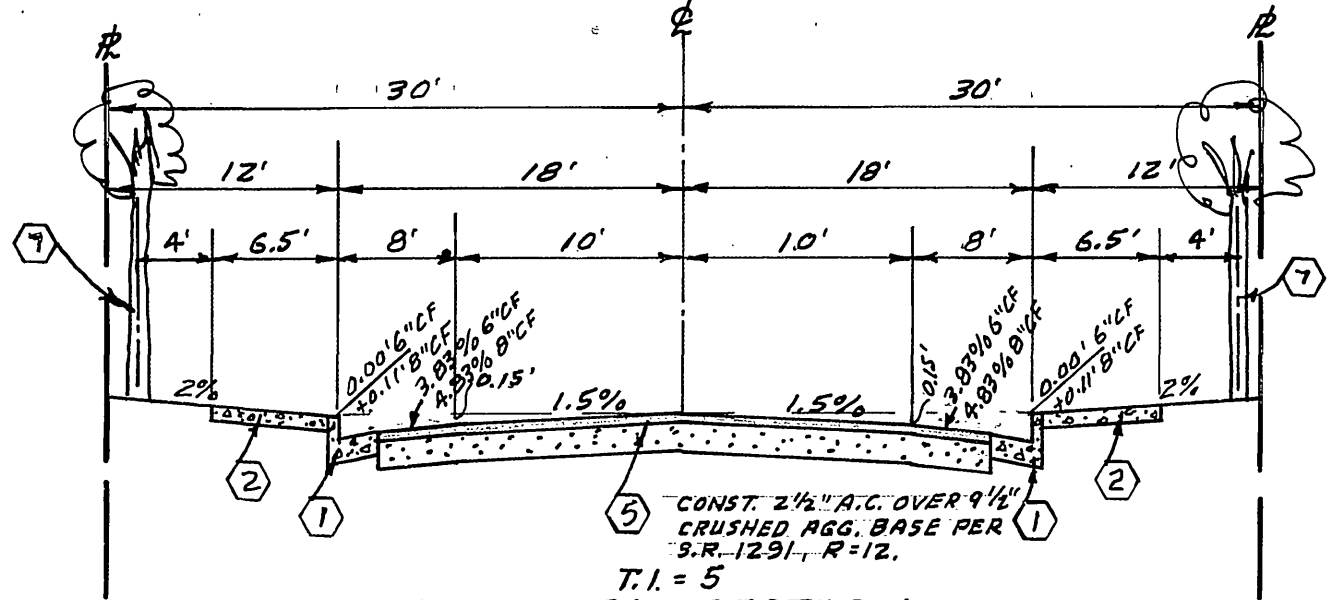
LOCATION MAP  
NO SCALE



INDEX MAP  
NO SCALE



TYPICAL SECTION - GOLDEN AVE.  
T.I. = 6.0



TYPICAL SECTION  
T.I. = 5  
SIMMONS AVENUE  
RANCHO DEL ORO DRIVE  
RANCHO CARLOTTA COURT

**PARKS DEPT. 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: 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 THE 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.
- A PUBLIC WORKS AND PARK AND RECREATION 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.

5. STREET TREE PLANTING SHALL BE AS FOLLOWS.

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	SPACING	NO. REQ.
GOLDEN AVE	CINNAMOMUM / CAMPHOR	15 GAL	45'	4
SIMMONS AVE	FRAXINUS / RED LEAF PLUM	15 GAL	45'	13
RANCHO DEL ORO DR.	PYRUS / BRADFORD PEAR	15 GAL	45'	28
RANCHO CARLOTTA CT.	PYRUS / BRADFORD PEAR	15 GAL	45'	17

6. ALL STREET TREES TO BE AUTOMATICALLY IRRIGATED.

**STREET SIGN SCHEDULE**

STREET NAME	BLK. N <sup>o</sup>
(A) GOLDEN AVE	3800
(B) RANCHO DEL ORO DR	11300
(C) RANCHO DEL ORO DR	11300
(C) SIMMONS AVE	3800
(C) SIMMONS AVE	3800
(D) RANCHO CARLOTTA CT	11300

INSTALL PER CITY OF RIVERSIDE STANDARD DWG. NO. 662A AND STANDARD DWG. NO. 665.

**CONSTRUCTION NOTES**

- CONSTRUCT STANDARD 200 CURB AND GUTTER (6" C.F.) (B" C.F.) TYPE I
- CONSTRUCT STANDARD 325 CURB SIDEWALK
- CONSTRUCT STANDARD 220 CROSS GUTTER
- CONSTRUCT STANDARD 304 WHEELCHAIR RAMP
- CONSTRUCT PER TYPICAL SECTION
- CONSTRUCT 2" X 4" REDWOOD HEADER
- PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.

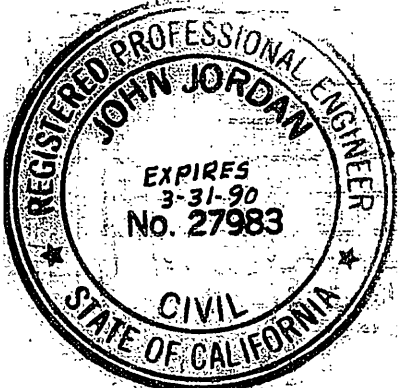
**GENERAL NOTES**

- 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, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP FINISH AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION. PRIVATE ENGINEER ESTIMATES OVERLAY TO BE 10 TONS.
- 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS 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 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.
- 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 REVISING THE PLANS FOR APPROVAL BY THE CITY.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, 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 U.S.A.
- IN RESIDENTIAL AREAS 8" X 6" OR 6" DIAMETER BLOCKOUTS FOR MAILBOXES ARE REQUIRED IN CURB SIDEWALK 1' TO 1 1/2' FROM CURB FACE AT THE PROPERTY LINE BETWEEN ADJACENT RESIDENCES.
- THE PRIVATE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IN 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.

**NOTICE TO CONTRACTOR**

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- CALL UNDERGROUND SERVICE ALERT (USA) 1-800-422-4133 AT LEAST 48 HOURS PRIOR TO EXCAVATION.

\* As built 4-25-88 J.E.



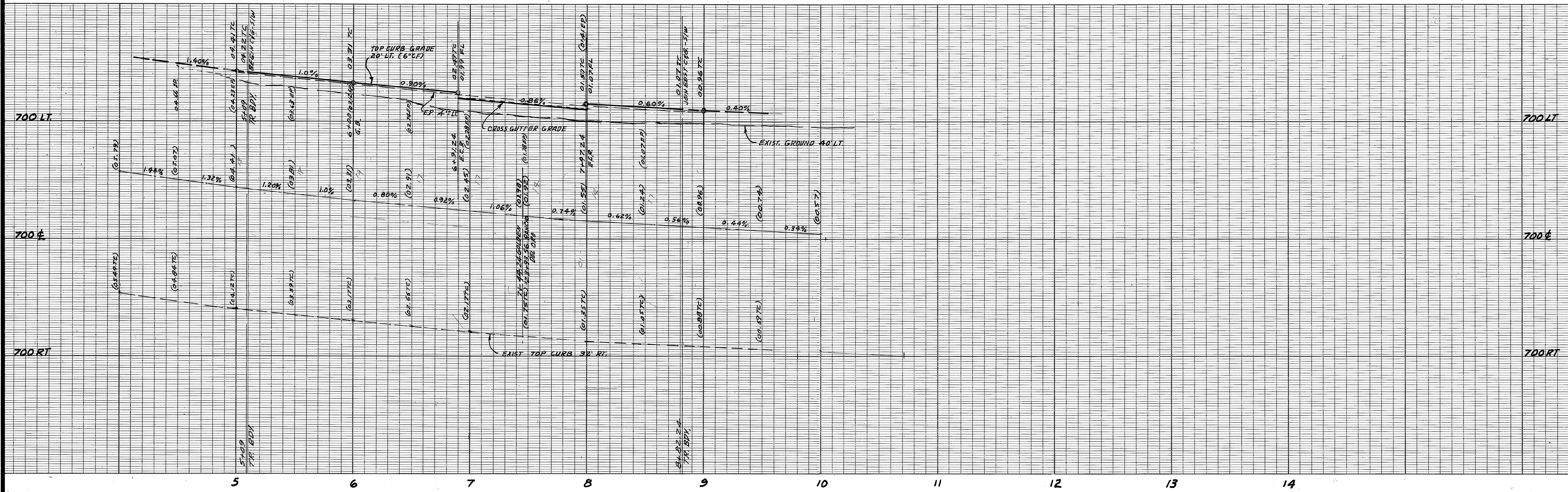
ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
3728 AMERICAN STREET  
RIVERSIDE, CALIFORNIA 92506  
APPROVED BY: [Signature] DATE: 12-87  
R.E. No. 27983

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT  
APPROVED BY: [Signature] DATE: 1-16-87  
PRINCIPAL ENGINEER: [Signature]  
TRAFFIC DIVISION: [Signature]  
DESIGNED BY: BEL. DRAWN BY: BEL. CHECKED BY: BEL.

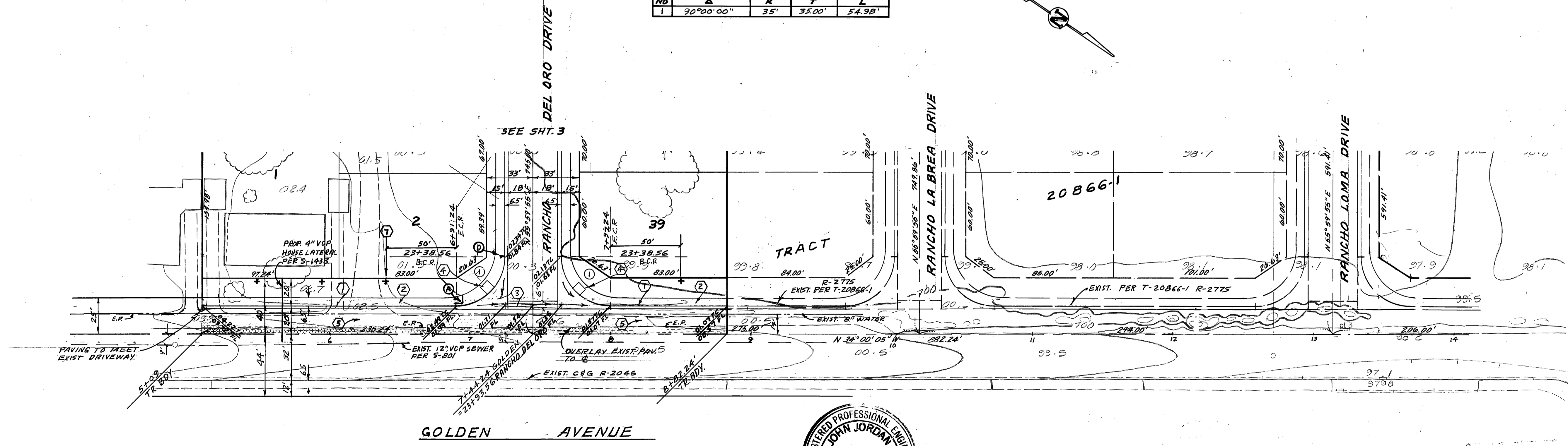
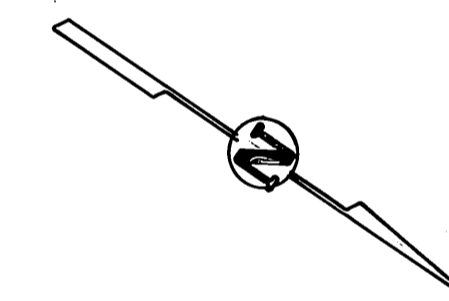
CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT  
STREET PLAN AND PROFILE  
TRACT 20866  
INDEX MAP  
SCALE: NONE

ACCOUNT NO. INDEYRDCS  
DRAWING NUMBER R-2808  
SHEET 1 OF 4  
85-64-A

BENCH MARK ELEV. 697.882  
BRASS DISK SET IN CONC. HEADWALL 1200'  
W/V FROM PIERCE 13' N 1/4 FROM E.A.T.  
8 S.F. R/R STAMPED U.S.C. 601-20-63  
1924. RIV. B.M. 601-20-63



CURB CURVE DATA				
NO	Δ	R	T	L
1	90°20'00"	35'	35.00'	54.98'



**CITY OF RIVERSIDE**  
 WATER SYSTEM  
 Signed: *David V. Garcia* 11-26-86  
 DATE

**BENCH MARK** ELEV 697.682  
 BRASS DISK SET IN CONC. HEADWALL 1200'  
 W/4" FROM E. PIERCE 12" N/W FROM C.A.T.  
 87.5' W/2 STAMPED U.S.C. & G.S. B.M. 138  
 1924. RIV. B.M. 601-30-69

**ALBERT A. WEBB ASSOCIATES**  
 CIVIL ENGINEERS  
 3735 W. CRAV STREET  
 RIVERSIDE, CALIFORNIA  
 (714) 686-1070  
 APPROVED BY: *[Signature]* DATE: 11-29-87  
 R.E. No. 27983  
 W.O. FOR: CONCORDIA DEV. F.B. 1033

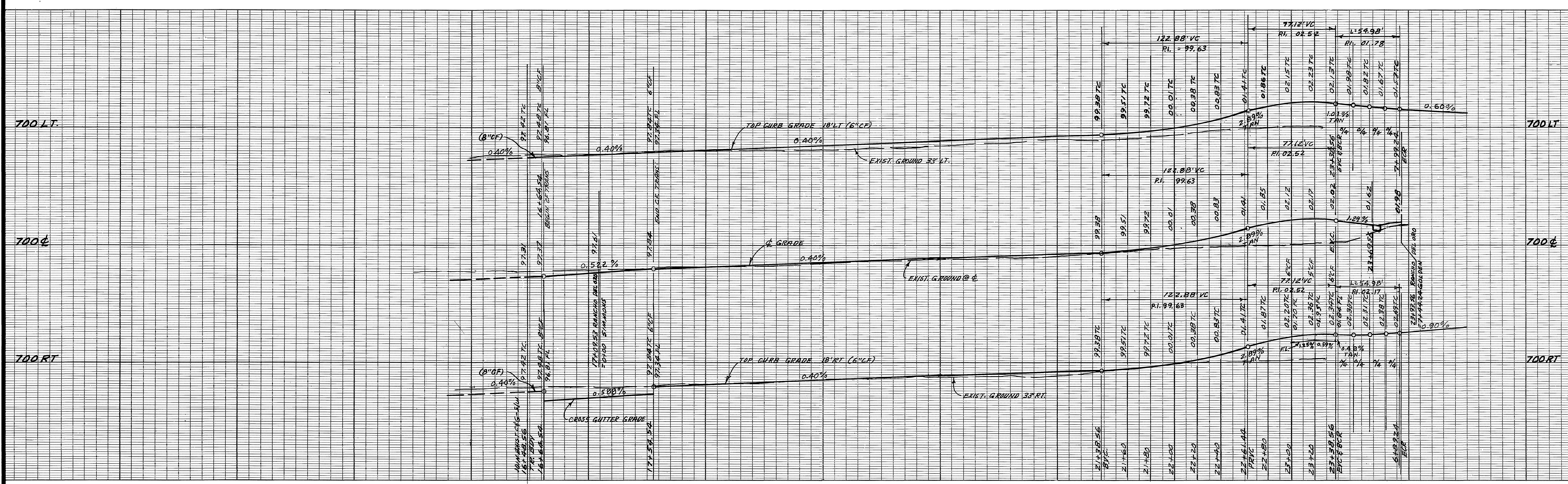
MARK REVISIONS APPR. DATE  
 DESIGNED BY: B.E.L. DRAWN BY: B.E.L. CHECKED BY: B.E.L.

**CITY OF RIVERSIDE, CALIFORNIA**  
 DEPARTMENT OF PUBLIC WORKS

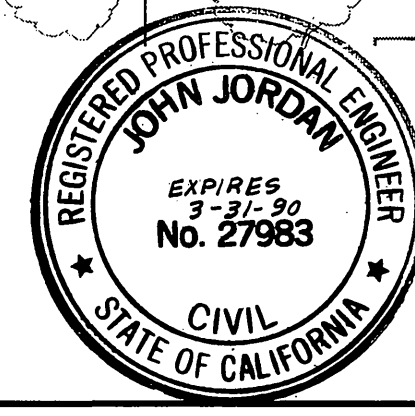
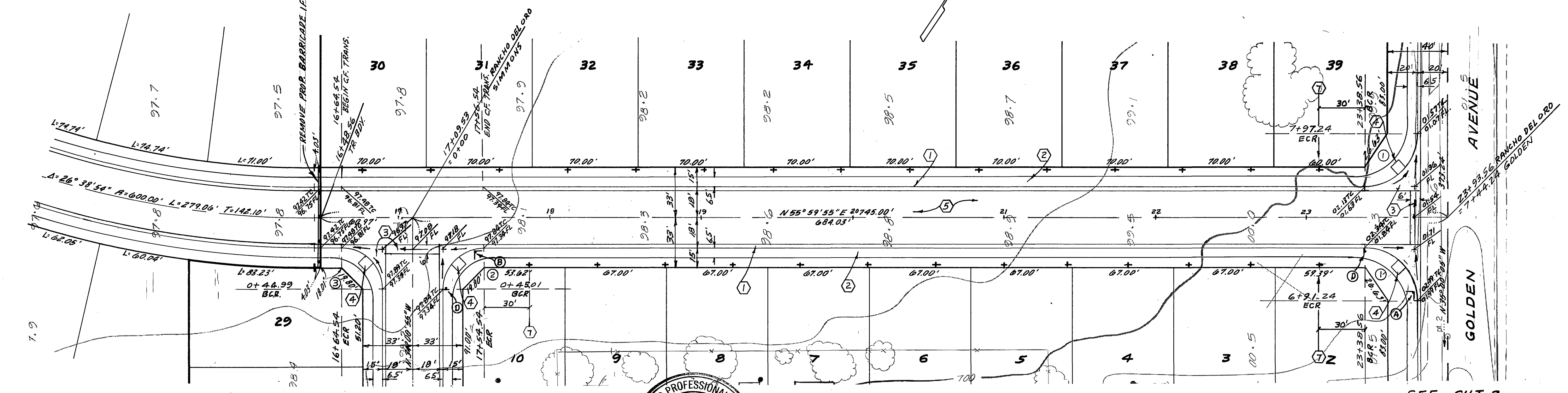
APPROVED BY: *[Signature]* DATE: 11-29-87  
 WILLIAM D. GARDNER  
 DIRECTOR OF PUBLIC WORKS

STREET PLAN AND PROFILE  
**TRACT 20866**  
**GOLDEN AVENUE**  
 SCALE: 1" = 40' HORIZ. - 1" = 4' VERT.

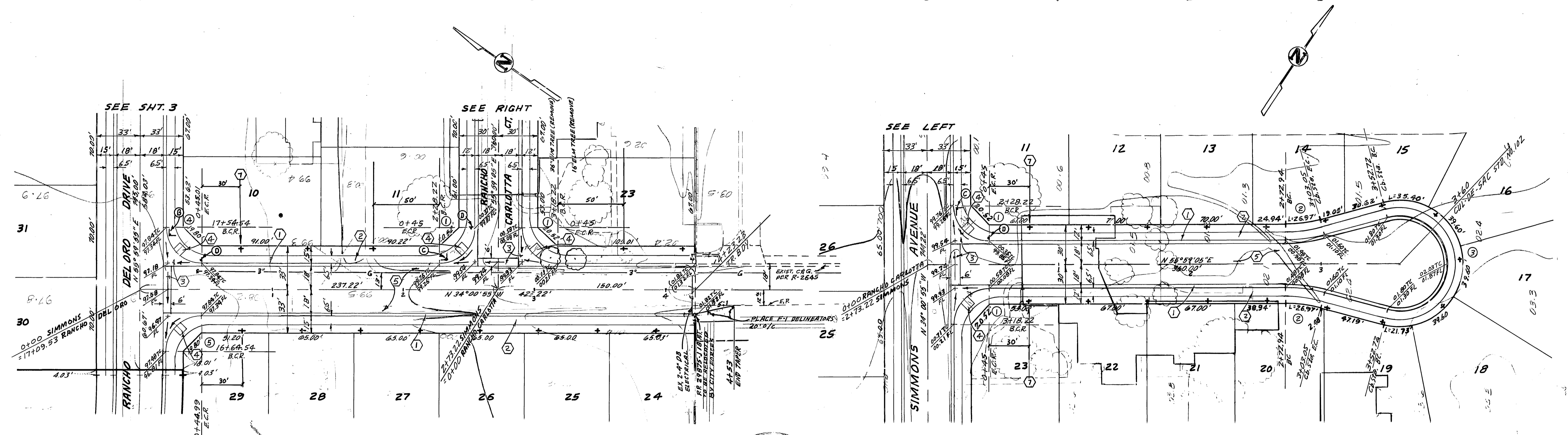
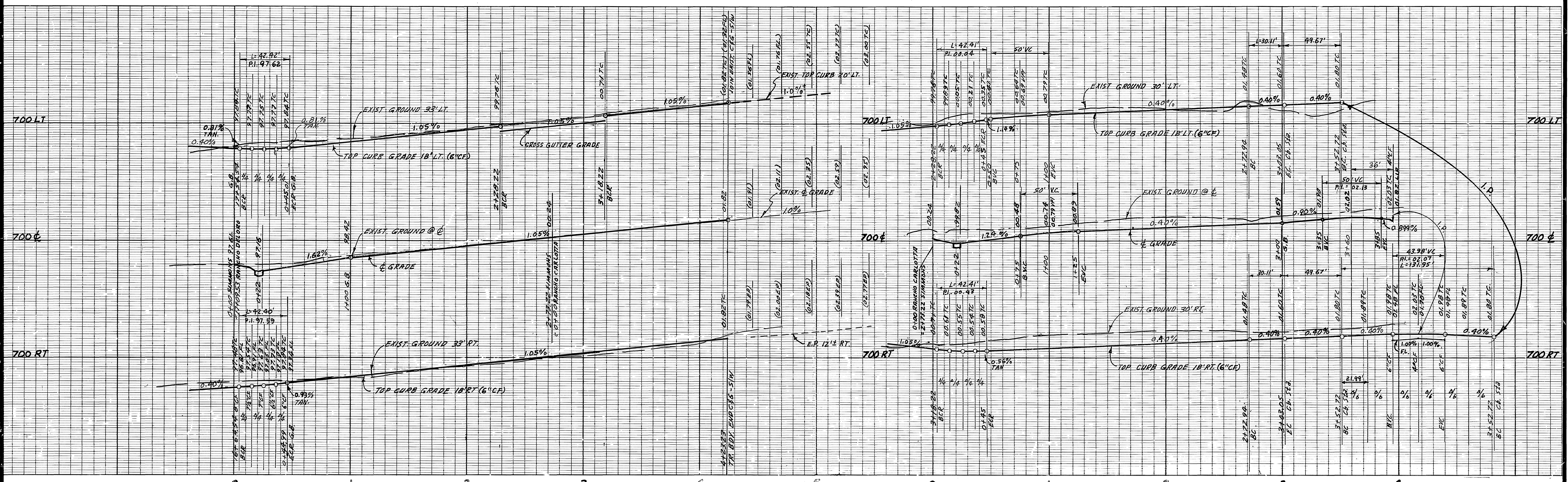
ACCOUNT NO. INDEVED CS  
 DRAWING NUMBER  
**R-2808**  
 SHEET 2 OF 4  
**85-64-A**



CURB CURVE DATA				
NO	Δ	R	T	L
①	90°00'00"	35'	35.00'	54.98'
②	90°00'50"	27'	27.01'	42.42'
③	89°59'10"	27'	26.99'	42.40'



<b>ALBERT A. WEBB ASSOCIATES</b> CIVIL ENGINEERS 3728 W. 12th STREET RIVERSIDE, CALIFORNIA (951) 686-1070		<b>CITY OF RIVERSIDE, CALIFORNIA</b> DEPARTMENT OF PUBLIC WORKS		<b>STREET PLAN AND PROFILE</b> ACCOUNT No.	
APPROVED BY: <i>John Jordan</i> DATE: 1-15-87 R.E. No. 27983		APPROVED BY: <i>William D. Gardner</i> DIRECTOR OF PUBLIC WORKS		DRAWING NUMBER <b>R-2808</b>	
W.O. FOR CONCORDIA DEV. F.B. 1053		DESIGNED BY: B.E.L. DRAWN BY: B.E.L. CHECKED BY: Bel		SHEET <b>3</b> OF <b>4</b> <b>85-64-A</b>	
<b>BENCH MARK</b> ELEV. 697.602 BRASS DISK SET IN CONC. HEADWALL 1200' W/4 FROM E. PIVOT & 13'4" N/4 FROM N.A.T. S.F. R/R STAMPED U.S.C.R.S. B.M. 138 1924. RIV. B.M. 601-30-63		DATE: 1-16-87		SCALE: 1" = 40' HORIZ - 1" = 4' VERT.	



**CURB CURVE DATA**

NO	Δ	R	T	L
1	90°00'00"	27'	27.00'	42.41'
2	15°00'00"	115'	15.14'	30.11'
3	210°00'00"	36'	—	131.95'
4	30°00'50"	27'	27.01'	42.42'
5	89°59'10"	27'	26.99'	42.40'



50. CAL. GAS CO.  
 APPROVED BY: *W.R. Lavabe* DATE: 1/21/86  
 CITY OF RIVERSIDE  
 OVERHEAD & UNDERGROUND  
 CHIEF/UTILITY/ENGINEER ELECTRICAL

BENCH MARK  
 ELEV 697.682  
 BRASS DISK SET IN CONC HEADWALL 1200'  
 W/4 FROM & PIERCE 12 1/4 FROM E.A.T.  
 45.5' R/R STANDED U.S.C. & G.S. B.M. 138  
 1924. RIV. B.M. 601-30-69

ALBERT A. WEBB ASSOCIATES  
 CIVIL ENGINEERS  
 2798 CAROLINA STREET  
 RIVERSIDE, CALIFORNIA 92506-1070  
 APPROVED BY: *John Jordan* DATE: 11-25-89  
 R.E. No. 27983  
 W.O. FOR: CONCORD DIV. F.B. 1053

MARK REVISIONS  
 DESIGNED BY: B.E.L. DRAWN BY: B.E.L. CHECKED BY: Bel

CITY OF RIVERSIDE, CALIFORNIA  
 DEPARTMENT OF PUBLIC WORKS  
 APPROVED BY: *William D. Harlan* DATE: 1-16-87  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 CHIEF PUB. WKS. ENGR.

STREET PLAN AND PROFILE  
 TRACT 20866  
 SIMMONS AVENUE  
 RANCHO CARLOTTA COURT  
 ACCOUNT NO. R-2808  
 SHEET 4 OF 4  
 85-64-A  
 SCALE: 1" = 40' HORIZ. - 1" = 4' VERT.