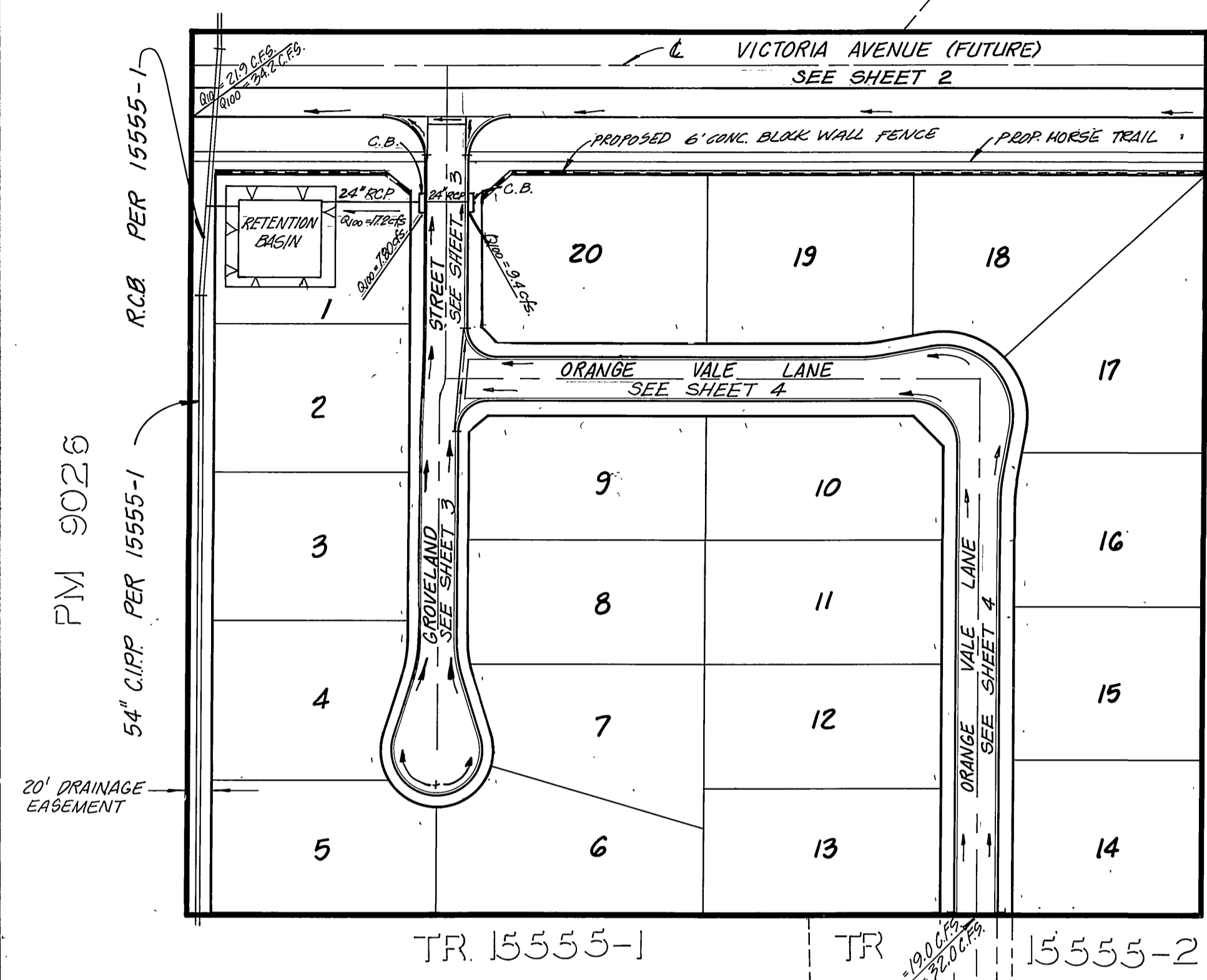


RS 6/32

LOT 1

LOT 4



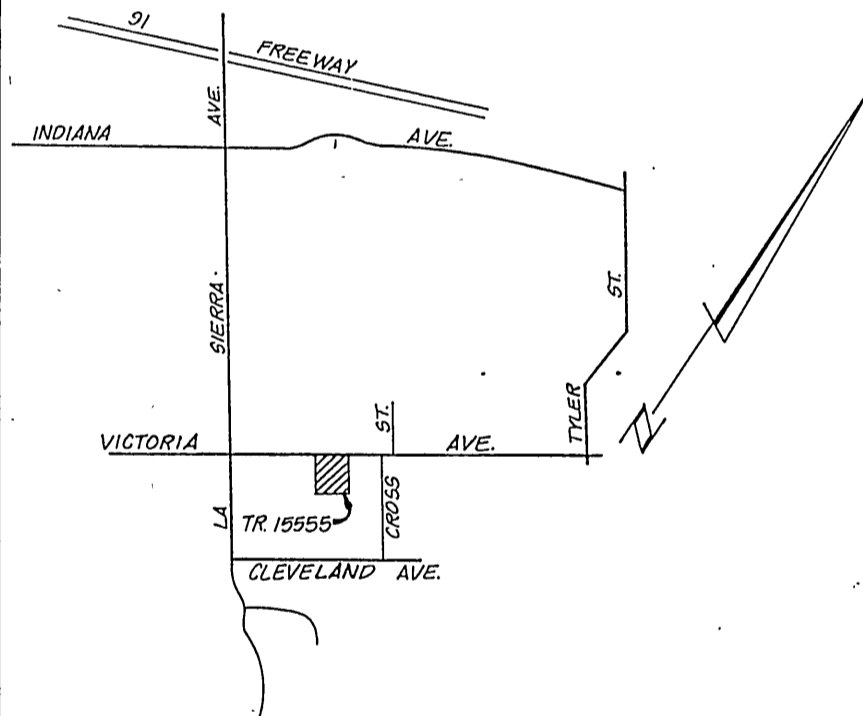
INDEX SHEET

SCALE: 1"=100'

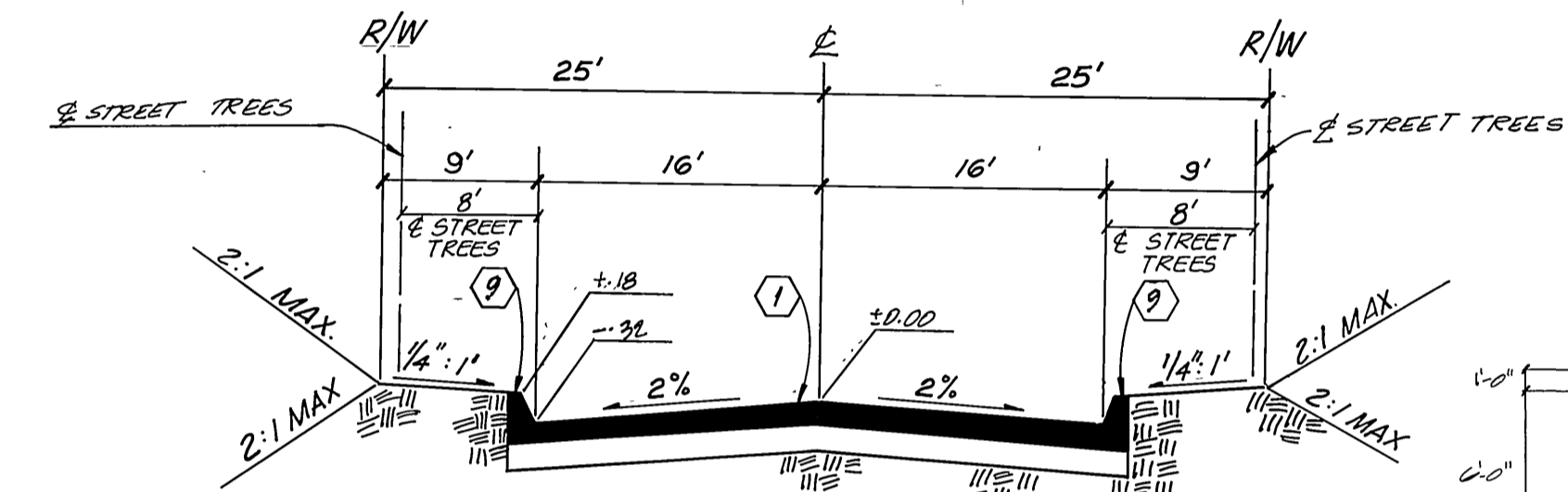
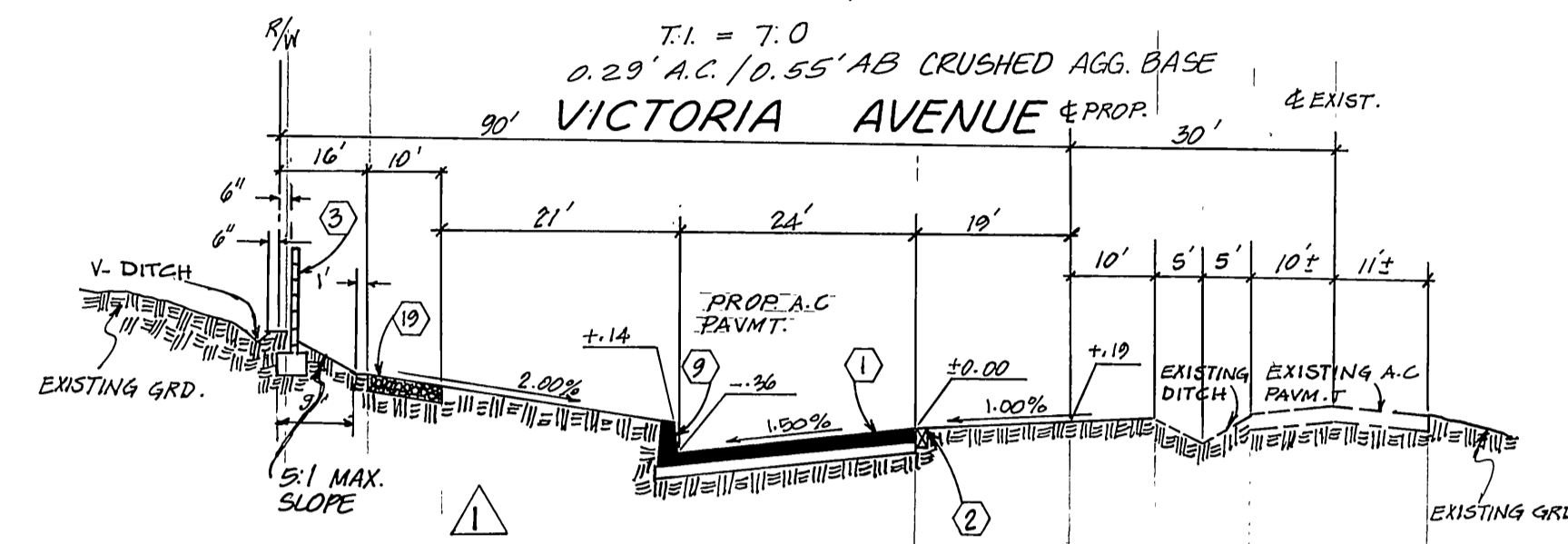
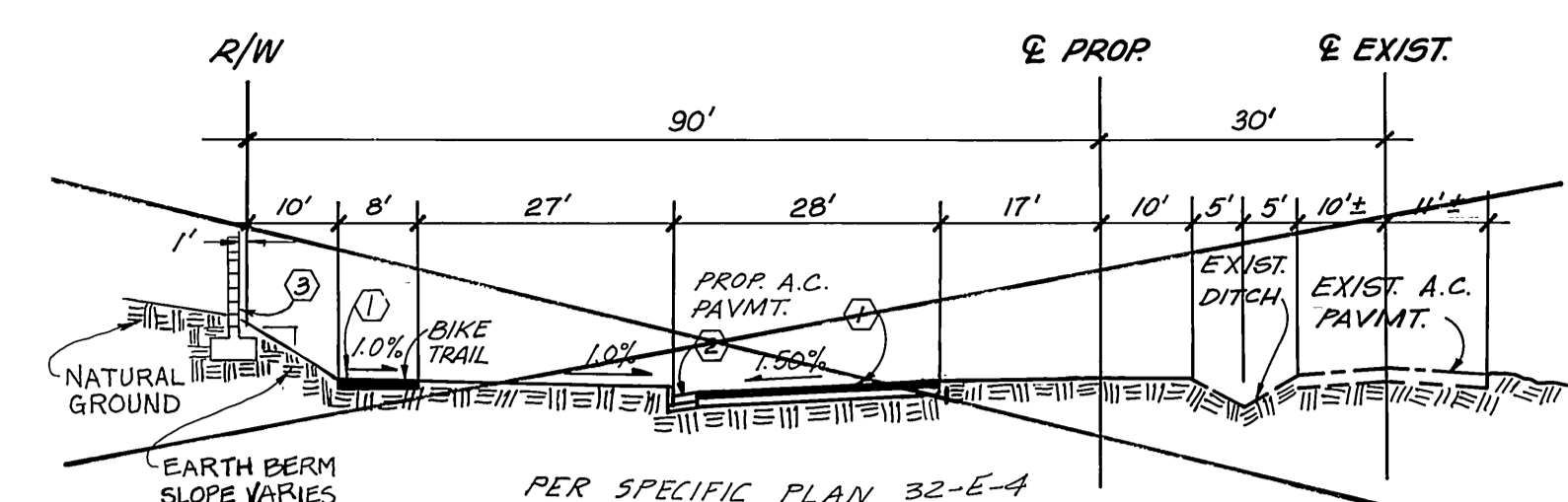
PARKS DEPARTMENT NOTES:

- All related work shall conform to the City of Riverside Park and Recreation Department Standards.
- Contact the Street Tree Inspector a minimum of 48 hours in advance at 351-6126 to schedule inspection. Inspections shall be required:
 - When plant locations have been spotted in the field prior to digging plant pits.
 - While digging plant pits and planting/relocating trees.
 - After planting and all other indicated or specified work has been completed for start of maintenance.
 - 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:

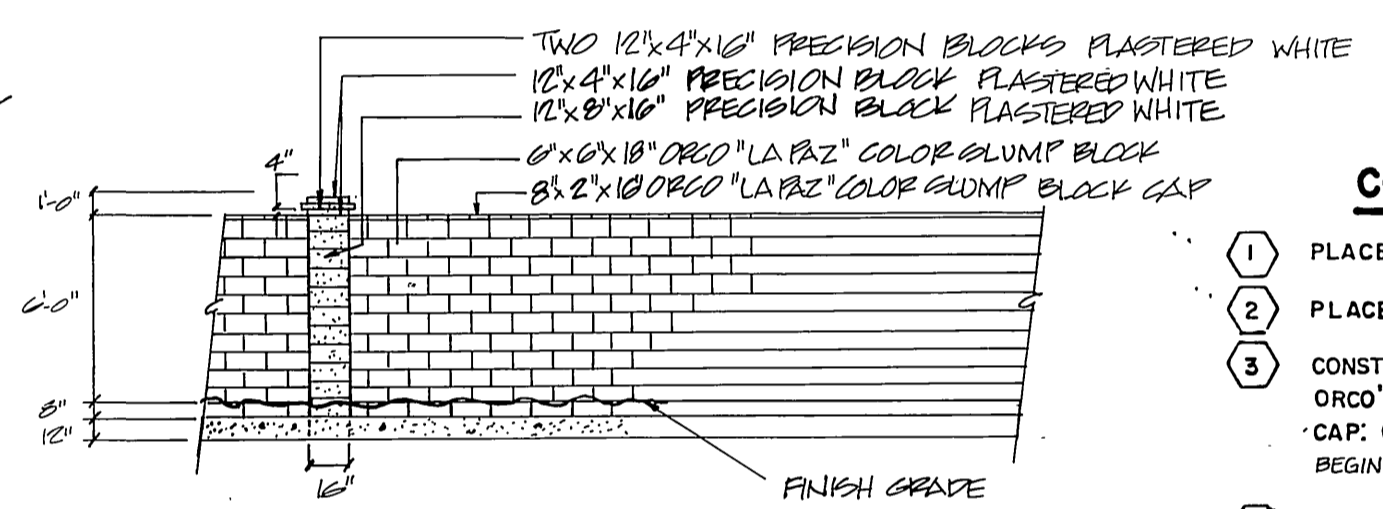
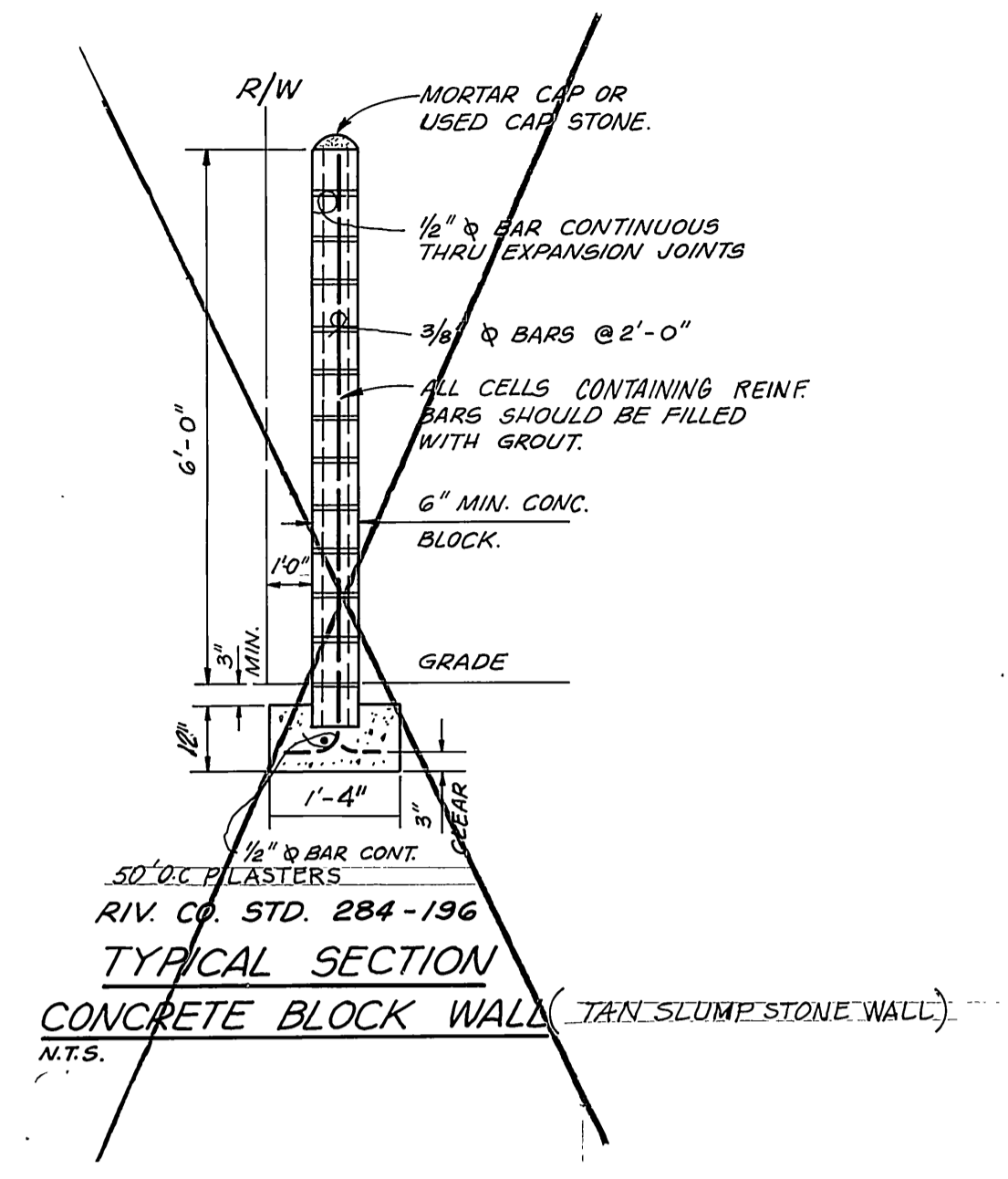
Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing	No. Req.
a				
b				
c				
- Park and Recreation Department and Public Works Department permits are required prior to commencement of tree relocation and/or removal work. For all trees within the ultimate pavement area, backfill of all holes is to be inspected by the City for proper compaction.



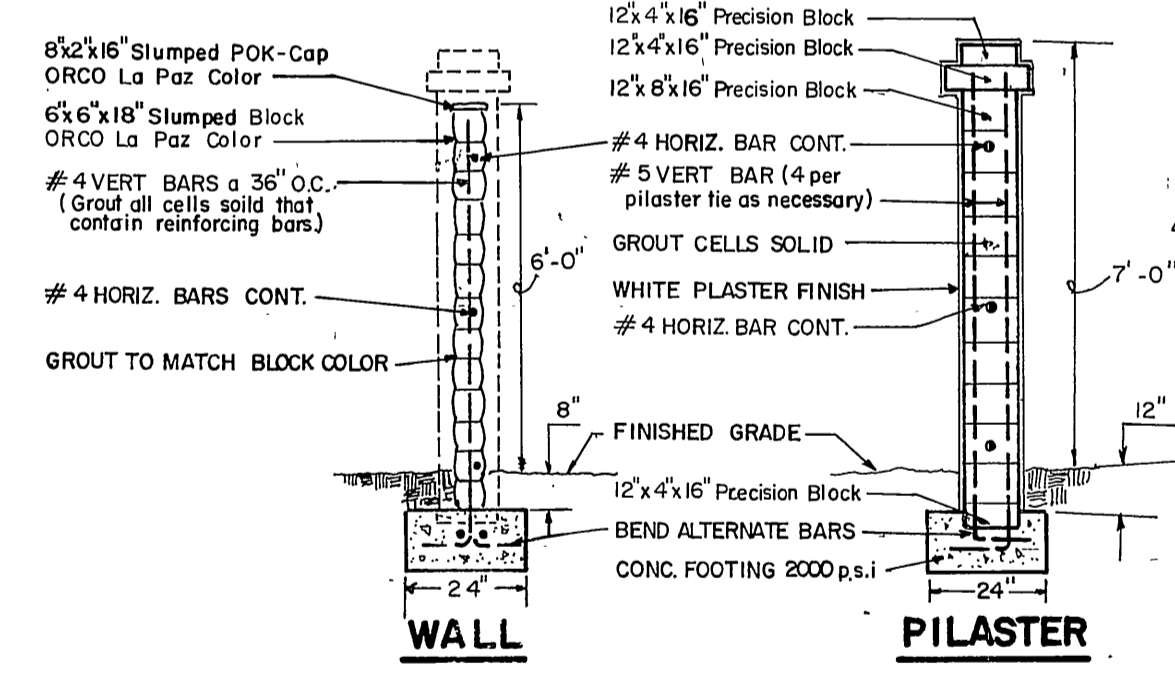
VICINITY MAP
NO SCALE
SEC. 25 T.3S R.6W



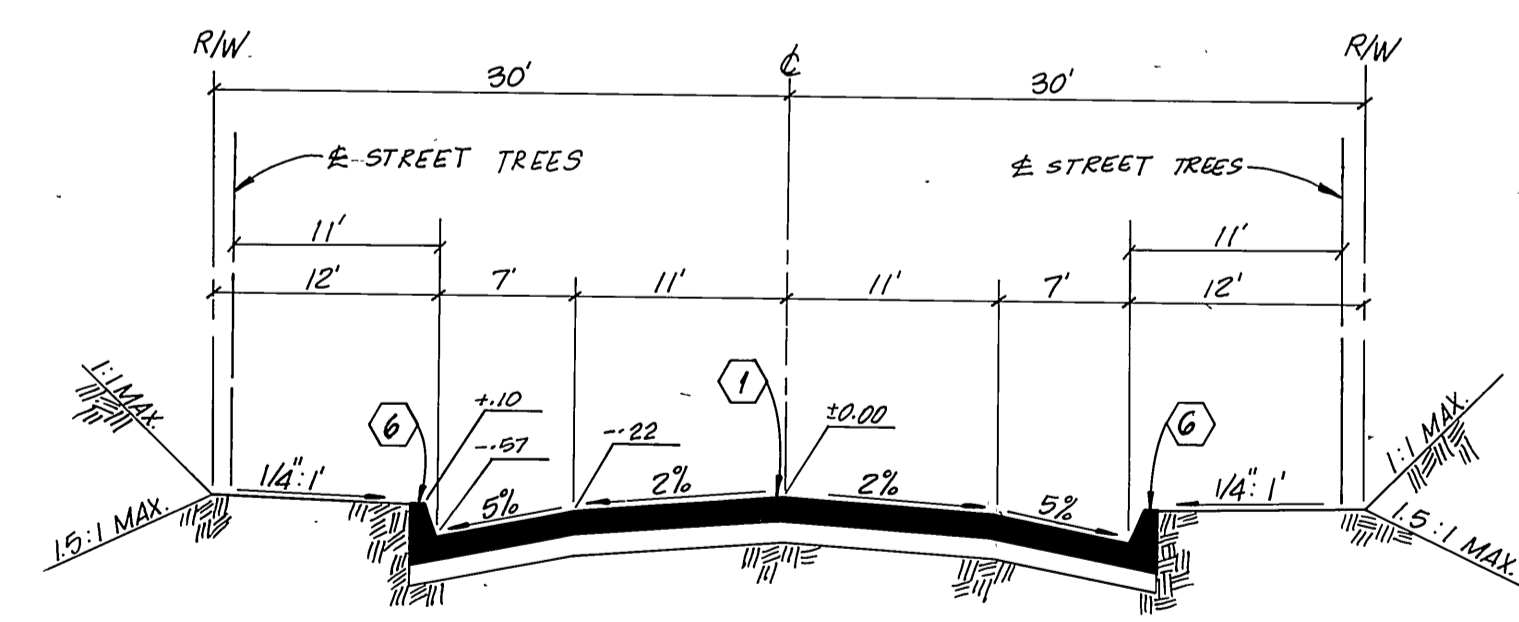
TYPICAL SECTION
NO SCALE
T.I. = 5.0
0.21' AC / 0.35' AB CRUSHED AGG. BASE
GROVELAND STREET
(STA. 2+90.0 TO STA. 5+97.52)



BLOCK WALL ELEVATION
N.T.S.



WALL & PILASTER DETAIL
N.T.S.



TYPICAL SECTION
NO SCALE
T.I. = 5.0
0.23' AC / 0.25' AB CRUSHED AGG. BASE
ORANGE VALE LANE
GROVELAND STREET (FROM STA. 0+79.0 TO STA. 2+90.0)

GENERAL NOTES

- The contractor shall be responsible for the clearing of the proposed work area, and relocation costs of all existing utilities. Permittee must inform County of construction schedule at least 48 hours prior to beginning of construction at (714) 787-2031.
- The developer will install street name signs conforming to County Standard No. 816.
- All work shall conform to the requirements of the Riverside County Road Department Improvement Standards and Specifications, dated 1982, County Ordinance No. 461 and subsequent amendments.
- It shall be the responsibility of the contractor to notify the engineer, to install street centerline monuments as required by Riverside County Ordinance No. 461.
- All underground facilities, including laterals, shall be in place prior to paving the street section including, but not limited to, the following: SEWER, WATER, ELECTRIC, GAS, DRAINAGE.
- Curb depressions and driveway approaches will be installed and constructed according to County Standard No. 206 and/or No. 207, as directed in the field.
- All street sections are tentative. Additional soil tests shall be taken after rough grading to determine the exact street section requirements. Use Standard No. 401 if expansive soils are encountered.
- Asphaltic Emulsion (Fog Seal) shall be applied not less than fourteen days following placement of the asphalt surfacing and shall be applied at a rate of 0.05 gallon per square yard. Asphaltic emulsion shall conform to Sections 37, 39 and 94 of the State Standard Specifications.
- Prime coat required prior to paving all grade in excess of ten percent.
- Install street trees in accordance with Ordinance No. 460.53.
- It shall be the responsibility of the developer or contractor to apply to the Riverside County Road Department, Permit Section, for an Encroachment Permit for all work on existing County maintained roads, and for utility work within offers of dedication for public use.

CONSTRUCTION NOTES

- PLACE ASPHALTIC CONCRETE (A.C.) OVER BASE PER TYPICAL SECTION
- PLACE 2"x4" REDWOOD HEADER PER TYPICAL SECTION
- CONSTRUCT CONCRETE BLOCK WALL PER CITY STD. #704 (See plan for height) TYPE/COLOR OF BLOCK: ORCO La Paz SLUMPSTONE (OR EQUAL) SIZE: 6"x6"x18" MORTAR COLOR: TO MATCH, TYPE/COLOR CAP: 6"x2"x18" ORCO La Paz SLUMPSTONE SPICE PILASTERS AT 50'OC UNLESS NOTED OTHERWISE AND BEGINNING AND END OF ALL WALLS AND WALL CHANGES.
- INSTALL BARRICADE PER RIV. CO. STD. 810
- CONSTRUCT CROSS GUTTERS & SPANDREL (6" wide) PER RIV. CO. STD. 210
- CONSTRUCT A.C. BERM PER RIV. CO. STD. 212 (8" C.F.)
- CONSTRUCT CONC. DROP INLET PER R.C.F.C. DWG. CB 110 (MODIFIED AS SHOWN)
- CONSTRUCT JUNCTION STRUCTURE NO. 1 PER R.C.F.C. DWG. JS.226
- CONSTRUCT CURB ONLY 6" C.F. PER RIV. CO. STD. 204
- CONSTRUCT CATCH BASIN (CURB INLET TYPE) PER R.C.F.C. DWG. CB.100
- CONSTRUCT LOCAL DEPRESSION NO. 2 PER R.C.F.C. DWG. LD 201
- CONSTRUCT LOCAL DEPRESSION NO. 1 PER R.C.F.C. DWG. LD 201
- PLANT TREES AS INDICATED BY "+" TO SPECIFICATIONS OF THE PARKS & RECREATION DEPT.
- PILASTERS PER DETAIL HEREON AND MATERIALS PER NOTE 3
- PLACE 4" DECOMPOSED GRANITE WITH 2"x4" REDWOOD HEADER ON BOTH SIDES FOR HORSE TRAIL.

ESTIMATE OF QUANTITIES

1	A.C. PAVEMENT	92,035 SF
2	2"x4" REDWOOD HEADER	824 LF
3	CONCRETE BLOCK WALL	787 LF
4	BARRICADE	2 EA
5	TREE REMOVAL	10 EA
6	CROSS-GUTTER & SPANDREL	1,270 SF
7	A.C. BERM (8")	2,012 LF
8	A.C. BERM (6")	682 LF
9	18" R.C.P. (1350D)	300 LF
10	CONCRETE DROP INLET STRUCTURE	1 EA
11	JUNCTION STRUCTURE NO. 1	2 EA
12	35" RCP (1350D)	82 LF
13	24" RCP (2000D)	36 LF
14	ROADWAY EXCAVATION	
15	AB-3	
16	STREET NAME SIGNS	3 EA.
17	DRIVEWAYS	20 EA.
18	TREES	33 EA.

INDEXED 2-26-88 L.H.

CITY OF RIVERSIDE
PARK & RECREATION DEPARTMENT

APPROVED BY: *[Signature]*
DATE: 1-6-88

CITY OF RIVERSIDE
PLANNING DEPARTMENT

APPROVED BY: *[Signature]*
DATE: 4-16-85

PRIVATE ENGINEERING NOTE
(NOT REQUIRED BY RIVERSIDE COUNTY ROAD DEPARTMENT)

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, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

DESIGNED BY: N.M.M. DRAWN BY: F.L.A. CHECKED BY: L.S.

APPROVED BY: *[Signature]*
REGISTERED CIVIL ENGINEER NO. 17350
DATE: 5/20/85

APPROVED BY: *[Signature]*
FOR ROAD COMMISSIONER
RIVERSIDE COUNTY, CALIF.
DATE: 10/1/85

J.F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS • SURVEYORS • PLANNERS

11200 SO. MI. VERNON AVE. #D PALM DESERT, CA 92260 (714) 986-0844

74-075 EL PASO, #A-12 TEMECULA, CA 92260 (919) 346-5691

P.O. BOX 493 RIVERSIDE, CA 92502 (714) 986-0844

P.O. BOX 157 TEMECULA, CA 92290 (714) 676-5335

SCALE: AS SHOWN

BENCH MARK: BRASS DISK IN CONC. STAMPED M.L. 83, 1971, RIV. CO. SURV. 144' NLY OF ARIZONA AVE. & 36' ELY. OF LA SIERRA AVE. PER FB. 1044/143-B CASE: 1973 ELEV. = 783.413

IN THE COUNTY OF RIVERSIDE CALIFORNIA

TRACT NO. 15555
SCHEDULE
TITLE SHEET

STREET IMPROVEMENT PLANS

SEC. 25 T.3S R.6W

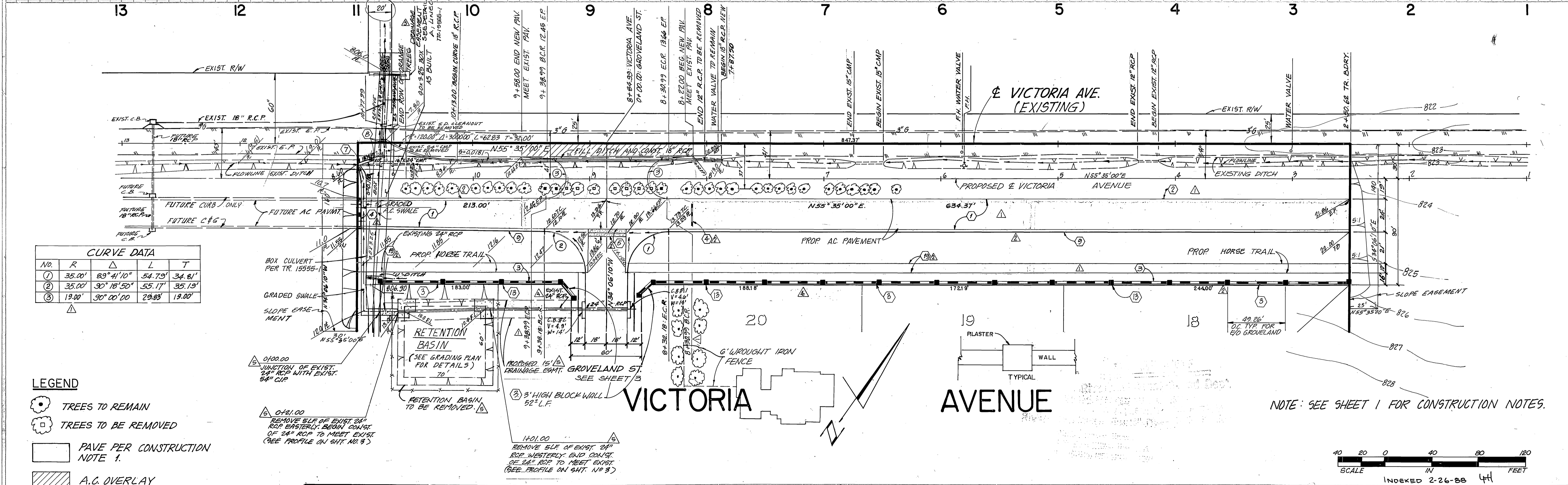
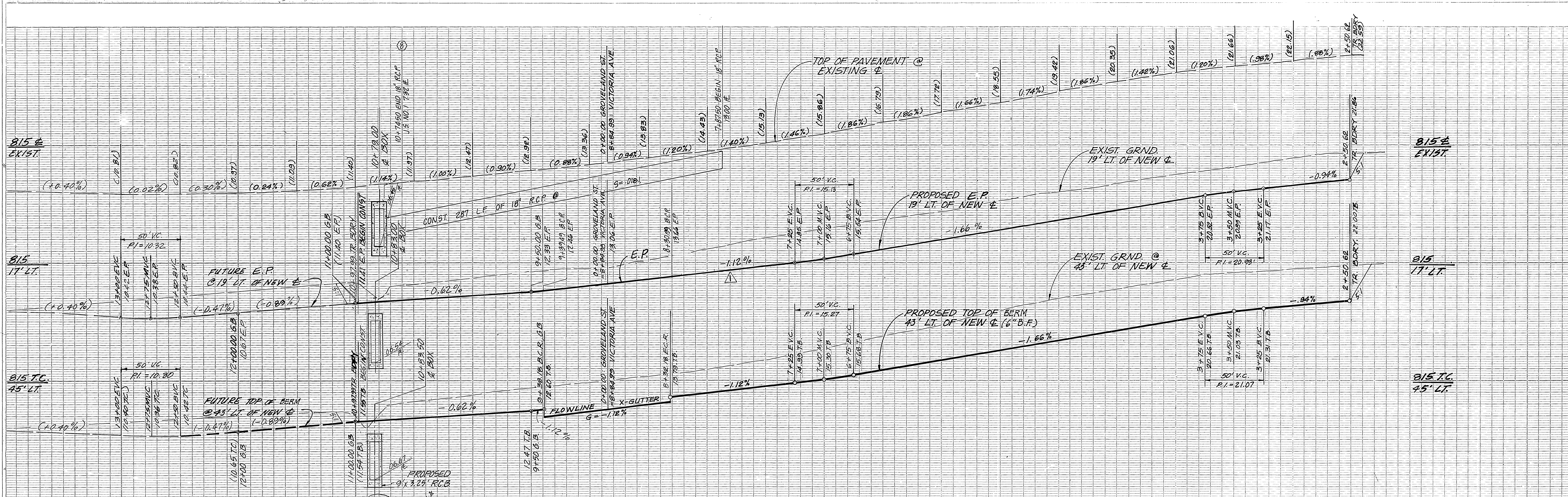
FOR KEUSDER

W.O. FILE NO. 80-7065 (M)

INDEXED 2-26-88 L.H.

1 OF 4 SHEETS

R-2855



CURVE DATA				
No.	R	Δ	L	T
①	35.00'	89° 41' 10"	54.73'	34.81'
②	35.00'	30° 18' 50"	55.17'	35.19'
③	19.00'	30° 00' 00"	29.83'	19.00'

- LEGEND**
- TREES TO REMAIN
 - TREES TO BE REMOVED
 - PAVE PER CONSTRUCTION NOTE 1.
 - A.C. OVERLAY

CITY OF RIVERSIDE
 RECREATION DEPARTMENT

APPROVED BY: *[Signature]*
 DATE: 1-6-88

CITY OF RIVERSIDE
 PLANNING DEPARTMENT

APPROVED BY: *Carol M. Dyer*
 DATE: 4-10-87

PRIVATE ENGINEERING NOTE
 (NOT REQUIRED BY RIVERSIDE COUNTY ROAD DEPARTMENT)

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MARK	REVISIONS	APPR.	DATE
△	RETENTION BASIN REMOVED & BERM DRAIN EXTENDED		1/14/87
△	ADDED BULK WALL		N.M. 2/1/87
△	ADDED THE AS BUILT OF DRAIN BOX 3-3-88		3/3/88
△	REVISED CONSTRUCTION NOTES TO CAR STDS		9/21/87
△	REVISED ST. WITH MEDIAN'S WIDTH SPECIFIED A.C. BERM INSTEAD OF C.G.		

APPROVED BY: *[Signature]*
 REGISTERED CIVIL ENGINEER NO. 11550
 DATE: 2/20/85

APPROVED BY: *[Signature]*
 FOR ROAD COMMISSIONER
 RIVERSIDE COUNTY, CALIF.
 DATE: 10/1/80

J.F. DAVIDSON ASSOCIATES
 CIVIL ENGINEERS • SURVEYORS • PLANNERS

11200 SO. MI. VERNON AVE., #D COLTON, CA 92324 (714) 886-0844
 74-075 EL PASO, #A-12 PALM DESERT, CA 92260 (714) 825-1082
 P.O. BOX 157 TEMECULA, CA 92593 (714) 676-5335

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

DATE: FEB. 1985

BENCH MARK: SEE SHEET 1

SCALE: 1" = 40' (HORIZONTAL), 1" = 4' (VERTICAL)

INDEXED 2-26-88 4th

IN THE COUNTY OF RIVERSIDE CALIFORNIA

TRACT NO. 15555

SCHEDULE "B"

VICTORIA AVENUE

STREET IMPROVEMENT PLANS

SEC. 25. T. 3S. R. 6W.

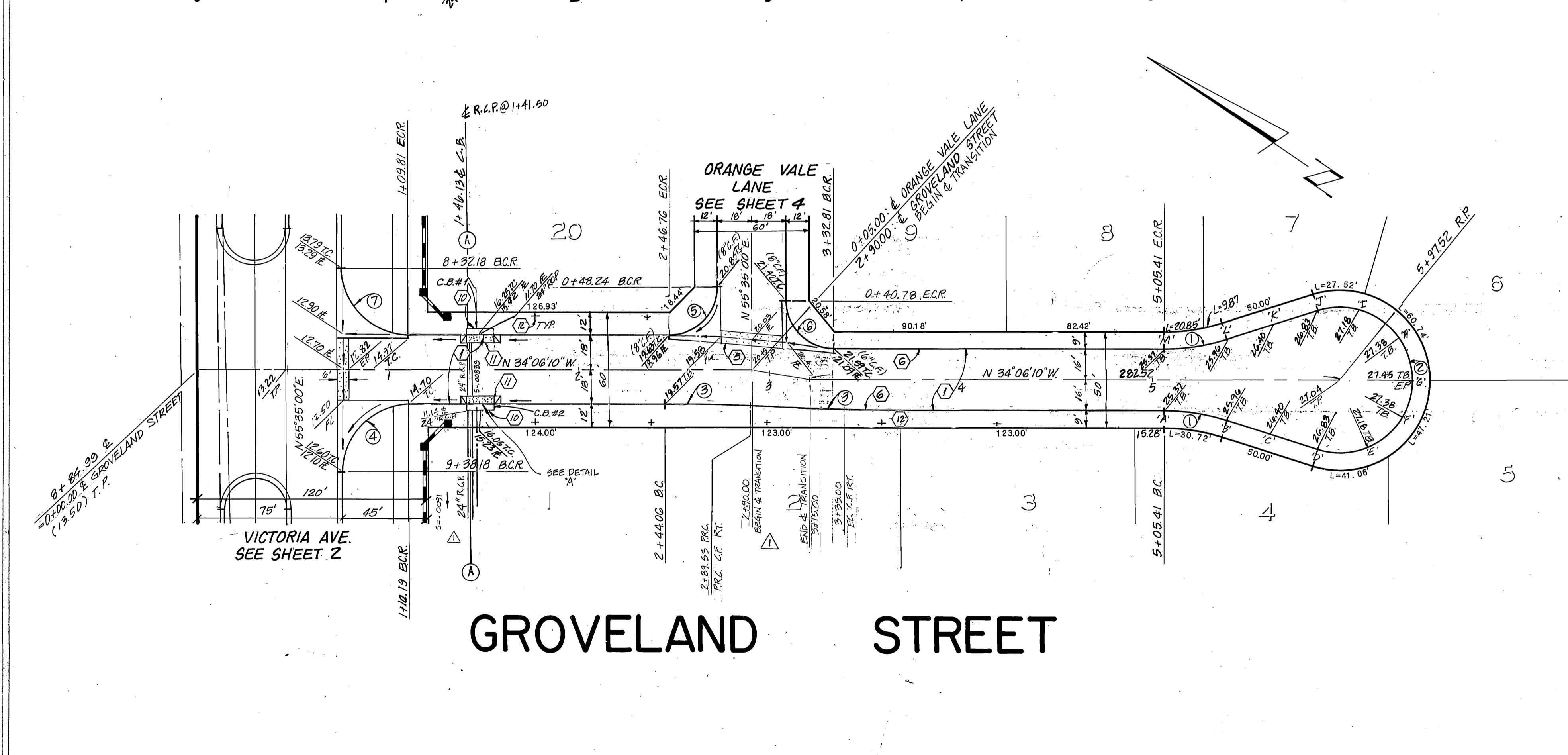
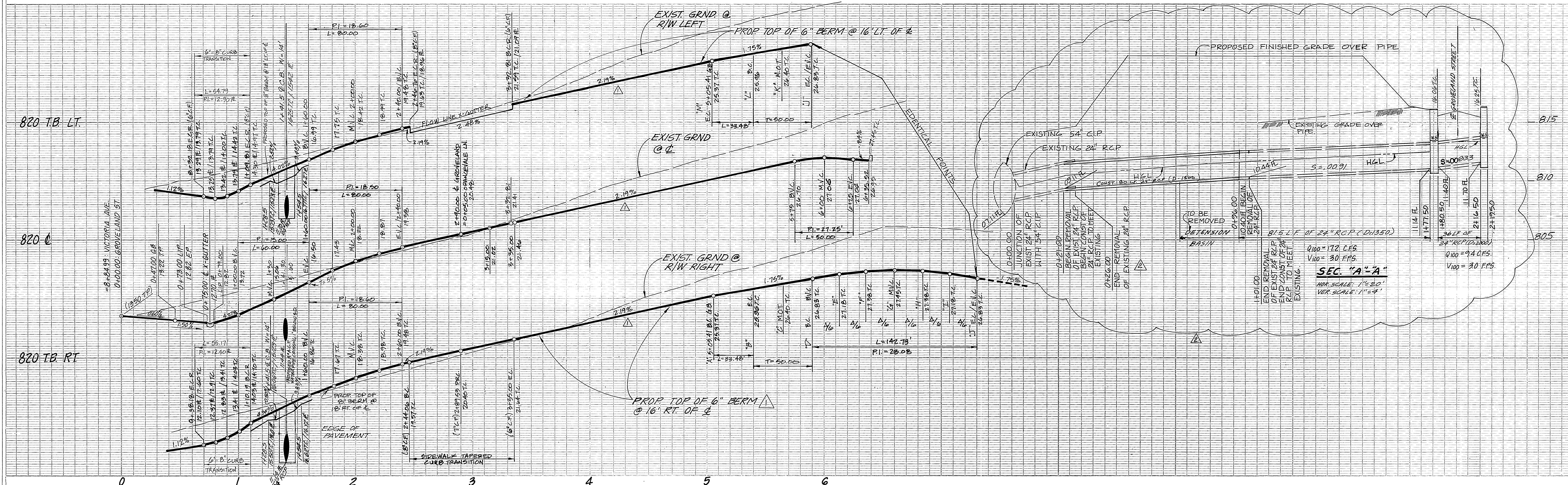
FOR KEU'S DER

WO. FB. FILE NO. 80-1065(M)

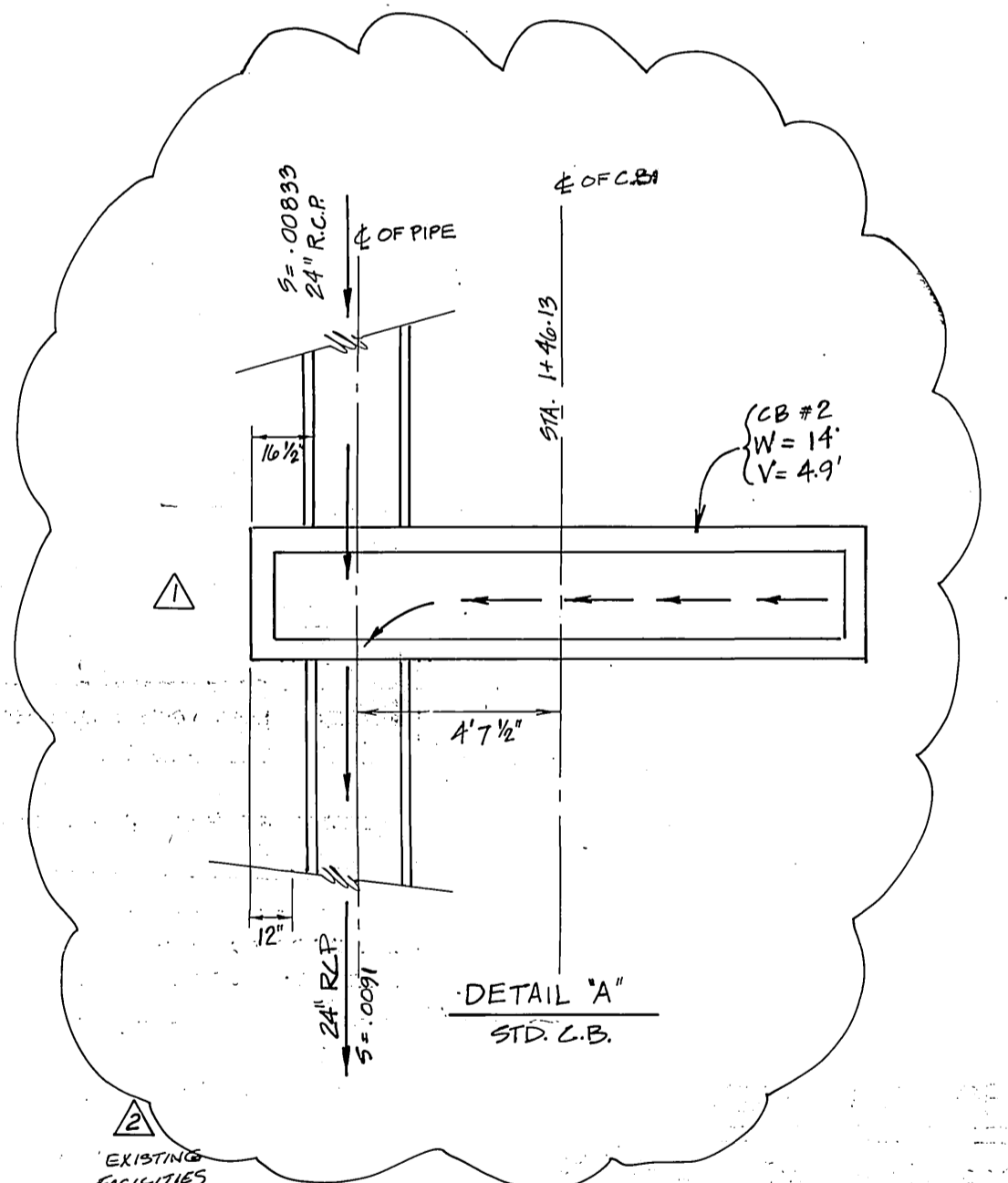
2

OF 4 SHEETS

R-2855

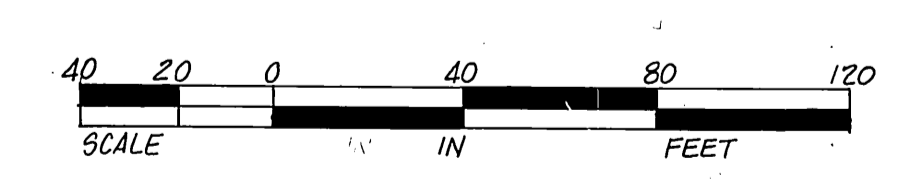


CURVE DATA				
NO.	R.	Δ	L	T
1	10300'	17° 36' 02"	33.48'	10.88'
2	38.00'	215° 12' 04"	142.73'	
3	820.00'	0° 05' 59"	45.41'	22.15'
4	35.00'	30° 18' 50"	55.17'	35.19'
5	25.00'	30° 18' 50"	39.41'	25.14'
6	25.00'	89° 41' 10"	39.13'	24.86'
7	35.00'	89° 41' 10"	54.73'	34.81'



GROVELAND STREET

PROPERTY OF
Riverside County Road Dept.
403 W. 1st St.
P.O. Box 157
Temecula, CA 92590
(714) 685-0844



PRIVATE ENGINEERING NOTE
(NOT REQUIRED BY RIVERSIDE COUNTY ROAD DEPARTMENT)

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, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

NO.	REVISIONS	DATE
1	RETENSION BASIN REMOVALS & STREET DEAIN PROFILE	10/11/85
2	REV. PLAN & PROFILE TO 85	10/11/85

APPROVED BY:
John W. County
REGISTERED CIVIL ENGINEER NO. 17550
DATE: 5/20/85

APPROVED BY:
Elmer F. Baumgartner
FOR ROAD COMMISSIONER
RIVERSIDE COUNTY, CALIF.
DATE: 10/11/85

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS • SURVEYORS • PLANNERS

■ P.O. BOX 493
RIVERSIDE, CA 92502
(714) 685-0844

□ 74-075 EL PASO, #A-12
COLTON, CA 92324
(714) 825-1082

□ P.O. BOX 157
TEMECULA, CA 92590
(714) 676-5335

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

DATE: FEB 1985

BENCH MARK
SEE SHEET 1

INDEXED 2-26-88 4H

IN THE COUNTY OF RIVERSIDE CALIFORNIA

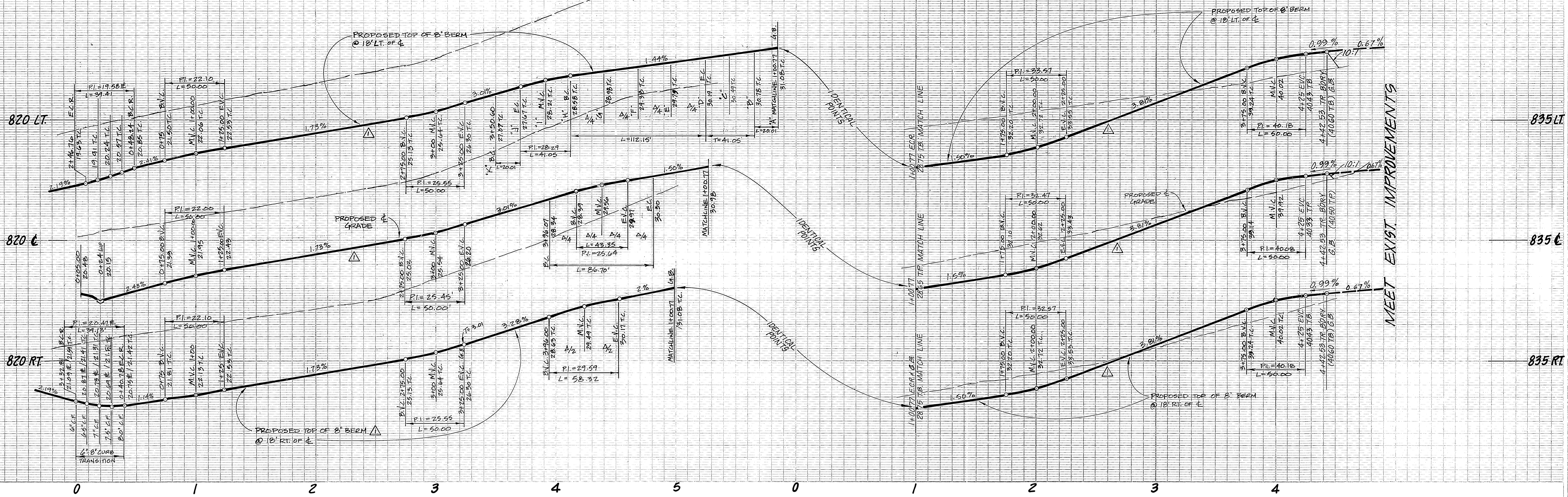
TRACT NO. 15555
SCHEDULE "B"

GROVELAND STREET
STREET IMPROVEMENT PLANS
SEC. 25 T3S. R.E.W.

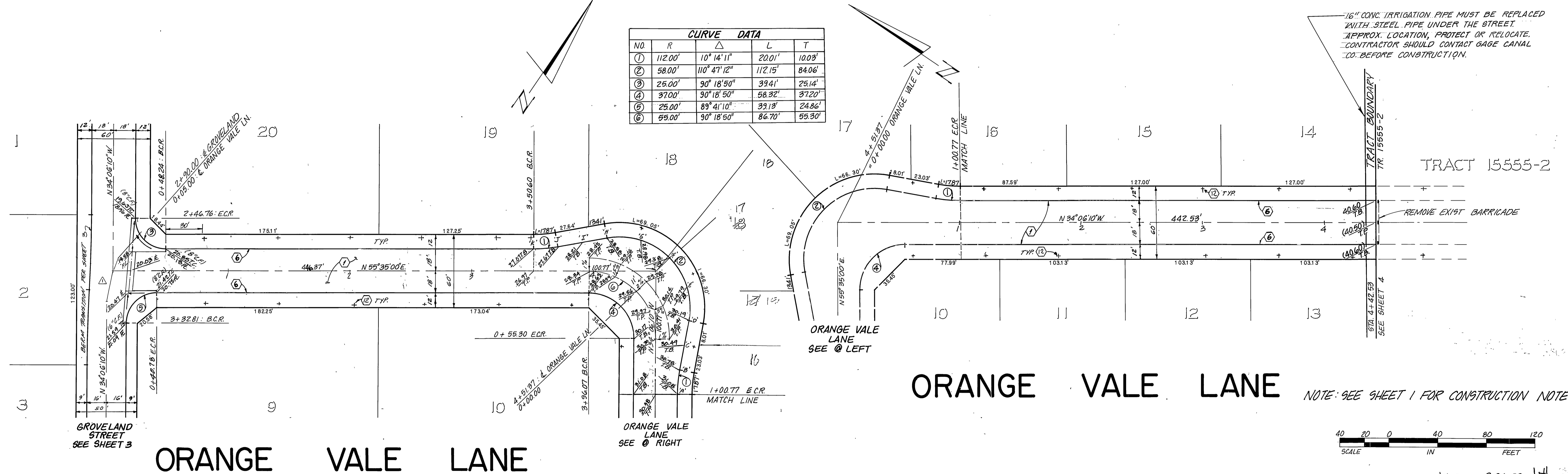
FOR **KEUSDER**

W.O. F.B. FILE NO. 80-7085

3 OF 4 SHEETS
R-2855



CURVE DATA				
NO.	R	Δ	L	T
①	112.00'	10° 14' 11"	200.1'	100.3'
②	58.00'	110° 47' 12"	112.15'	84.06'
③	25.00'	90° 18' 50"	39.41'	25.14'
④	37.00'	90° 18' 50"	58.32'	37.20'
⑤	25.00'	89° 41' 10"	39.13'	24.86'
⑥	55.00'	90° 18' 50"	86.70'	55.30'



ORANGE VALE LANE

ORANGE VALE LANE

NOTE: SEE SHEET 1 FOR CONSTRUCTION NOTES.

PRIVATE ENGINEERING NOTE
(NOT REQUIRED BY RIVERSIDE COUNTY ROAD DEPARTMENT)

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APPROVED BY: <i>John W. Cooney</i> REGISTERED CIVIL ENGINEER NO. 17550 DATE: 5/20/85	J. F. DAVIDSON ASSOCIATES CIVIL ENGINEERS • SURVEYORS • PLANNERS P.O. BOX 493 RIVERSIDE, CA 92502 (714) 684-0844 74-075 EL PASO, #A-12 COLTON, CA 92324 (714) 825-1082 P.O. BOX 157 TEMECULA, CA 92390 (619) 346-5691 (714) 676-5335
APPROVED BY: <i>John F. Baumgardner</i> FOR ROAD COMMISSIONER RIVERSIDE COUNTY, CALIF. DATE: 10/11/85	SCALE: HORIZ. 1"=40' VERT. 1"=4' BENCH MARK: SEE SHEET 1
DESIGNED BY: N.M.M. DRAWN BY: J.R. CHECKED BY: L.S.	INDEXED 2-26-88

IN THE COUNTY OF RIVERSIDE CALIFORNIA	
TRACT NO. 15555	
SCHEDULE	
ORANGE VALE LANE	
STREET IMPROVEMENT PLANS SEC. 28 T.3S. R.3.W.	R-2855
FOR KEUSDER	W.O. FILE NO. 80-7065(M)