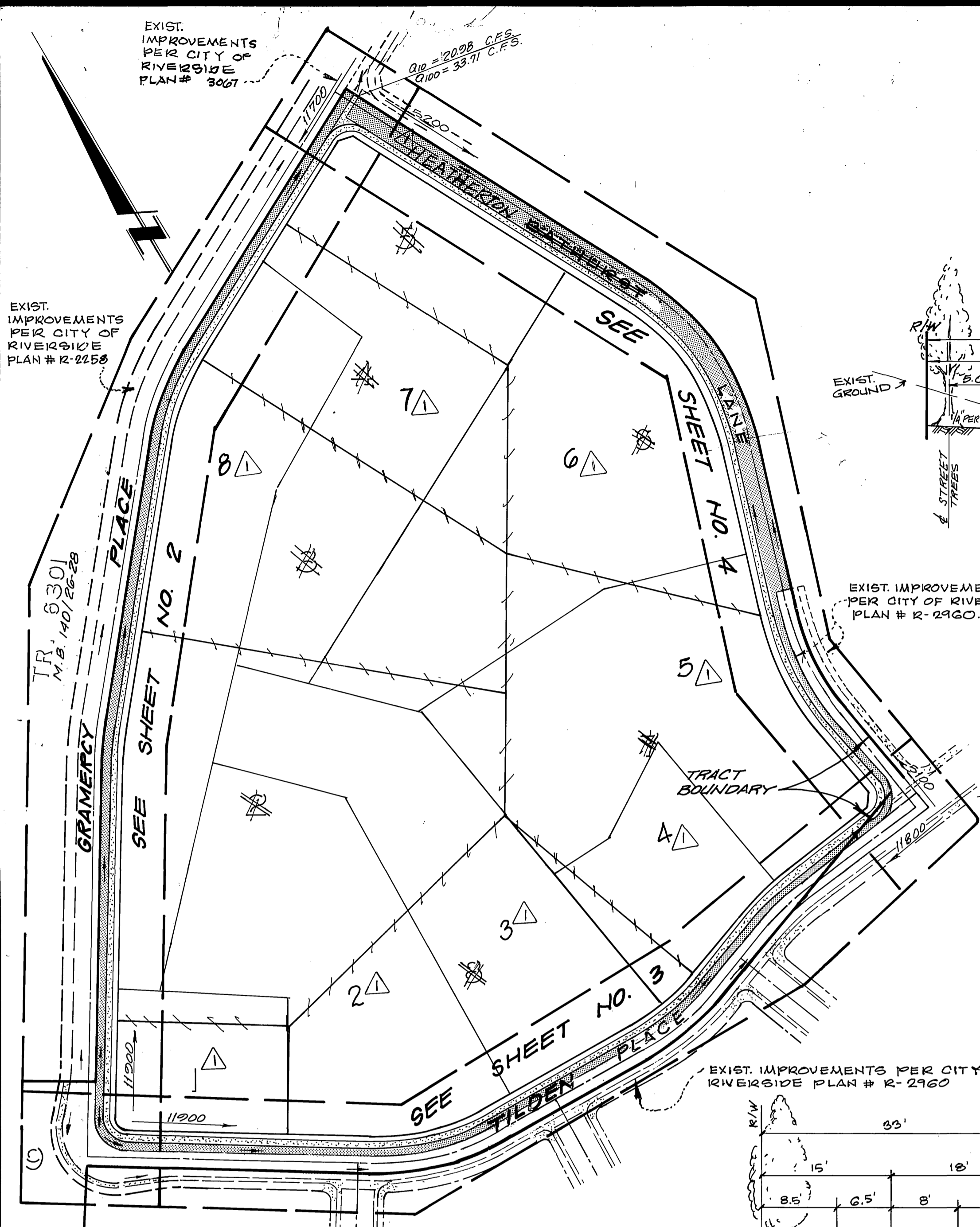
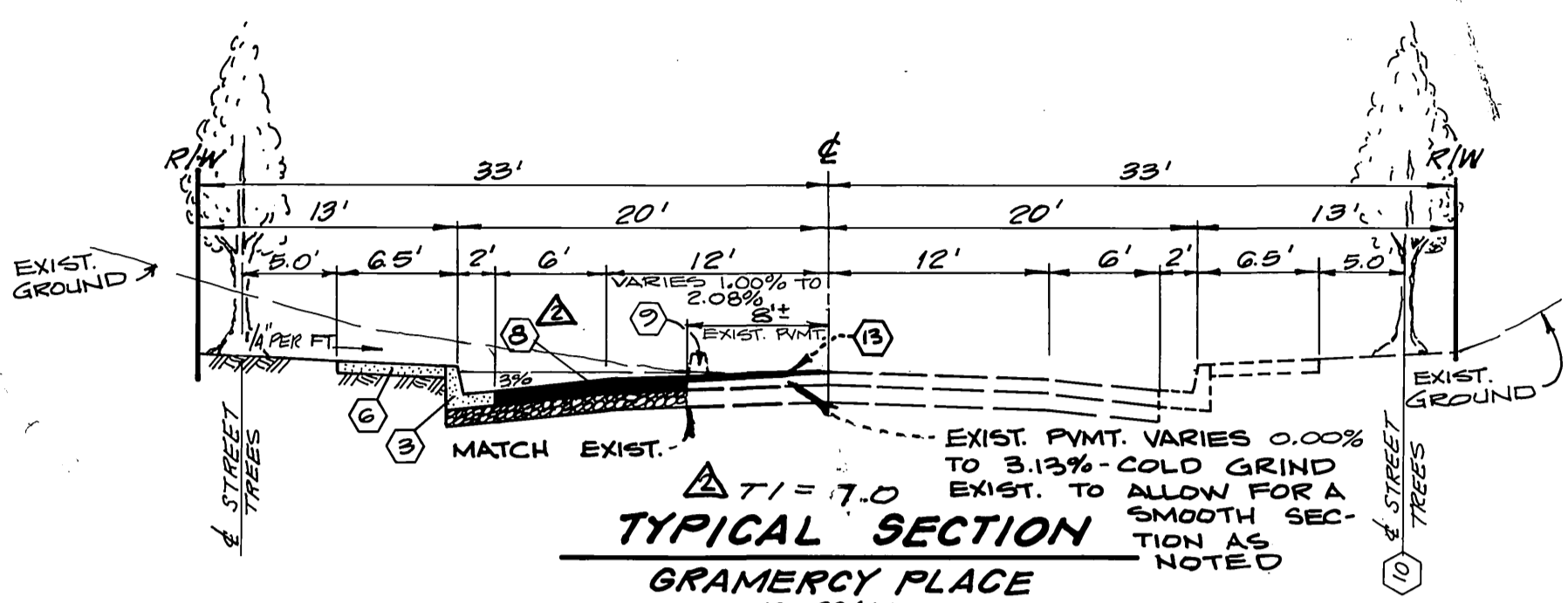


STREET IMPROVEMENT PLANS

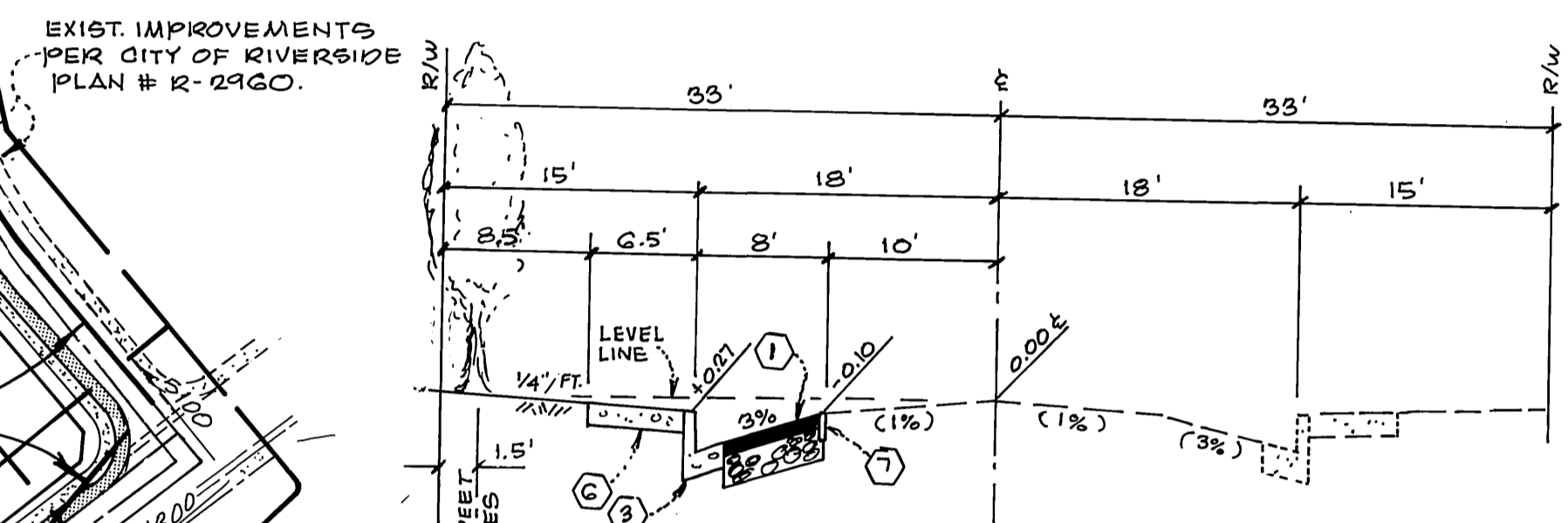
TRACT NO. ~~22421~~ 27322



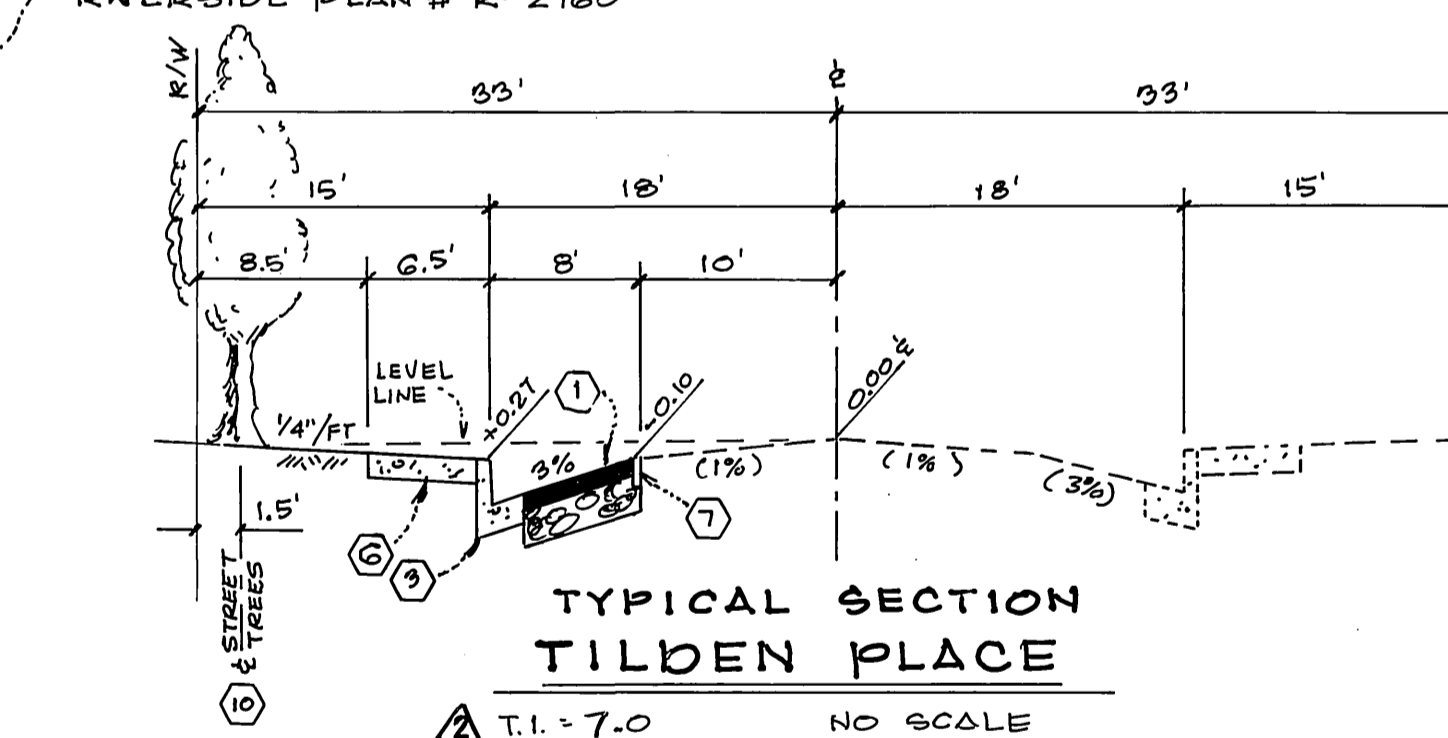
INDEX MAP
SCALE: 1"=100'



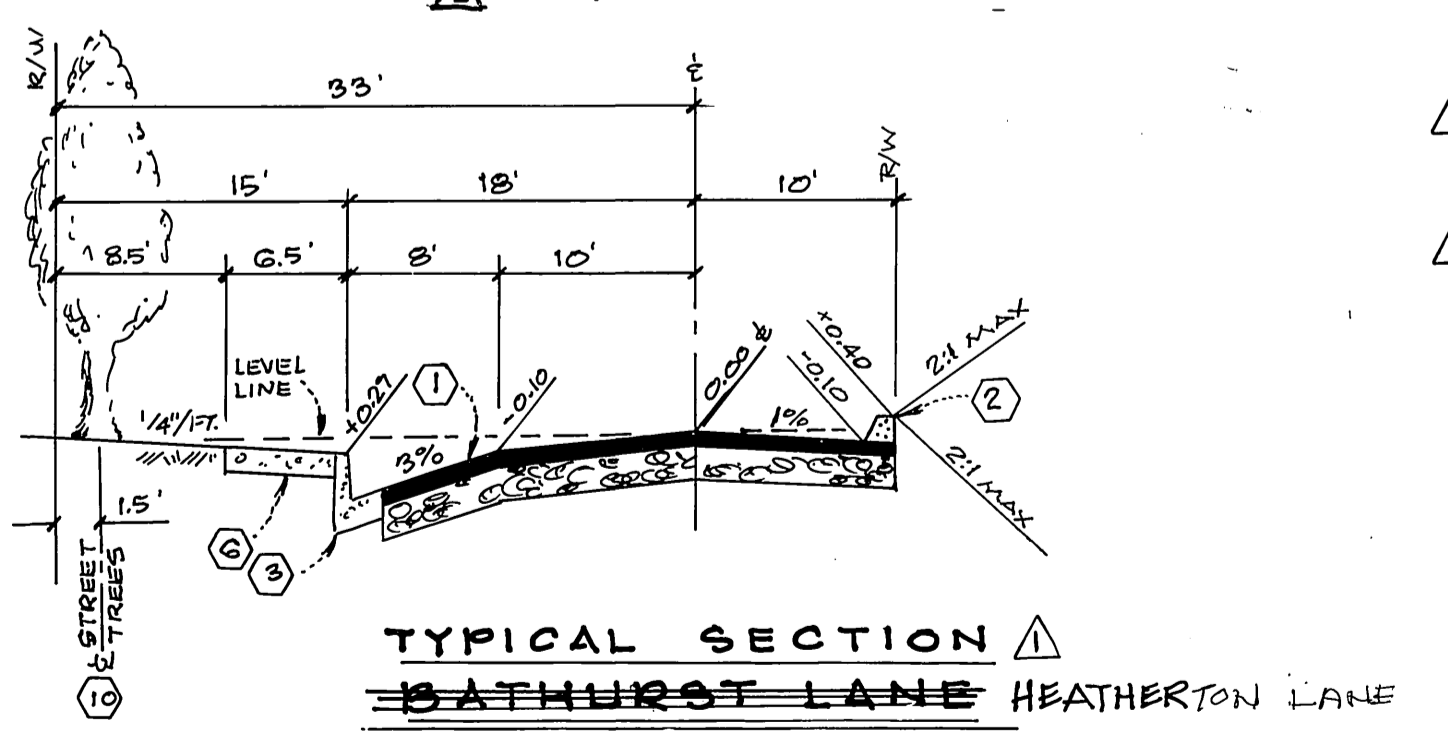
TYPICAL SECTION
GRAMERCY PLACE
NO SCALE



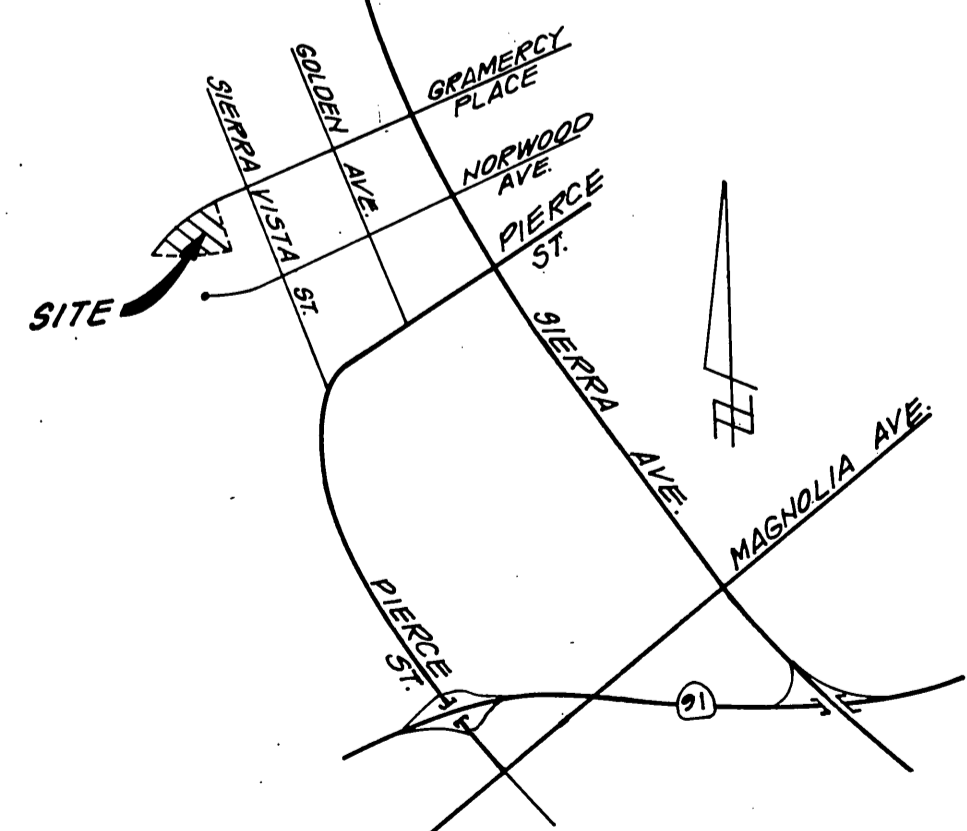
TYPICAL SECTION
BATHURST LANE
HEATHERSTON LANE
STA. 0+45.00 TO STA. 3+01.21
T.I.: 7.0
NO SCALE



TYPICAL SECTION
TILDEN PLACE
T.I.: 7.0
NO SCALE



TYPICAL SECTION
BATHURST LANE HEATHERSTON LANE
STA. 3+01.21 TO STA. 10+76.06
T.I.: 7.0
NO SCALE



VICINITY MAP
N.T.S.

PARKS AND RECREATION DEPARTMENT GENERAL NOTES FOR STREET TREES

- 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/UPON RECEIPT OR 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.
- PARK AND RECREATION 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.
- STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY.

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.

CONSTRUCTION NOTES & QUANTITY ESTIMATE

- CONSTRUCT 3.5" A.C. PAVEMENT OVER 6.0" AGGREGATE BASE PER S.R. R=63 34,130 SF
- CONSTRUCT 6" P.C.C. CURB ONLY, TYPE III PER STD. DWG. NO. 200 802 L.F.
- CONSTRUCT 8" P.C.C. CURB & GUTTER, TYPE I, PER STD. DWG. NO. 200 3526 L.F.
- CONSTRUCT P.C.C. CROSS-GUTTER PER STD. DWG. NO. 220 530 S.F.
- CONSTRUCT P.C.C. WHEELCHAIR RAMP PER STD. DWG. NO. 304 2 EA.
- CONSTRUCT P.C.C. CURB SIDEWALK PER STD. DWG. NO. 325 21,885 S.F.
- REMOVE EXISTING 2" X 4" REDWOOD HEADER AND FEATHER PAVING TO FORM A SMOOTH SECTION 1,433 L.F.
- CONSTRUCT 4.0" A.C. PAVEMENT OVER 6.0" AGG. BASE PER S.R. R=63 11,870 SF.
- REMOVE EXISTING A.C. BERM 1,320 L.F.
- INSTALL STREET TREES PER PARKS & RECREATION DEPT. STDS.
- REMOVE EXISTING CURB, GUTTER, SIDEWALK 13.80 L.F.
- CONSTRUCT 16' DRIVEWAY APPROACH PER STD. DWG. NO. 302 TYPE CURB-I (A=16', B=23') 8 EA.
- CONSTRUCT VARIABLE A.C. OVERLAY 63 TONS
- CONSTRUCT STREET LIGHT PER PUBLIC UTILITIES UNDERGROUND SERVICE PLAN 5 EA.

STREET NAME AND TRAFFIC SIGN SCHEDULE

STREET NAME	TRAFFIC SIGN	QUANTITY
GRAMERCY PLACE	W 57 (RT.)	11700
BATHURST LANE HEATHERSTON LANE	W 57 (LT.)	5200
GRAMERCY PLACE	TYPE "N" MARKER	11900
TILDEN PLACE	TYPE "N" MARKER	11900
BATHURST LANE HEATHERSTON LANE	TYPE "F-1" DELINEATORS (20' C-C)	5100
R-1 (STOP SIGN 30")		2 EA
W 57 (RT.)		
W 57 (LT.)		
TYPE "N" MARKER		
TYPE "F-1" DELINEATORS (20' C-C)		2 EA

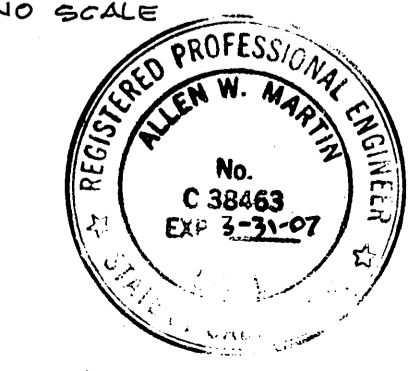
INSTALL PER CITY OF RIVERSIDE STD. # 622A & 666

STREET TREE INDEX

STREET NAME	BOTANICAL / COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ.
GRAMERCY PLACE	LAGERSTROEMIA INDICA / CHIEPE AMYRTLE	15 GAL.	45'	26
BATHURST LANE HEATHERSTON LANE	PYRUS CALLERYANA / BRADFOR FLOWERING PEAR	15 GAL.	45'	25
TILDEN PLACE	LIQUIDAMBAR SYRACIFLUA / FESTIVAL SWEET GUM	15 GAL.	45'	22

BENCHMARK:

BRASS DISC IN 12" CONC. MONUMENT, S.W. CORNER OF GRAMERCY & SIERRA VISTA ON BACK OF CURB AT THE N.W. END OF SIDEWALK PLANTER. CITY B.M. P1-A, ELEV.=806.587



CITY BUSINESS TAX CERTIFICATE NO. 27049, EXP. 1-25-05
 PREPARED BY:
SOUTHLAND ENGINEERING
 2200 BUSINESS WAY, 6TH FLOOR
 RIVERSIDE, CA. 92501
 (909) 788-8488
 ALLEN W. MARTIN
 R.C.E. 38483, EXP. 3/31/07

REVISIONS	DATE	BY
REVISE LOT LINES, ADD CONSTRUCTION NOTES, RENAME BATHURST LANE TO HEATHER LANE, REVISE TRACT NO.	12-2-04	RH
ADD 'R' VALUE - REVISE A.C. THICKNESS - ADD T.I. REVISE A.C. AREAS	7-19-05	RM

DESIGNED BY R.M. DRAWN BY R.H. CHECKED BY R.M.H.

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *Ray Bel*
 PUBLIC WORKS DIRECTOR

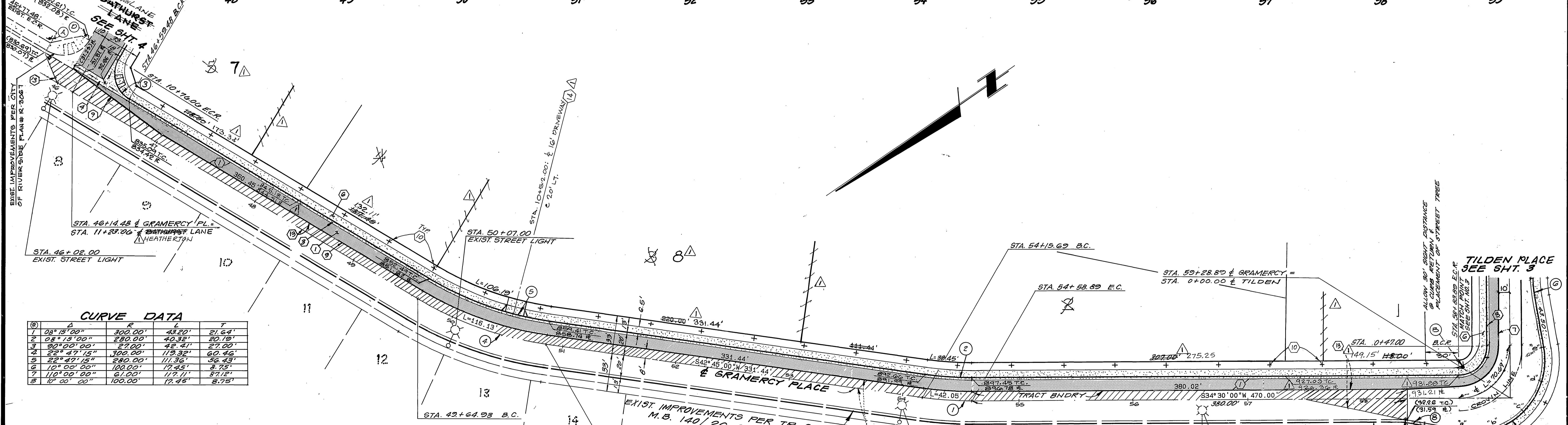
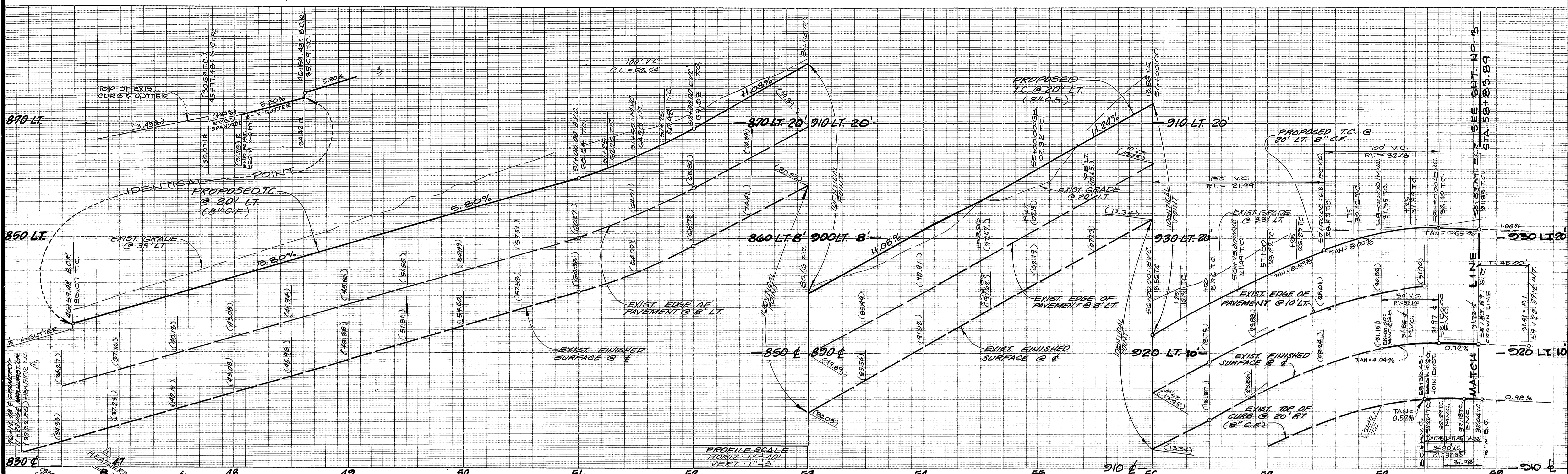
DATE: 1/26/07

STREET IMPROVEMENT PLANS
 TRACT NO. ~~22421~~ 27322
 TITLE SHEET

SECT. 2, T. 35, R. G.W. OF RANCHO LA SIERRA
 HORIZ. SCALE: 1"= N/A VERT. SCALE: 1"= N/A

RW05-0058
 ACCOUNT NO. 0018
R-3000
 SHEET 1 OF 4

INDEXED 3-29-07



CURVE DATA

Station	Δ	R	T	L
1	08° 15' 00"	300.00'	43.20'	21.64'
2	08° 15' 00"	280.00'	40.35'	20.19'
3	20° 00' 00"	270.00'	42.41'	27.00'
4	22° 47' 15"	300.00'	119.32'	60.46'
5	22° 47' 15"	280.00'	111.36'	56.43'
6	10° 00' 00"	100.00'	17.25'	9.75'
7	10° 00' 00"	100.00'	17.25'	9.75'
8	10° 00' 00"	100.00'	17.45'	9.75'

- CONSTRUCTION NOTES:**
- CONSTR. 4" A.C. PAVEMENT OVER 6" AGG. BASE PER SR. R=68
 - CONSTR. 8" R.C.C. CURB ONLY TYPE II, PER STD. DWG. NO. 200
 - CONSTR. 8" R.C.C. CURB & GUTTER, TYPE II, PER STD. DWG. NO. 200
 - CONSTR. R.C.C. CROSS GUTTER PER STD. DWG. NO. 220
 - CONSTR. WHEELCHAIR RAMP PER STD. DWG. NO. 304
 - CONSTR. R.C.C. CURB SIDEWALK PER STD. DWG. NO. 328
 - REMOVE EXISTING 2" X 4" REDWOOD HEADPOST & FEATHER A.C. TO FORM A SMOOTH SECTION
 - REMOVE EXIST. A.C. BERM
 - INSTALL STREET TREES PER PARKS & RECREATION DEPT. STDS
 - REMOVE 2" X 4" & 4" X 6" EXIST. CURB, GUTTERS, & SIDEWALK
 - CONSTRUCT VARIABLE A.C. OVERLAY
 - CONSTRUCT 10' DRIVEWAY PER STD. DWG. NO. 302, TYPE CURB-I (A=16, B=23')
 - CONSTRUCT 4.0" A.C. PAVEMENT OVER 6" AGG. BASE PER SR. R=68

GRAMERCY PLACE

PREPARED BY:
GOUTHLAND ENGINEERING
 2200 BUSINESS WAY, STE. 100
 RIVERSIDE, CA 92507
 (909) 788-8488

ALLEN W. MARTIN
 R.C.E. 38403, EXP. 3/31/07

MARK	REVISIONS	APPR.	DATE
1	REVISE LOT LINES, ADD DRIVEWAY, R/W		
2	CONSTRUCT NOTE, RENAME PATH - FIRST LANE TO HEATHER LANE, REVISE TRACT NUMBER.		
3	ADD 'R' VALUE - REVISE A.C. THICKNESS - ADD T.I.		

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]*
 PUBLIC WORKS DIRECTOR

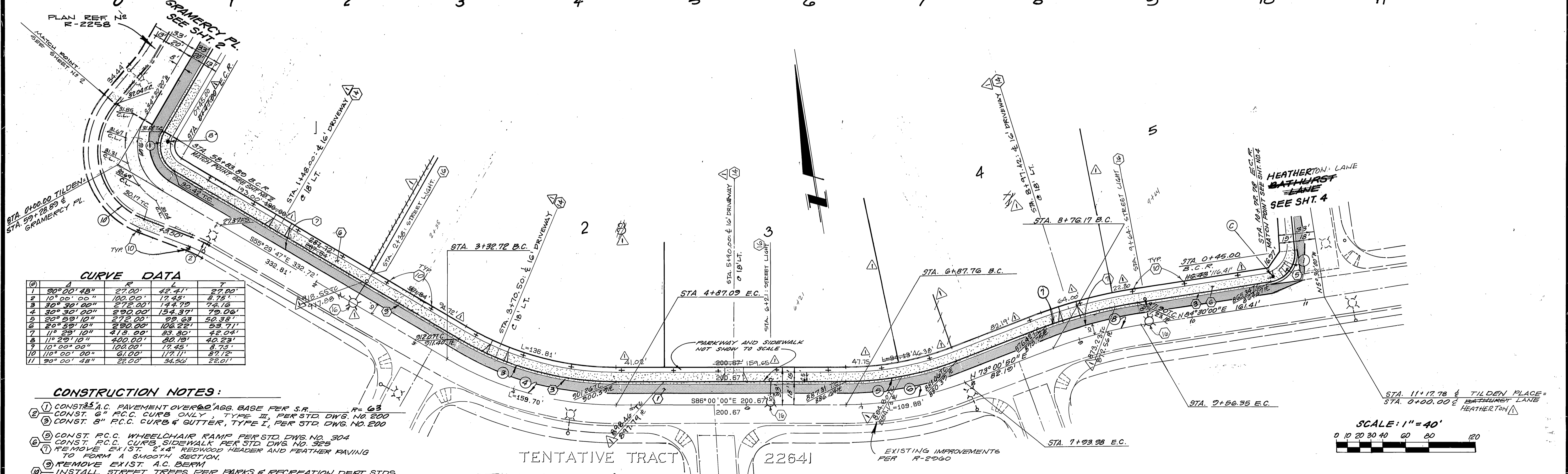
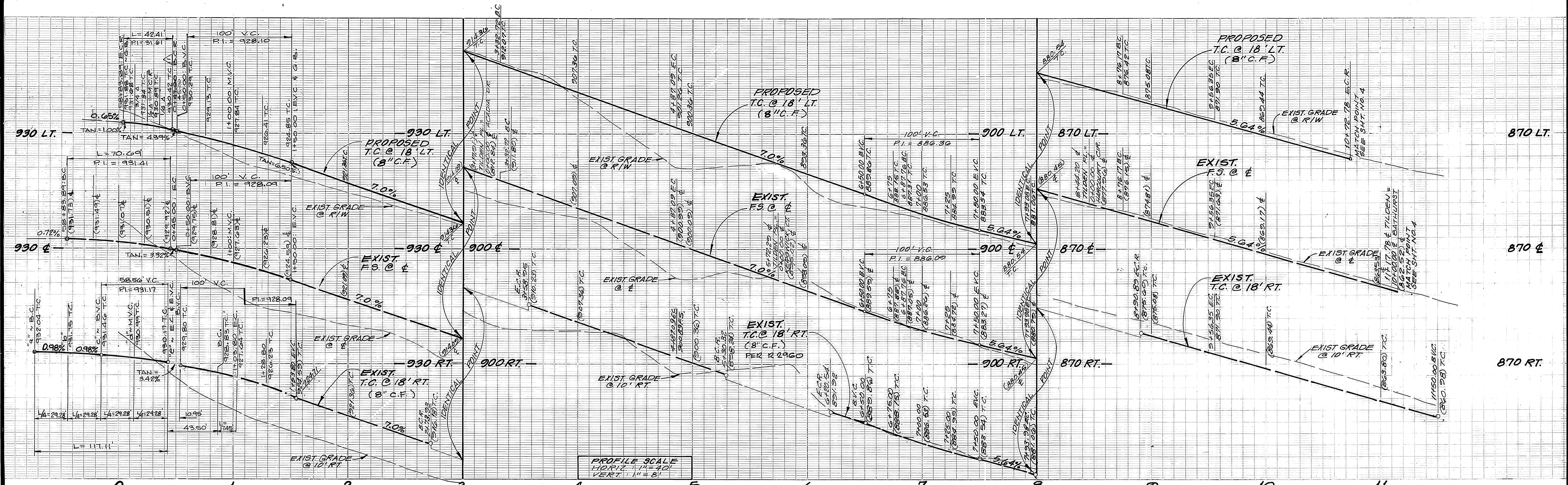
DATE: 1/26/10

STREET PLAN & PROFILE
TRACT NO. 22421 27322
GRAMERCY PLACE
 STA. 46+02.48 TO STA. 59+28.89

ACCOUNT NO. 87117
R-3000
 SHEET 2 OF 4

HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 5'

INDEXED 3-30-2010



CURVE DATA

Station	Angle	Radius	Length	Offset	Other
1	90° 00' 48"	27.00'	42.41'	27.00'	
2	10° 00' 00"	100.00'	17.43'	6.73'	
3	30° 30' 00"	272.00'	144.79'	74.16'	
4	30° 30' 00"	290.00'	154.37'	79.06'	
5	20° 59' 10"	272.00'	99.63'	50.38'	
6	20° 59' 10"	290.00'	106.22'	53.71'	
7	11° 29' 10"	418.00'	83.90'	48.04'	
8	11° 29' 10"	420.00'	82.23'	48.04'	
9	10° 00' 00"	100.00'	19.45'	8.75'	
10	110° 00' 00"	61.00'	117.11'	87.12'	
11	90° 00' 48"	22.00'	34.54'	22.01'	

- CONSTRUCTION NOTES:**
- 1) CONST. 3" A.C. PAVEMENT OVER 6" AGG. BASE PER S.R. R=63
 - 2) CONST. 6" P.C.C. CURB ONLY, TYPE III, PER STD. DWG. NO. 200
 - 3) CONST. 8" P.C.C. CURB & GUTTER, TYPE I, PER STD. DWG. NO. 200
 - 4) CONST. P.C.C. WHEELCHAIR RAMP PER STD. DWG. NO. 304
 - 5) CONST. P.C.C. CURB SIDEWALK PER STD. DWG. NO. 325
 - 6) REMOVE EXIST. 2" x 4" REDWOOD HEADER AND FEATHER PAVING TO FORM A SMOOTH SECTION.
 - 7) REMOVE EXIST. A.C. BERM
 - 8) INSTALL STREET TREES PER PARKS & RECREATION DEPT. STDS.
 - 9) INSTALL 6" A.C. BERM PER STD. DWG. NO. 250, TYPE I
 - 10) CONSTRUCT 10' DRIVEWAY PER STD. DWG. NO. 302, TYPE CURB-I (A-16', B-23')
 - 11) CONSTRUCT STREET LIGHTS PER PUBLIC UTILITIES UNDERGROUND SERVICES PLAN AND SPECIFICATIONS. CONTACT VAHID BAZEL @ 951-826-5830
 - 12) CONSTRUCT 40" A.C. PAVEMENT OVER 6" A.B. PER S.R. R=63

TILDEN PLACE

PREPARED BY:
SOUTHLAND ENGINEERING
 2200 BUSINESS WAY, STE. 100
 RIVERSIDE, CA 92501
 (909) 788-8888
 ALLEN W. MARTIN
 R.C.E. 38463, EXP. 3/31/07

REVISIONS	DATE
1) REVISE LOT LINES, ADD DRIVEWAY	12/12/04
2) AND CONSTRUCT NOTES, ADD STREET LIGHTS, REVISE TRACT NO., ADD TO ELEVATIONS.	
3) ADD 1' VALUE - REVISE A.C. THICKNESS - ADD T.I.	7-19-05
4) REVISED A.C. AREAS	
DESIGNED BY: R.M.L. DRAWN BY: K.H. CHECKED BY: R.M.L.	

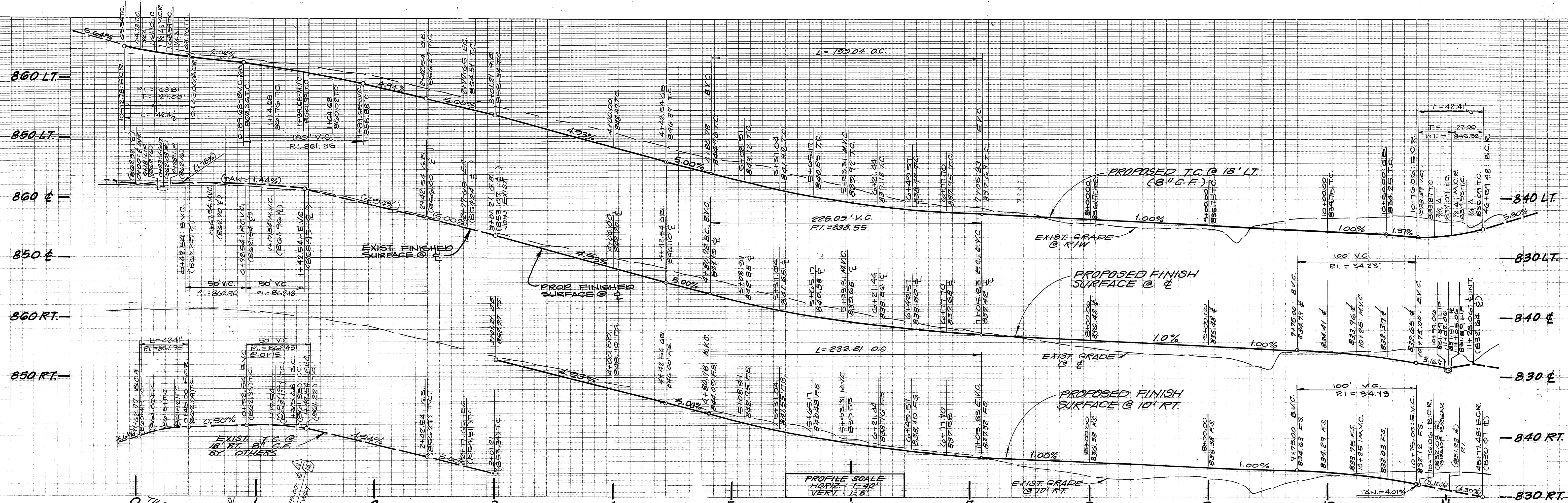
CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *Barry Beal*
 PUBLIC WORKS DIRECTOR

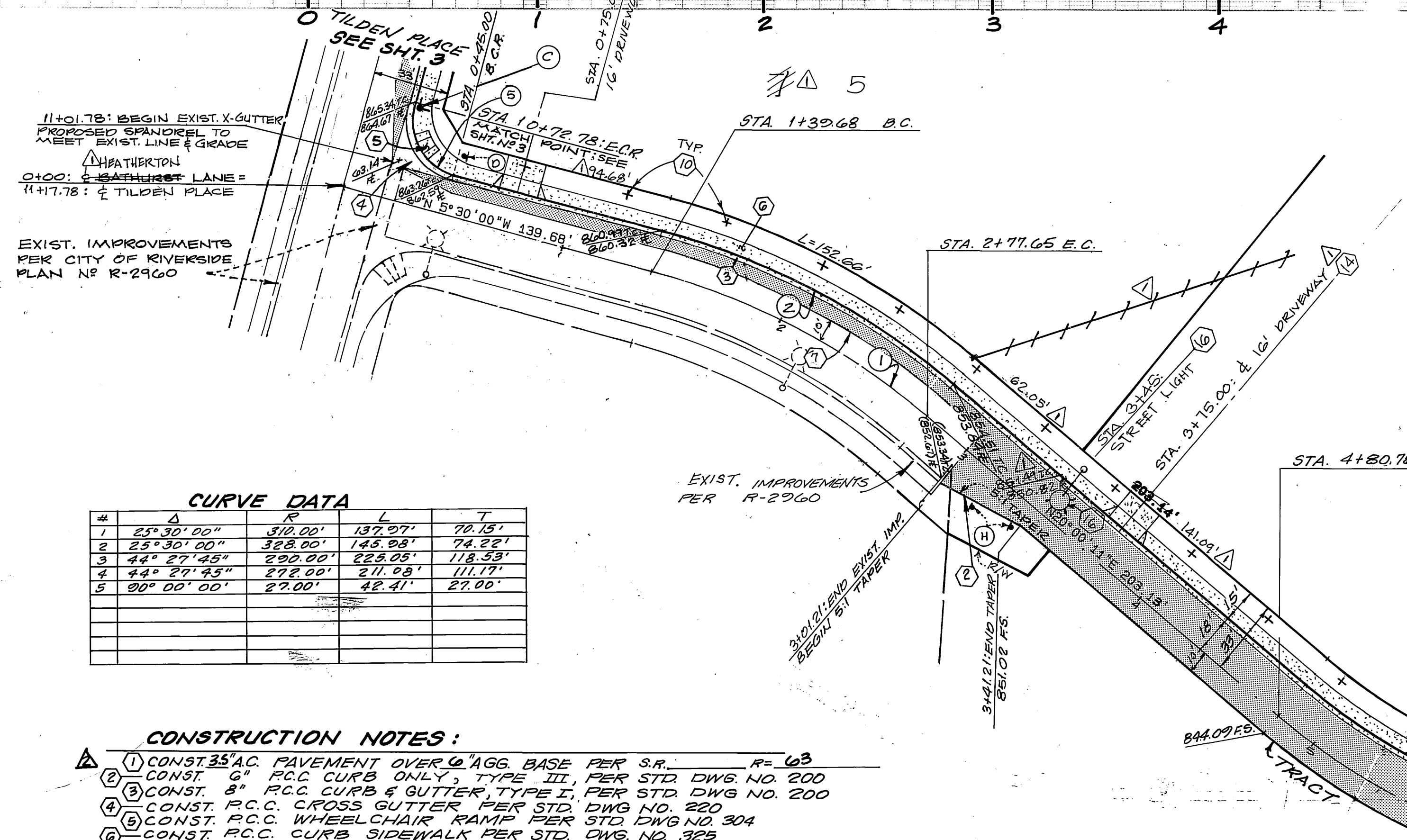
DATE: 1/25/07

STREET PLAN & PROFILE
 TRACT NO. 22421 27322A
TILDEN PLACE
 STA. 0+00.00 TO STA. 11+17.78
 SECT. 9, T.35, R.6W. OF RANCHO LA SIERRA
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

ACCOUNT NO. 87117
R-3000
 SHEET 3 OF 4



PROFILE SCALE
HORIZ. 1"=40'
VERT. 1"=8'



CURVE DATA				
Δ	R	L	T	
1	25° 30' 00"	510.00'	137.07'	70.13'
2	25° 30' 00"	329.00'	145.99'	74.22'
3	44° 27' 45"	290.00'	285.05'	118.53'
4	44° 27' 45"	272.00'	211.09'	111.17'
5	90° 00' 00"	27.00'	42.41'	27.00'

- CONSTRUCTION NOTES:**
- ① CONST. 35' A.C. PAVEMENT OVER 6" AGG. BASE PER S.R. R=63
 - ② CONST. 6" R.C.C. CURB ONLY, TYPE III, PER STD. DWG. NO. 200
 - ③ CONST. 8" R.C.C. CURB & GUTTER, TYPE I, PER STD. DWG. NO. 200
 - ④ CONST. P.C.C. CROSS GUTTER PER STD. DWG. NO. 220
 - ⑤ CONST. P.C.C. WHEELCHAIR RAMP PER STD. DWG. NO. 304
 - ⑥ CONST. P.C.C. CURB SIDEWALK PER STD. DWG. NO. 325
 - ⑦ REMOVE EXIST. 2" x 4" REDWOOD HEADER & FEATHER A.C. TO FORM A SMOOTH SECTION
 - ⑧ REMOVE EXIST. A.C. BERM
 - ⑨ INSTALL STREET TREES PER PARKS & RECREATION DEPT. STDS.
 - ⑩ INSTALL 6" A.C. BERM PER STD. NO. 260, TYPE I
 - ⑪ CONSTRUCT 16' DRIVEWAY PER STD. NO. 303 TYPE CURB-I (A=16', B=23')
 - ⑫ CONSTRUCT STREET LIGHT
 - ⑬ CONSTRUCT 4" A.C. PAVEMENT OVER 6" A.A. PER SR. R=63

HEATHERTON
BATHURST LANE

SCALE: 1"=40'

PREPARED BY:
SOUTHLAND ENGINEERING
2200 BUSINESS WAY, STE. 100
RIVERSIDE, CA 92501
(909) 788-8488
ALLEN R. MARTIN
R.C.E. 35463, EXP. 3/31/07

REVISIONS:
1. REVISE LOT LINES, ADD DRIVEWAY
2. ADD CONSTRUCTION NOTE, ADD TO ELEV.
3. REVISE TRACT NO., AND REVISE STREET NAMES, ADD STREET LIGHTS.
4. ADD 'R' VALUE - REVISE A.C. THICKNESS - ADD T.I. REVISIONS

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]*
PRINCIPAL ENGINEER
DATE: 10-31-07
TRAFFIC DIVISION
CHIEF P.W. ENGINEER
DATE: 1/25/08

STREET PLAN & PROFILE
HEATHERTON TRACT NO. 22421 27322
BATHURST LANE
STA. 0+00.00 TO STA. 11+23.00
SECT. 9, T.3S., R.6W. OF RANCHO LA SIERRA
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

ACCOUNT NO. 87117
R-3000
SHEET 4 OF 4