

STREET SIGN SCHEDULE

A	CORY COURT	8500
B	BLOOMFIELD ROAD	20,500
C	ISAIC LANE	8,500
D	BLOOMFIELD ROAD	20,700
E	ROSEMARY DRIVE	8,500
F	ERNEST LANE	8,500
G	ROSEMARY DRIVE	8,500
H	BAKAL DRIVE	20,900
I	ROSEMARY DRIVE	20,900
J	BLOOMFIELD ROAD	20,700
K	ROSEMARY DRIVE	8,500
L	YARROW LANE	20,800
M	ORANGE TERRACE PKWY.	20,700
N	BAKAL DRIVE	20,900
O	ROSEMARY DRIVE	8,300
P	BLOOMFIELD ROAD	20,700
Q	ROSEMARY DRIVE	8,500
R	RI (STOP SIGN) 30"	
S	W17 (STOP AHEAD)	

INSTALL PER CITY OF RIVERSIDE STANDARDS NO. 662A & 666

GENERAL NOTES

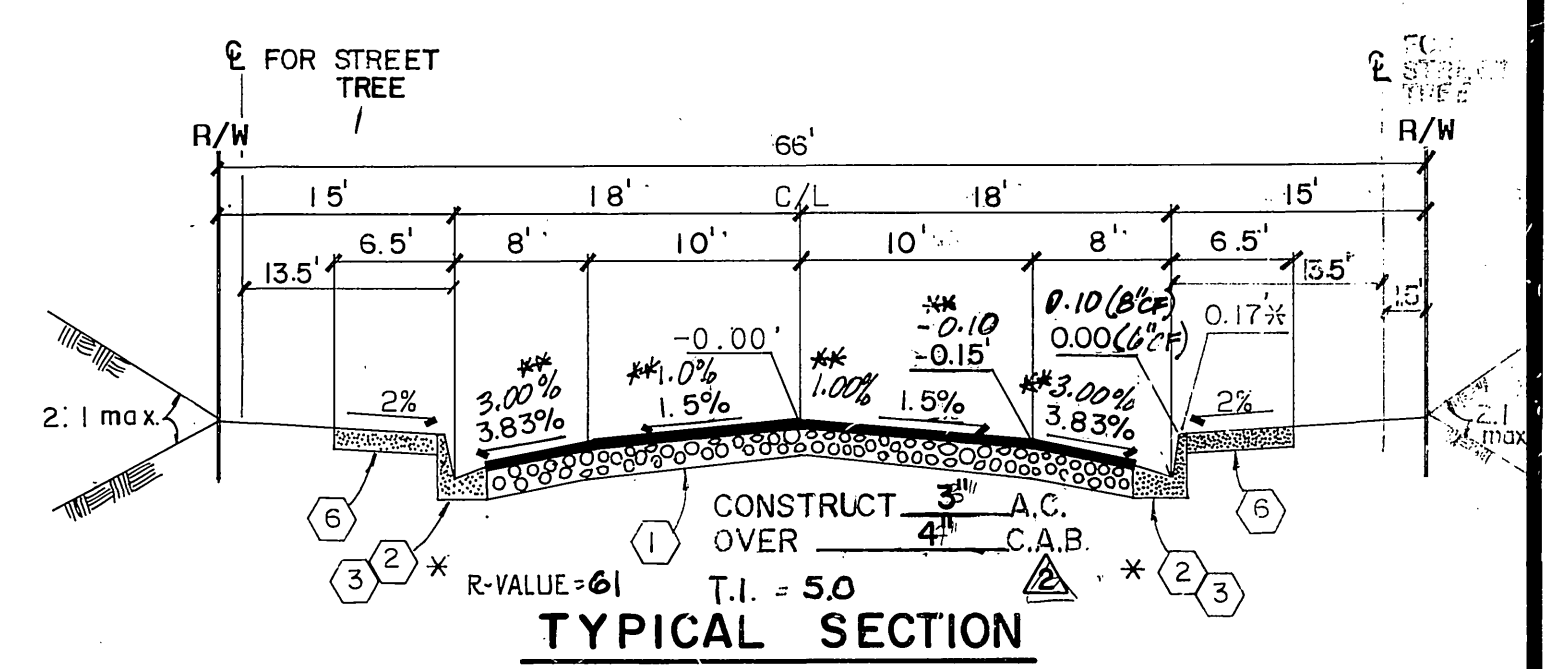
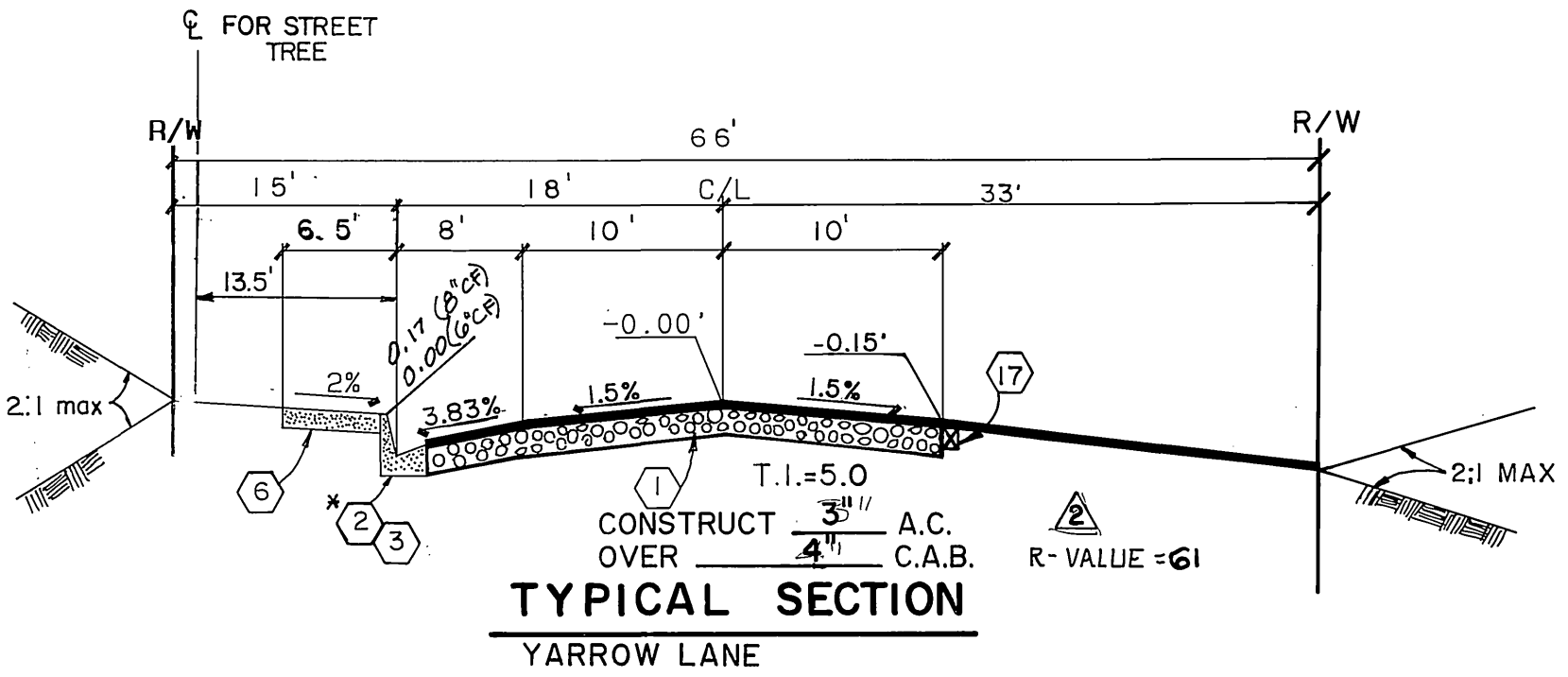
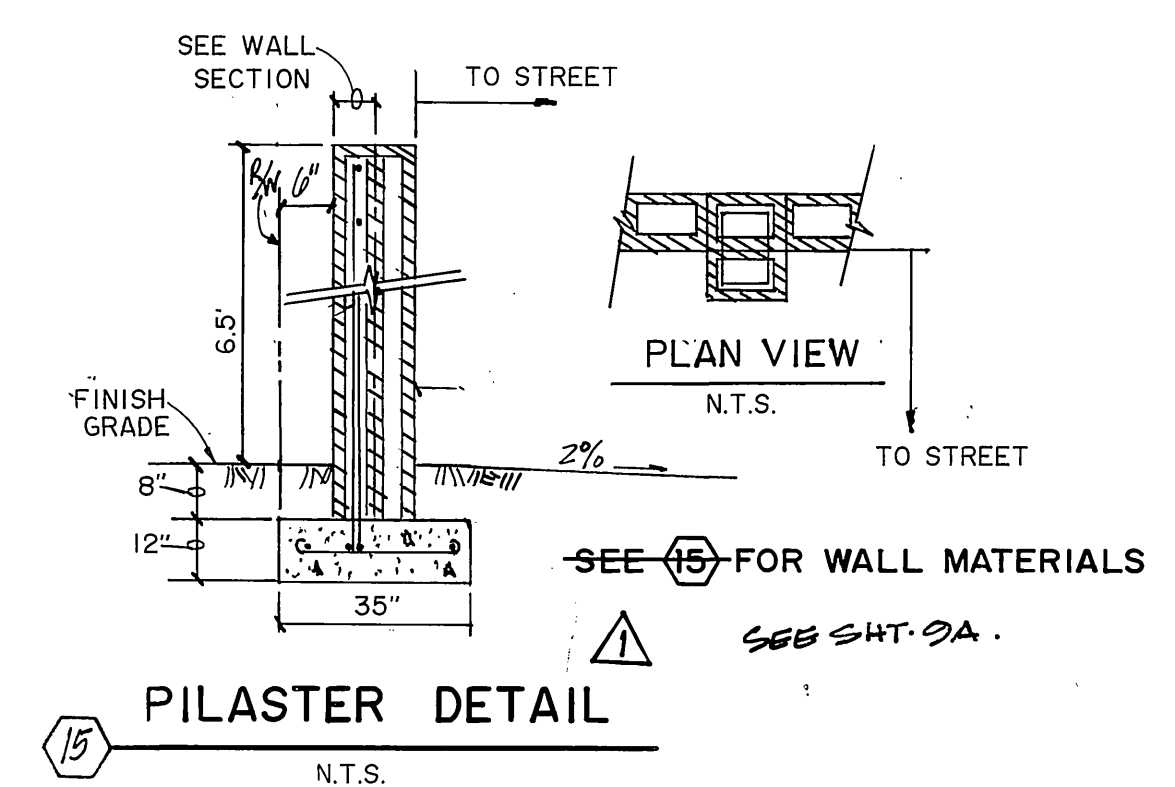
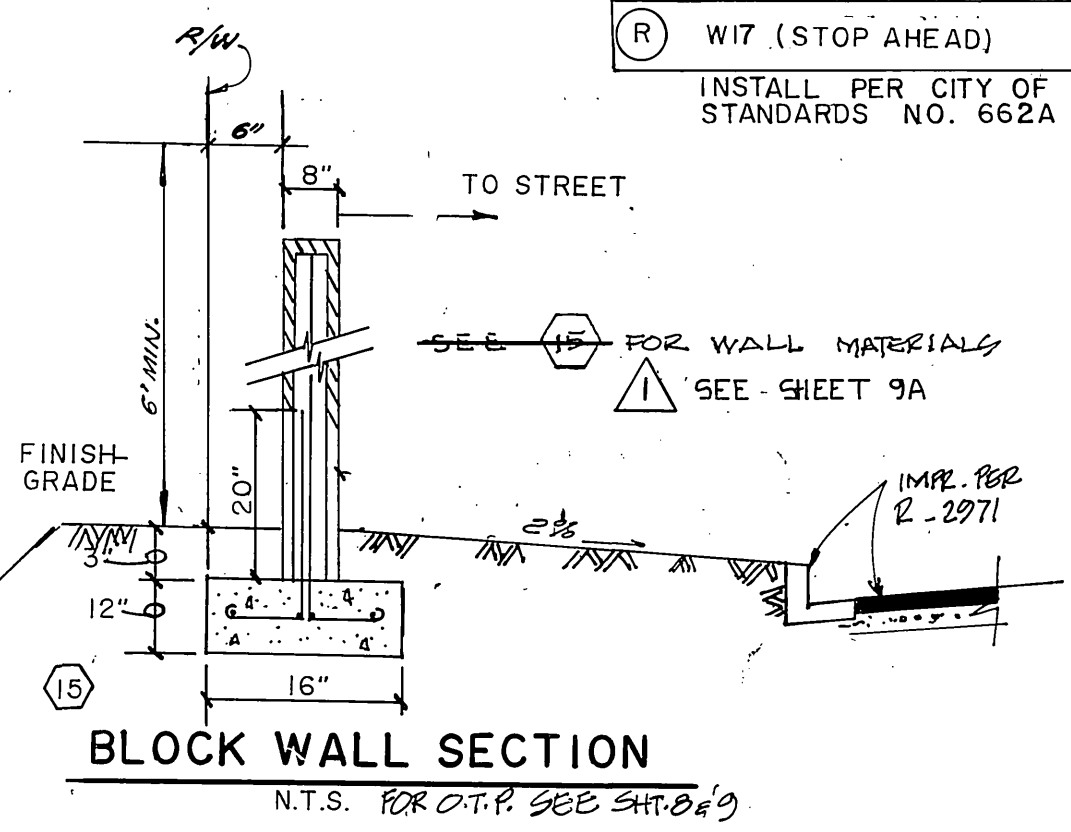
- It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of law as it affects each utility including irrigation lines and appurtenances and at no cost to the City.
- Construction shall be in accordance with the City of Riverside Dept. of Public Works, Standard Drawings, Std. Dwg. 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 paving as shown on plan and overlay paving as directed in the field to produce a smooth section.
- 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.
- The subdivider shall arrange for a soil test to be made by a soils engineer after the streets have been prepared to rough grade and prior to curb & gutter construction. Depth of base material and A.C. paving shall be determined by the City of Riverside design standards and text 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 revising the plans for approval by the City.
- The 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 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 issuance of the Construction Permit/Cut Sheets.
- All traffic signs shall be installed prior to opening the streets to traffic.
- See "Street Lighting Plans" for quantity and location of required street lights.

- Notice to contractor. The existence and location of any underground utility pipes or structures shown on these plans were obtained by a search of the available records. To the best of our knowledge there are no existing utilities except as shown on these plans. The contractor shall take precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.
- The developer is responsible for providing access paving. Should the developer and/or contractor decide to install the access paving prior to the City commencing its paving work, the developer shall coordinate his installation of access paving with the City inspector. Final course of paving in access area to be paid for by developer prior to the City commencing its paving operation. Developer will also install type "L" markers (Std. 665) at 20' on centers on outgoing taper.
- 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 engineer.
- 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 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/field acceptance (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).
- Street trees shall planted prior to occupancy.
- The developer shall maintain all plantings for minimum period of one year.
- A Public Works/Park & Recreation DEPT. 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.
- Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
- Street tree planting shall be as follows:

STREET NAME	Botanical Name/Common Name	SIZE	SPACING	#REQ
BLOOMFIELD ROAD	CINNAMOMUM CAMPHORA/CAMPHOR	15 GAL	45'	47
ROSEMARY DRIVE	CINNAMOMUM CAMPHORA/CAMPHOR	15 GAL	45' (4) SHT.3 (1) SHT.4	7
BAKAL DRIVE	LIQUIDAMBAR STYRACIFLUA/SWEET GUM	15 GAL	45'	12
YARROW LANE	YARROW LANE PODOCARPUS GRACILLOR FERN PINE	15 GAL	45' (18) SHT.5 (15) SHT.6	12
ERNEST LANE	PODOCARPUS GRACILLOR/FERN PINE	15 GAL	45'	8
CORY COURT	CUPANIOPSIS ANACARDIODES/CARROT WOOD	15 GAL	45'	7
ISAIC LANE	JACARANDA MIMOSAEPHOLIA/JACARANDA	15 GAL	45'	4
GELMAN DRIVE	PISTACIA CHINENSIS/CHINESE PISTACHIO	15 GAL	45'	4

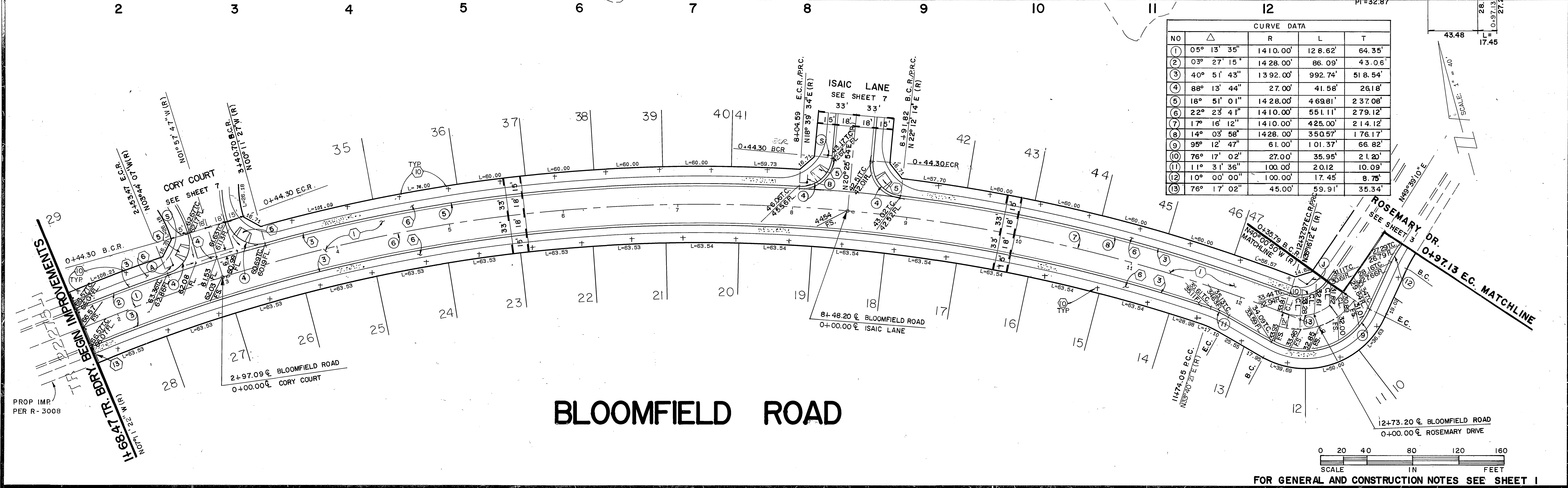
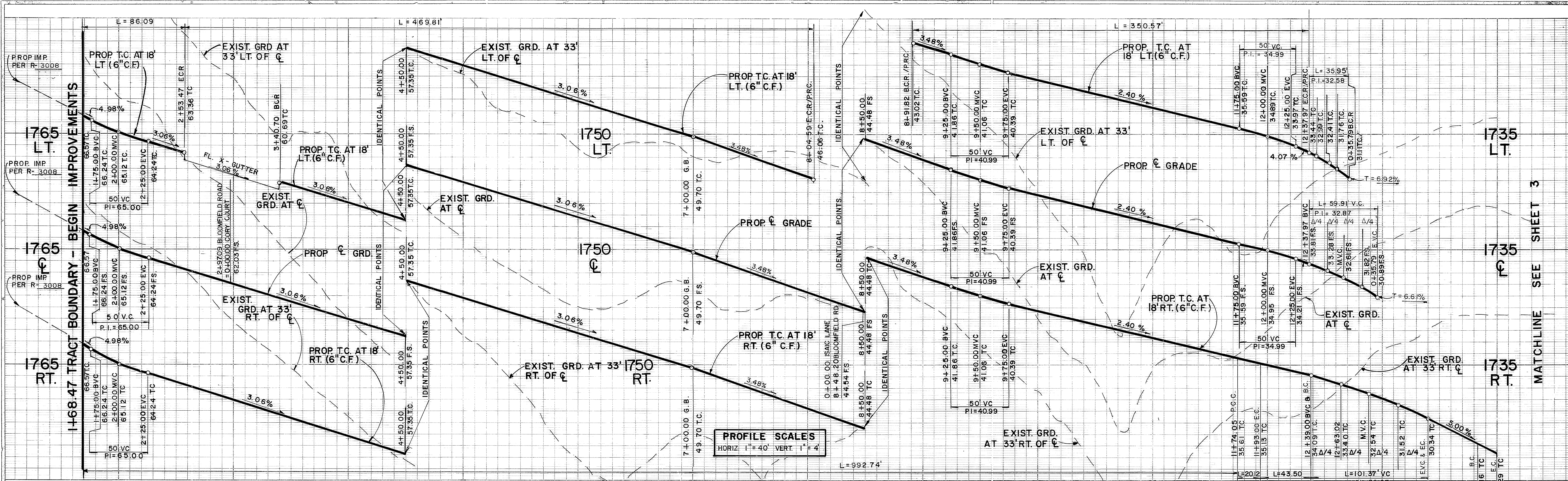
CONSTRUCTION NOTES:

- Place A.C. paving over aggregate base per typical section.
- CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200 TYPE I (8" CURB FACE).
- CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200 TYPE I (6" CURB FACE).
- CONSTRUCT PCC CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220.
- CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304.
- CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325.
- CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. DWG. NO. 180.
- REMOVE EXISTING BERM
- CONSTRUCT CATCHBASIN PER CITY OF RIVERSIDE STD. NO. 405 (AS SHOWN ON PLAN).
- PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPT
- PAINT 12" SOLID WHITE STOP BAR 8" STOP LEGEND.
- CONSTRUCT 6" AC. BERM PER CITY OF RIVERSIDE STD. NO. 250, TYPE I, TRAPEZOIDAL
- REMOVE EXISTING BARRICADE
- REMOVE CONCRETE HEADWALL.
- CONSTRUCT 6' HIGH BLOCK WALL PER CITY OF RIVERSIDE STD. NO. 704 AS FOLLOWS:
 - BLOCK COLOR/TYPE: GRAY OR CO MEDIUM WEIGHT OR EQUIV. SPLIT FACE
 - BLOCK SIZE: 8" x 8" x 16"
 - CAP COLOR/TYPE: GRAY PRECISION
 - CAP SIZE: 2" x 8" x 16"
 - MORTAR COLOR: GRAY
 - OTHER: SPECIFY THE PILASTERS FOR GRAY (OR CO MEDIUM WT OR EQUIV.) VERTICAL SCORED SPLIT FACE BLOCK CAPPED WITH GRAY PRECISION
 - BLOCK DIMENSIONED 2" x 8" x 16" PILASTERS ARE TO BE LOCATED AT THE CORNER OF EACH LOT WITH AT LEAST ONE PILASTER IN BETWEEN. INSPECTION & PERMIT REQUIRED FROM PUBLIC WORKS ENG. DIV.
- CONSTRUCT 20' LONG x 2' WIDE x 2 1/2" THICK A.C. DRAINAGE APRONS.
- CONSTRUCT 2" x 4" REDWOOD HEADER.



BLOOMFIELD ROAD
 BAKAL DRIVE* RIGHT SIDE STA. 13+20.82 TO STA. 15+31.01
 ERNEST LANE
 CORY COURT
 ISAIC LANE
 * GELMAN DRIVE 8" C.M. ALONG ROSEMARY
 ** ROSEMARY DRIVE LT. SIDE STA. 10+36.64 TO STA. 13+59.85
 RT. SIDE STA. 10+00.00 TO STA. 13+64.37

<p>Underground Service Alert</p> <p>Call: TOLL FREE 1-800-422-4133</p> <p>TWO WORKING DAYS BEFORE YOU DIG</p>	<p>PRIVATE ENGINEERING NOTE</p> <p>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.</p>	<p>PREPARED UNDER THE DIRECTION OF: <i>J.F. Davidson</i> REGISTERED CIVIL ENGINEER NO. 17250 EXPIRATION DATE: 6-30-89 DATE: 6/2/88</p>	<p>J.F. Davidson Associates, Inc. ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE</p> <p>3880 Lemon Street, Suite 300 Riverside, CA 92502 (714) 886-0844 FAX 714-886-9584</p> <p>11200 S. Mt. Vernon Ave., Suite "D" Colton, CA 92324 (919) 246-6891 FAX 919-349-0529</p> <p>73080 El Paseo, Suite 106 Palm Desert, CA 92260 (818) 346-6891 FAX 818-346-6891</p>	<p>CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS</p> <p>APPROVED BY: <i>[Signature]</i> DATE: 4-5-89 PRINCIPAL ENGINEER APPROVED BY: <i>[Signature]</i> DATE: 4-7-89 DIRECTOR OF PUBLIC WORKS</p>	<p>TR2275-2 STREET PLAN & PROFILE TITLE SHEET</p> <p>FOR: S.I.C.</p>	<p>PROJECT NO. R-3009 SHEET 1 OF 9 FILE NO.: 8710243 (M)</p>

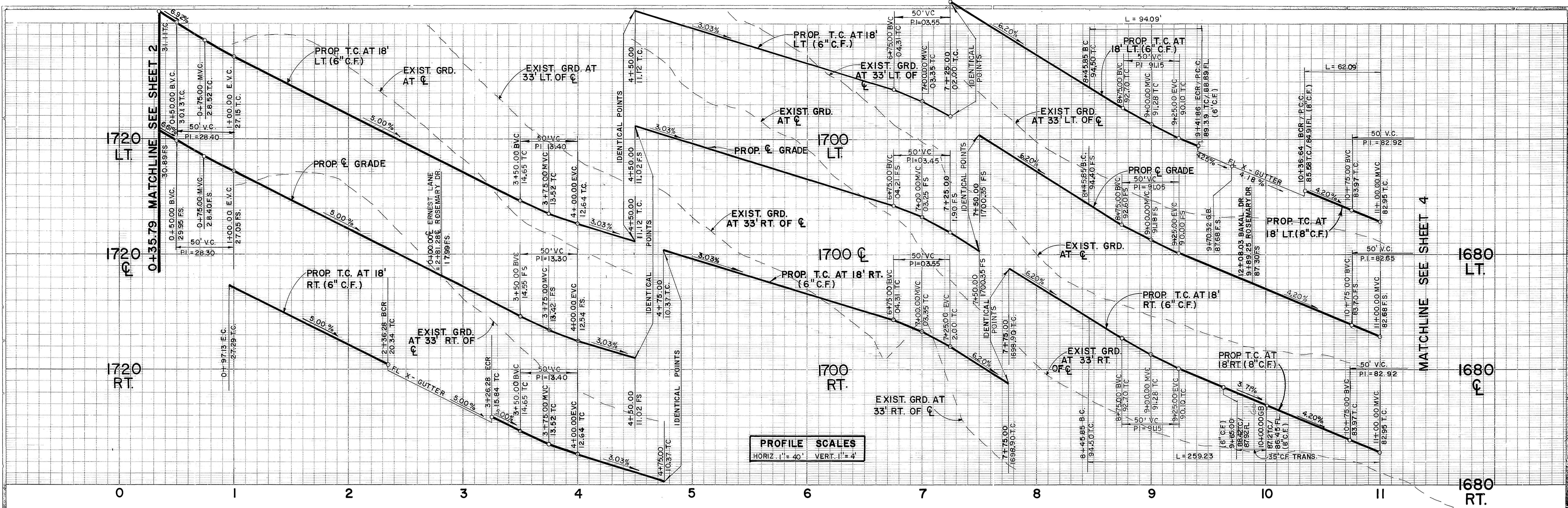


BLOOMFIELD ROAD

FOR GENERAL AND CONSTRUCTION NOTES SEE SHEET 1

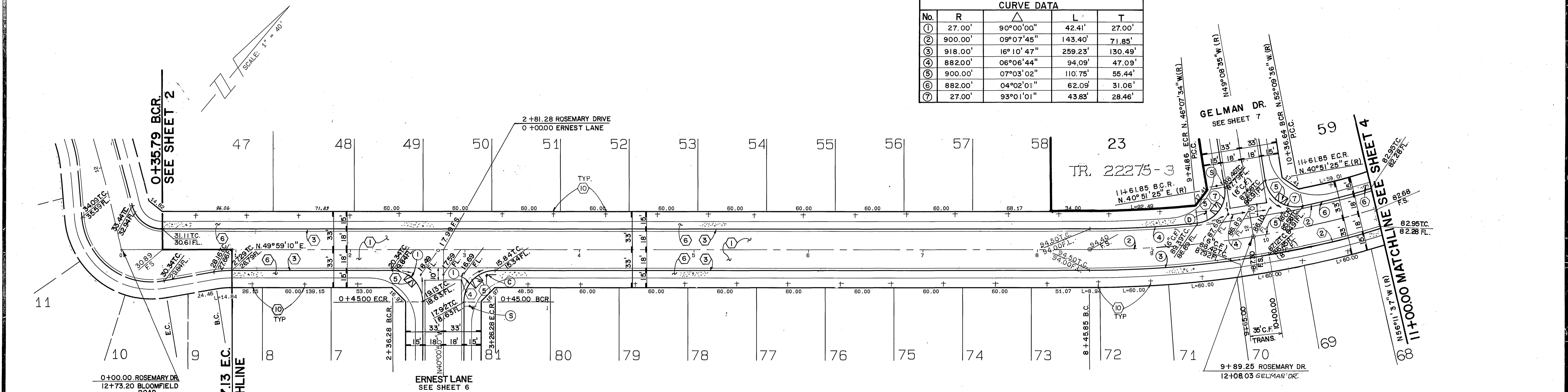
Underground Service Alert Call: TOLL FREE 1-800-422-4133 <small>TWO WORKING DAYS BEFORE YOU DIG</small>	PRIVATE ENGINEERING NOTE <small>CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE 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.</small>	PREPARED UNDER THE DIRECTION OF: REGISTERED CIVIL ENGINEER NO. 17550 EXPIRATION DATE: 5-30-89 DATE: 6/2/88 APPROVED BY:	 J.F. Davidson Associates, Inc. <small>ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE</small> 3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 688-0944 FAX 714-686-5954 11200 S. Mt. Vernon Ave., Suite "D" Colton, CA 92324 (714) 825-1082 73-080 El Paseo, Suite 106 Palm Desert, CA 92260 (619) 346-5891 FAX 619-346-0259	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.W. ENGR.	TR22275-2 STREET PLAN & PROFILE BLOOMFIELD ROAD FOR: S.I.C.	PROJECT NO. R - 3009 SHEET 2 OF 9 FILE NO.: 8710243 (M)

INDEXED 4-14-89 JFL

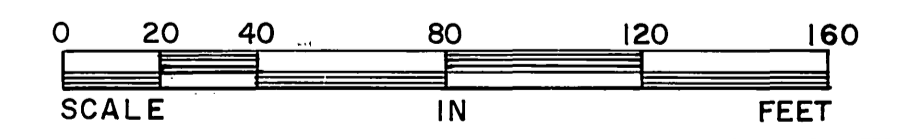


PROFILE SCALES
 HORIZ. 1" = 40' VERT. 1" = 4'

No.	R	Δ	L	T
①	27.00'	90°00'00"	42.41'	27.00'
②	900.00'	09°07'45"	143.40'	71.85'
③	918.00'	16°10'47"	259.23'	130.49'
④	882.00'	06°06'44"	94.09'	47.09'
⑤	900.00'	07°03'02"	110.75'	55.44'
⑥	882.00'	04°02'01"	62.09'	31.06'
⑦	27.00'	93°01'01"	43.83'	28.46'



ROSEMARY DRIVE



FOR GENERAL AND CONSTRUCTION NOTES SEE SHEET 1

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 TWO WORKING DAYS BEFORE YOU DIG

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REGISTERED PROFESSIONAL ENGINEER
 JOHN W. CARRETT
 No. 17550
 CIVIL
 STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
John W. Carrett
 REGISTERED CIVIL ENGINEER No. 17550
 EXPIRATION DATE: 6-30-89 DATE: 4/2/88
 APPROVED BY:

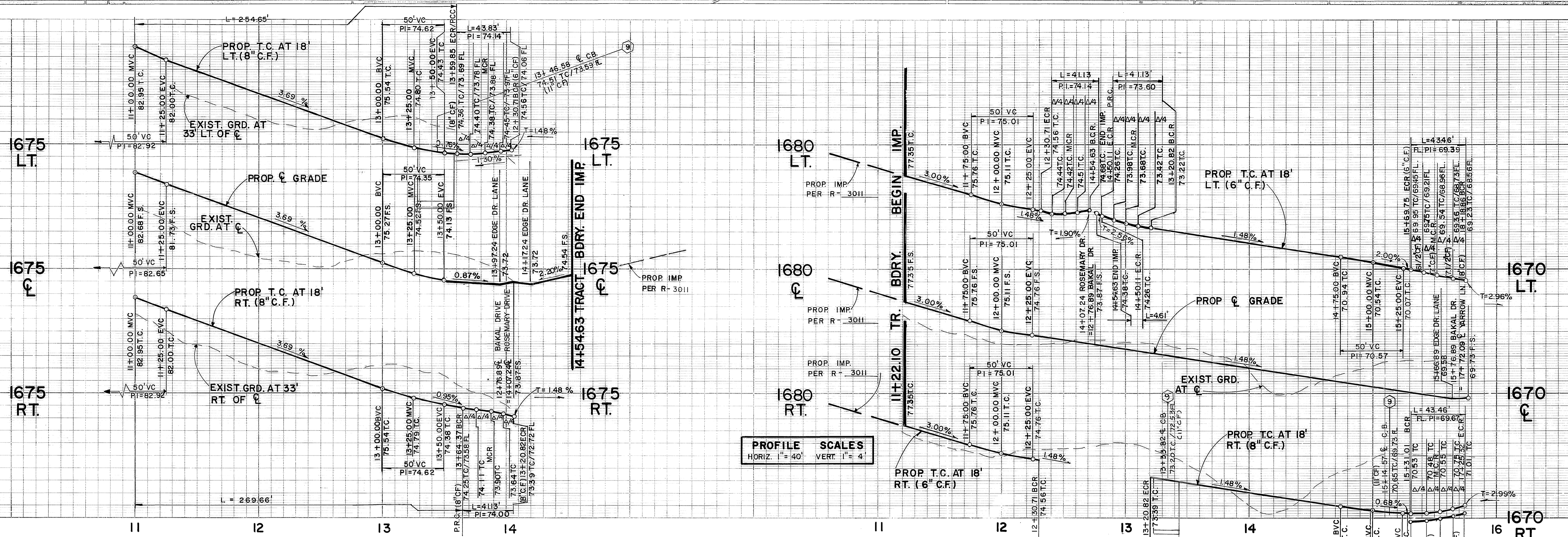
J.F. Davidson Associates, Inc.
 ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
 3880 Lemon Street, Suite 300 P.O. Box 483
 Riverside, CA 92502 (714) 955-0854 FAX 714-685-5954
 11200 S. Mt. Vernon Ave., Suite "D" Palm Desert, CA 92260 (714) 825-1082
 73-090 El Paseo, Suite 106 Palm Desert, CA 92260 (619) 348-5981 FAX 619-340-0529

SCALE: AS SHOWN BENCH MARK: V.B. 10-64 ELEV. 1700.670 DATE: 1971
 BRASS DISK FLUSH & MARKED V.B. 10-64, 0.5 MI. E. OF VAN BUREN BLVD. FROM CL INT. OF VAN BUREN & 4000 RD. 205' N. OF VAN BUREN & THE N.E. SIDE OF GRANITE BOULDER, ON TOP OF 3'x15'x18' BOULDER.
 DATE: MAR 1988

DESIGNED BY: LRS DRAWN BY: D.M. CHECKED BY: LRS
 REVISIONS: APPR. DATE: PREP.

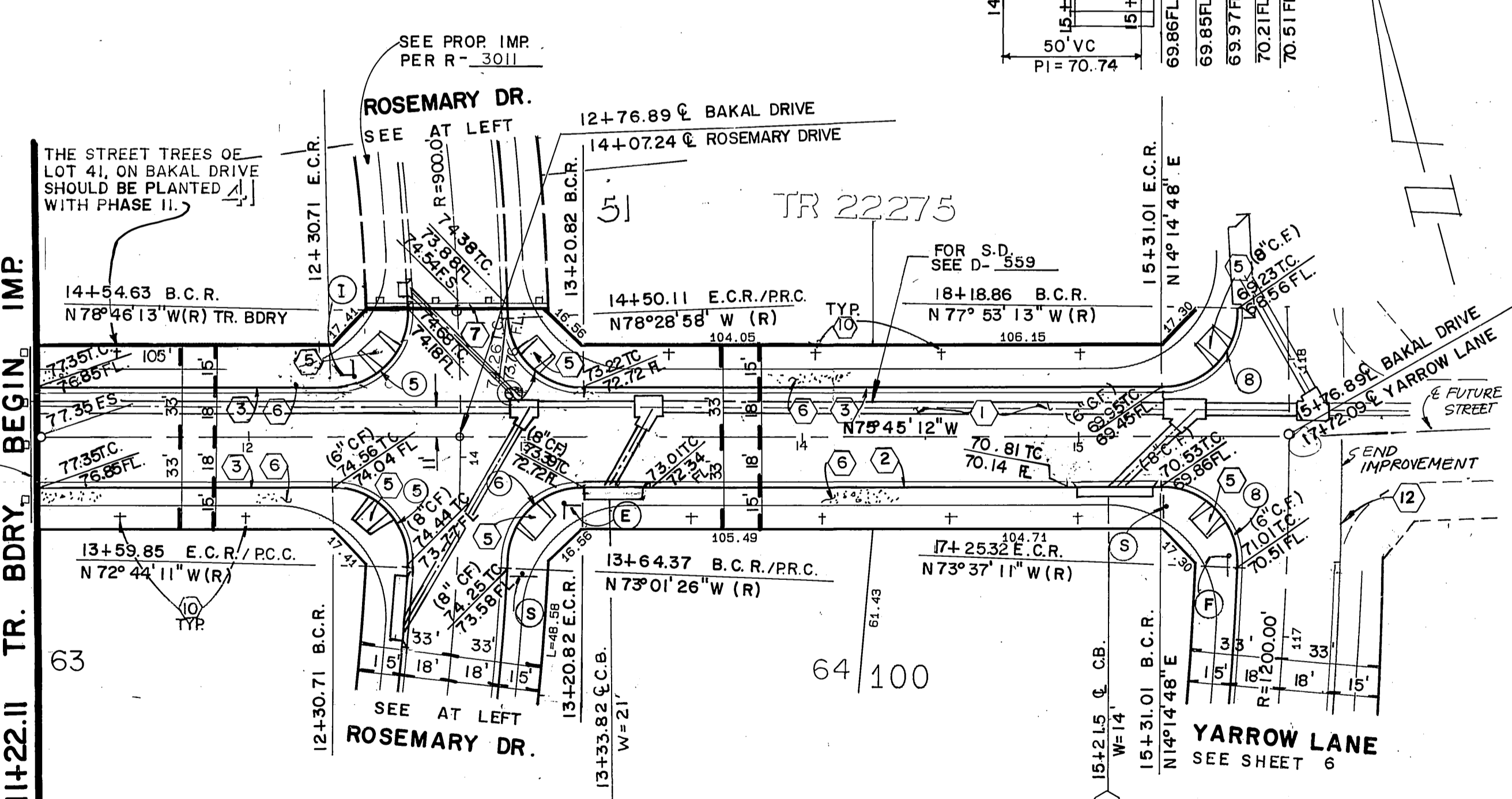
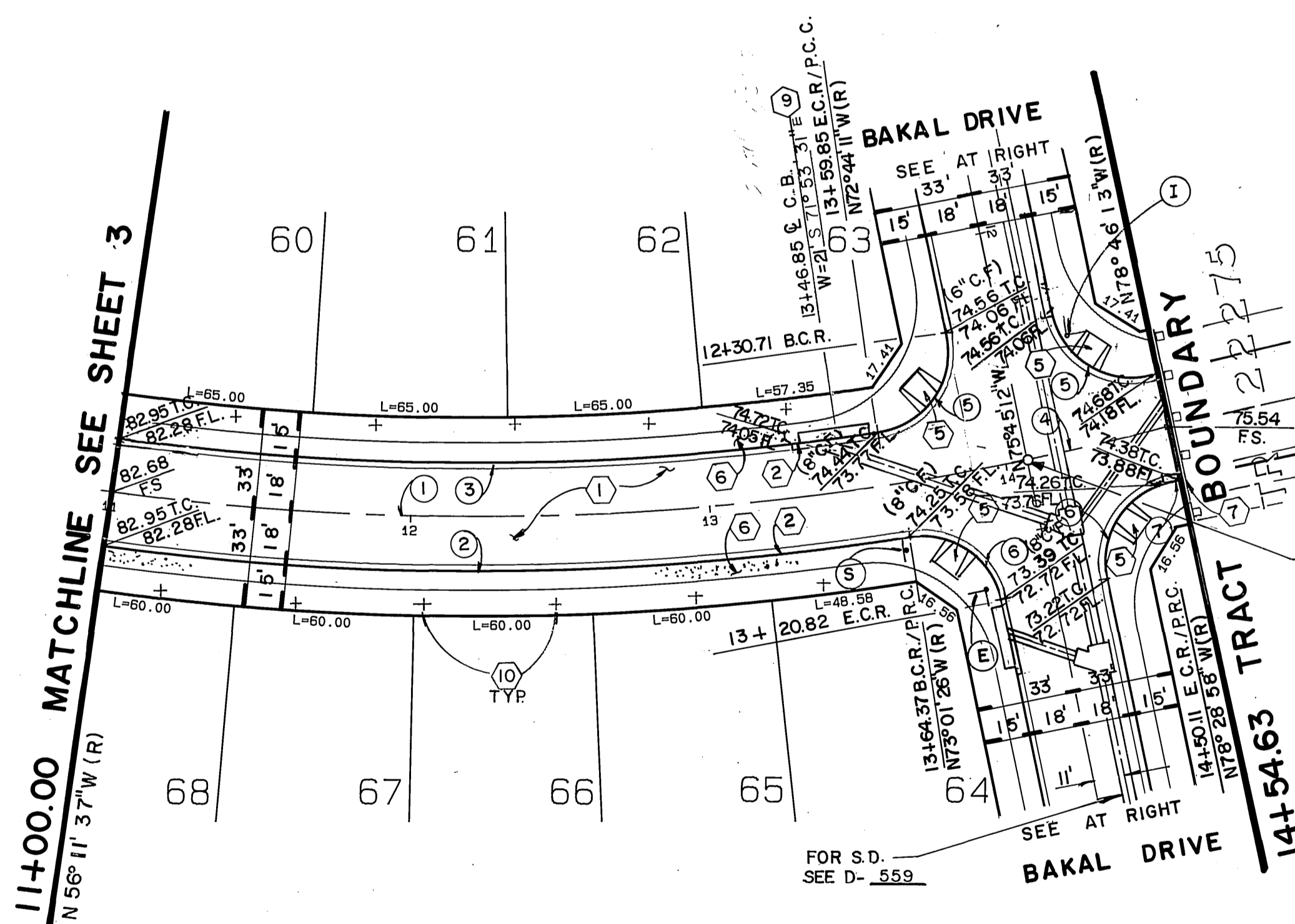
CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: [Signature] DATE: 4-5-89
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF P.W. ENGR.
 APPROVED BY: [Signature] DATE: 4/7/89
 DIRECTOR OF PUBLIC WORKS

PROJECT NO. TR22275-2
 STREET PLAN & PROFILE
ROSEMARY DRIVE
 FOR: S.I.C.
 PROJECT NO. R-3009
 SHEET 3 OF 9
 FILE NO.: 8710243 (M)
 INDEXED 4-14-89



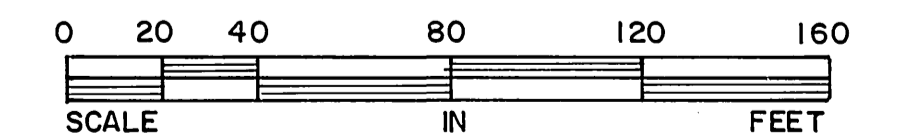
PROFILE SCALES
 HORIZ. 1" = 40'
 VERT. 1" = 4'

CURVE DATA					
NO.	ANGLE	R	L	T	T
1	19° 33' 35"	900.00'	307.24'	155.13'	
2	16° 49' 49"	918.00'	269.66'	135.81'	
3	16° 32' 34"	882.00'	254.65'	128.22'	
4	03° 01' 01"	900.00'	47.39'	23.70'	
5	93° 01' 01"	27.00'	43.83'	28.46'	
6	87° 16' 14"	27.00'	41.13'	25.74'	
7	00° 17' 15"	918.00'	4.61'	2.30'	
8	92° 13' 58"	27.00'	43.46'	28.07'	



ROSEMARY DRIVE

BAKAL DRIVE



FOR GENERAL AND CONSTRUCTION NOTES SEE SHEET 1

Underground Service Alert
 Call: TOLL FREE
 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG.

PRIVATE ENGINEERING NOTE
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REGISTERED PROFESSIONAL ENGINEER
 No. 17550
 E. J. Davidson
 CIVIL
 STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF
J. Davidson
 REGISTERED CIVIL ENGINEER NO. 17550
 EXPIRATION DATE: 6-30-89 DATE: 4/2/88
 APPROVED BY:
 DATE: MAR 1988

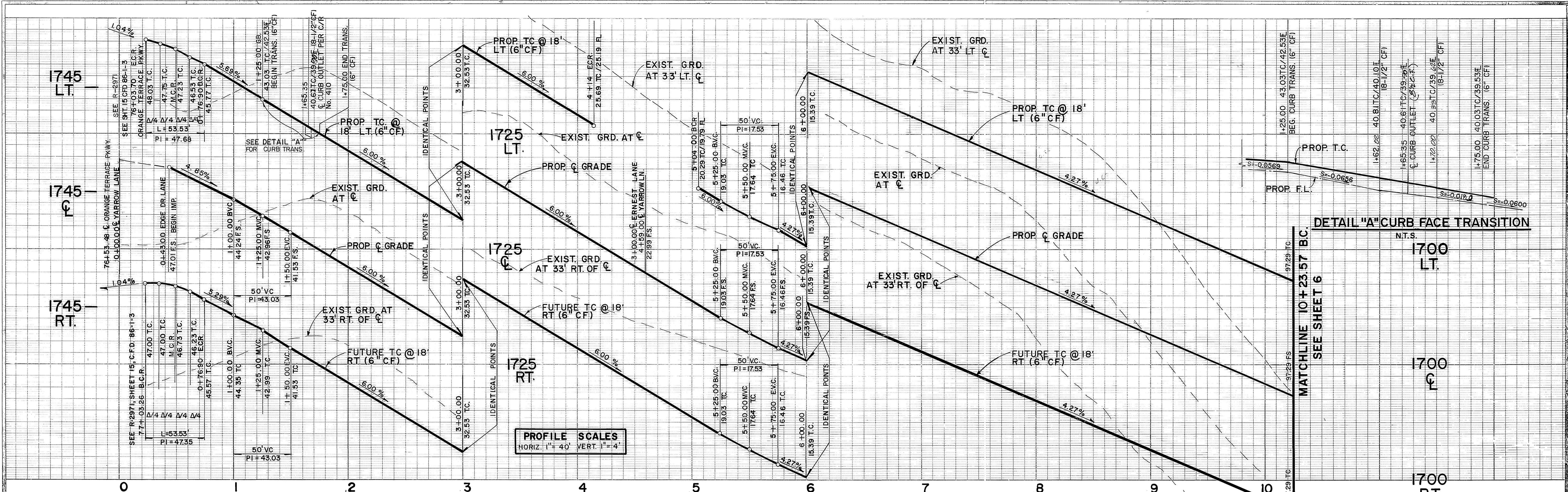
J.F. Davidson Associates, Inc.
 ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
 3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 686-0844 FAX 714-686-0954
 11200 S. M. Vernon Ave., Suite "D" Colton, CA 92324 (714) 825-1082
 73080 El Paseo, Suite 106 Palm Desert, CA 92260 (818) 348-9691 FAX 818-340-9229

SCALE: 1" = 40'
 BENCH MARK: BRASS O.I.S.K. FLIGHT & MARKED V.B. 10-64, 0.6 W. E. ON VAN BUREN BLVD. FROM CL. INT. OF VAN BUREN & WOOD RD. 205' N. OF VAN BUREN @ THE N.E. SIDE OF GRANITE BOULDER, ON TOP OF 3'x15'x18" BOULDER.
 DATE: MAR 1988

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *[Signature]* DATE: 4/1/89
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF P. W. ENGR.

TR22275-2
 STREET PLAN & PROFILE
 BAKAL DRIVE
 ROSEMARY DRIVE
 PROJECT NO. R-3009
 SHEET 4 OF 9
 FILE NO. 8710243 (M)
 FOR S. I. C.

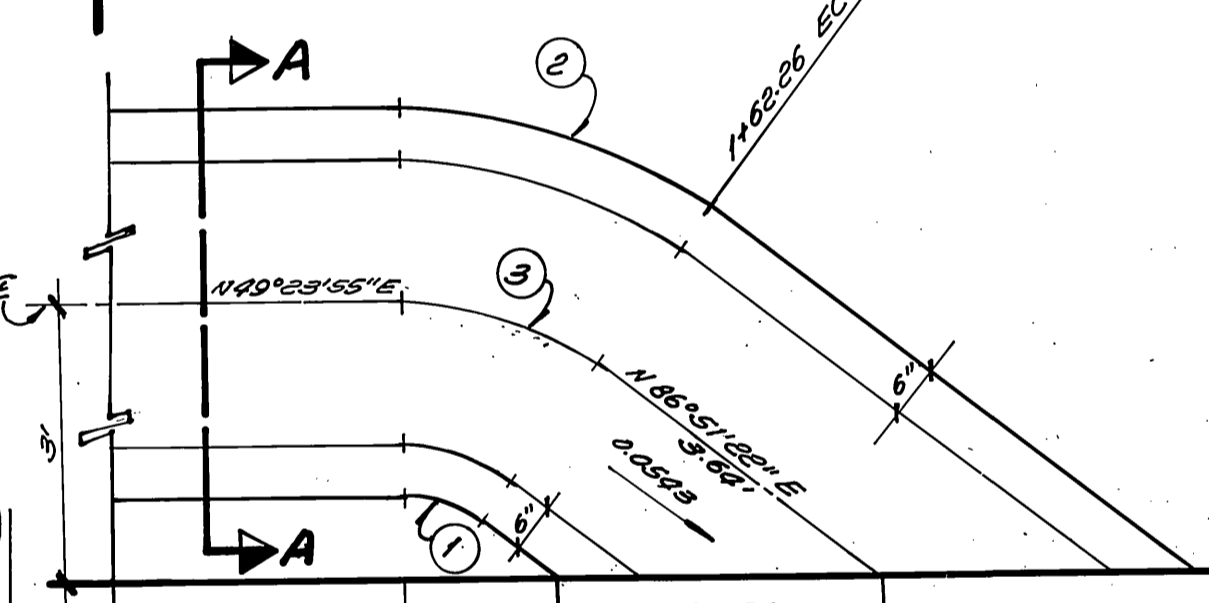
INDEXED 4-14-89



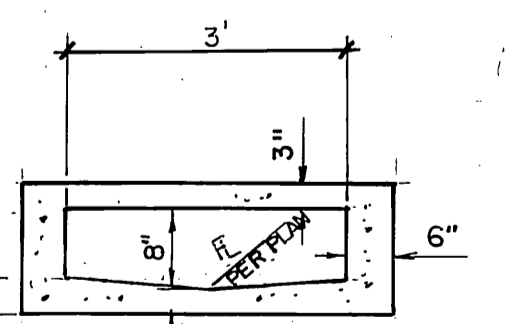
PROFILE SCALES
 HORIZ. 1" = 40' VERT. 1" = 4'

CURVE DATA			
No.	Δ	R	T
①	90°00'00"	27.00'	27.00'
②	87°37'24"	35.00'	33.58'

DETAIL "A" CURB FACE TRANSITION
 N.T.S.

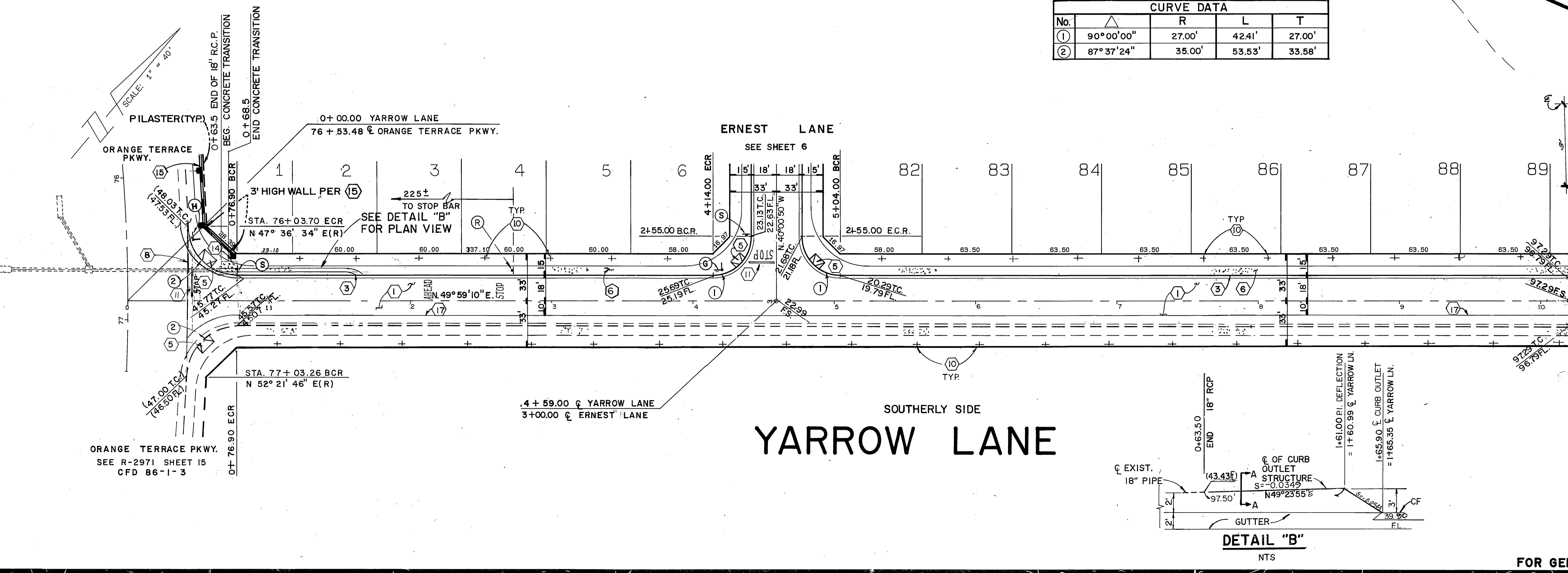


CURVE DATA			
Δ	R	L	T
①	37°27'27"	2.00'	0.68'
②	37°27'27"	6.00'	2.03'
③	37°27'27"	4.00'	1.36'

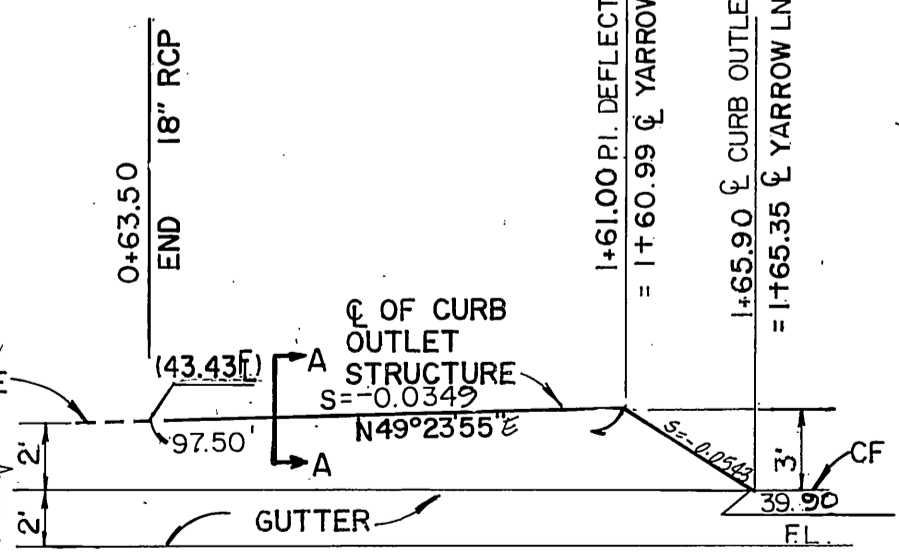


SCALE 0 20 40 80 120 160
 IN FEET

FOR GENERAL AND CONSTRUCTION NOTES SEE SHEET 1



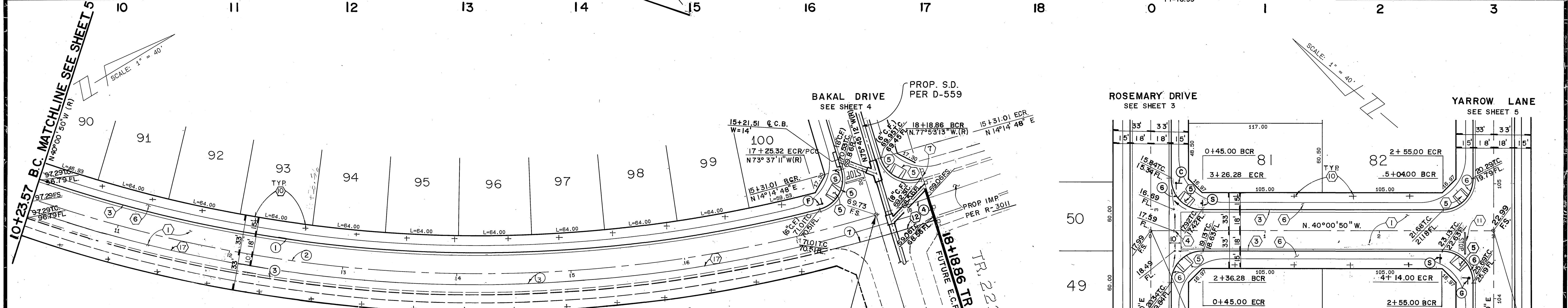
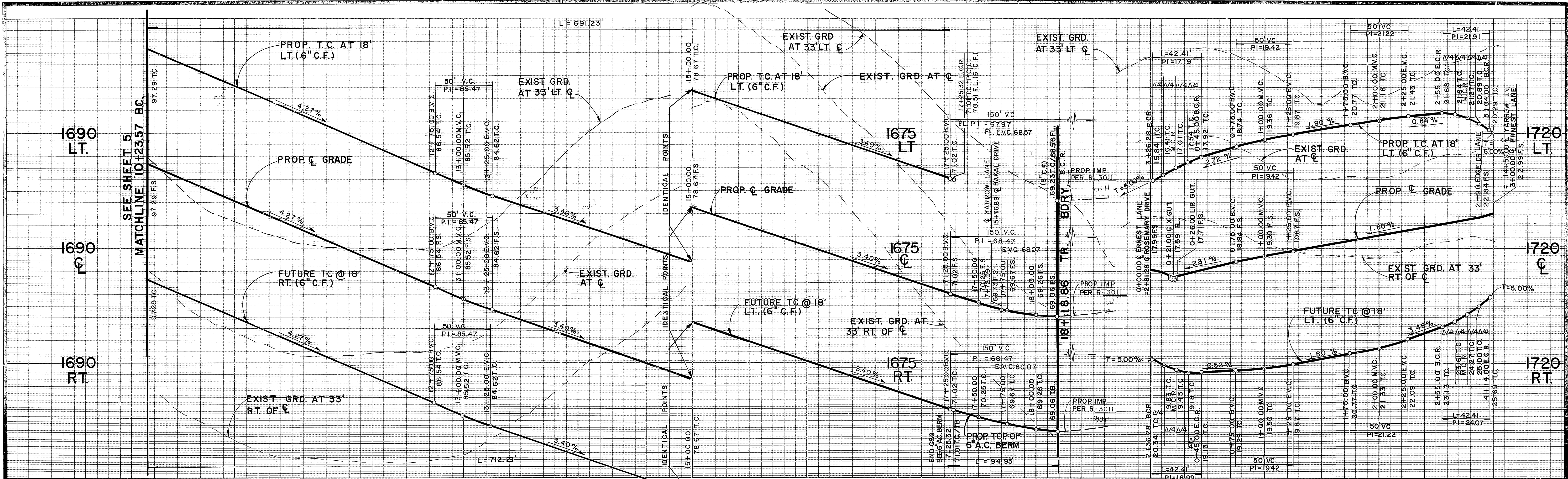
DETAIL "B"
 N.T.S.



Underground Service Alert Call: TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG	PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES...	 PREPARED UNDER THE DIRECTION OF: J.F. Davidson REGISTERED CIVIL ENGINEER NO. 17550 EXPIRATION DATE: 6-30-89 DATE: 6/2/88 APPROVED BY:	 J.F. Davidson Associates, Inc. ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE 3880 Lemon Street, Suite 300 11200 S. Mt. Vernon Ave., Suite "D" 73-080 El Paseo, Suite 108 P.O. Box 493 Colton, CA 92324 Palm Desert, CA 92260 Riverside, CA 92502 (714) 825-1082 (619) 346-0691 714 686-0864 FAX 714 686-5554 FAX 619-340-0529	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: <i>[Signature]</i> DATE: 4-5-89 PARK DEPARTMENT: <i>[Signature]</i> DATE: 3-25-89 TRAFFIC DIVISION: <i>[Signature]</i> DATE: 4-7-89 CHIEF P.W. ENGR. DATE: 4-7-89 PLANNING: <i>[Signature]</i> DATE: 3-27-89	TR22275-2 STREET PLAN & PROFILE YARROW LANE PROJECT NO. R - 3009 SHEET 5 OF 9 FILE NO.: 8710243 (M)

INDEXED 4-14-89 JH

PC-2646

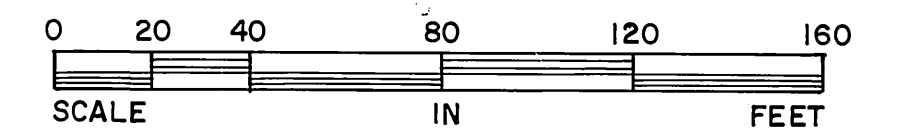


CURVE DATA				
No.	R	Δ	L	T
①	1182.00'	33°30'24"	691.23'	355.82'
②	1200.00'	35°44'22"	748.52'	386.89'
③	1210.00'	37°58'20"	801.92'	393.66'
④	1200.00'	02°13'58"	46.77'	23.38'
⑤	27.00'	92°13'58"	43.46'	28.07'
⑥	27.00'	90°00'00"	42.41'	27.00'

SOUTHERLY SIDE
YARROW LANE

17+72.09 YARROW LN.
15+76.89 BAKAL DRIVE

ERNEST LANE



FOR GENERAL AND CONSTRUCTION NOTES SEE SHEET 1

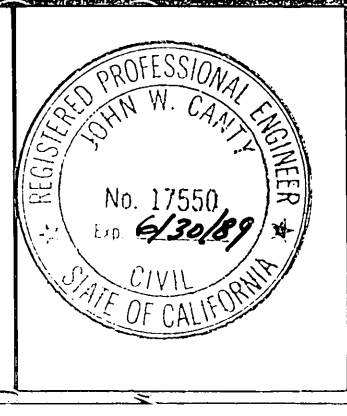
Underground Service Alert

Call: TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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.



PREPARED UNDER THE DIRECTION OF:
John W. Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-89 DATE: *4/1/89*

APPROVED BY:

J.F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 686-0844 FAX 714-686-9554

11200 S. Mt. Vernon Ave., Suite "D" Colton, CA 92324 (714) 825-1082 FAX 919-340-0529

73-080 El Paseo, Suite 106 Palm Desert, CA 92260 (619) 348-5691 FAX 619-340-0529

SCALE: AS SHOWN BENCH MARK: V.B. 10-54 ELEV. 4700.670 DATE: 1971
ON VAN BUREN BLVD. FROM CL INT. OF VAN BUREN & MOJO RD. 500' N. OF VAN BUREN & THE N.E. CORNER OF GRANITE BOULDER, ON TOP OF 3'x18'x18' BOULDER.

DESIGNED BY: LRS DRAWN BY: D.M. CHECKED BY: LRS

APPROVED BY: *[Signature]* DATE: 4/1/89

APPROVED BY: *[Signature]* DATE: 4/1/89

DATE: 4/1/89

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: 4/1/89

APPROVED BY: *[Signature]* DATE: 4/1/89

PROJECT NO. **TR22275-2**

STREET PLAN & PROFILE

YARROW LANE
ERNEST LANE

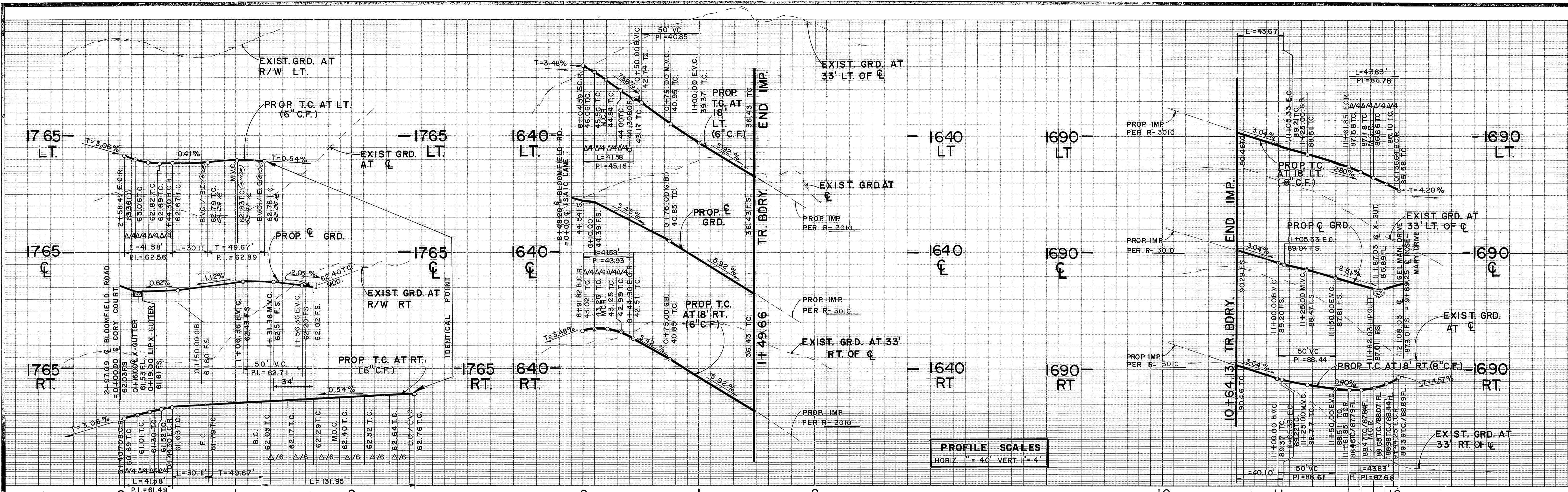
SHEET **6** OF **9**

PROJECT NO. **R - 3009**

FILE NO.: 8710243 (M)

INDEXED 4-14-89 JH

P.C. 2646

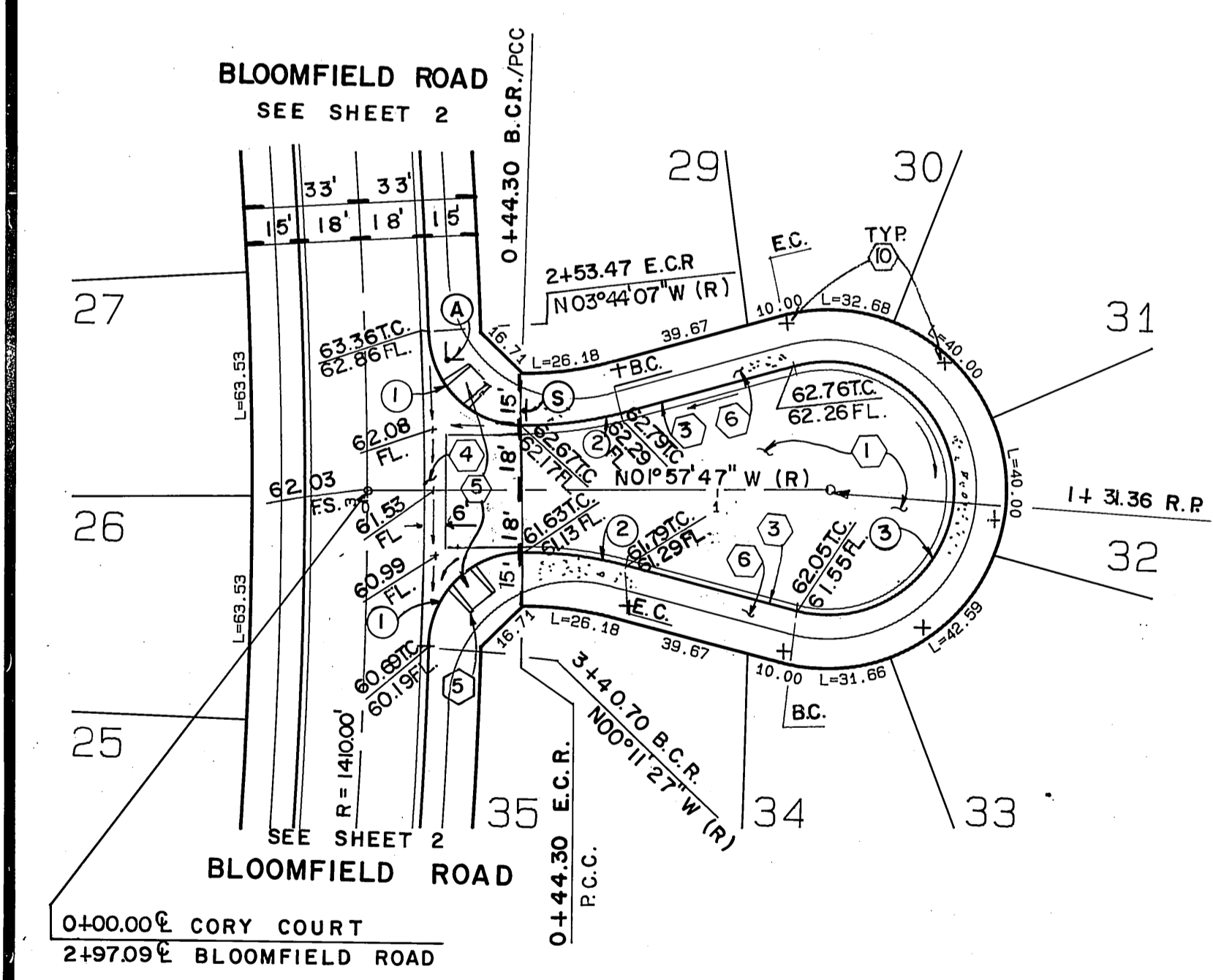


PROFILE SCALES
HORIZ. 1" = 40' VERT. 1" = 4'

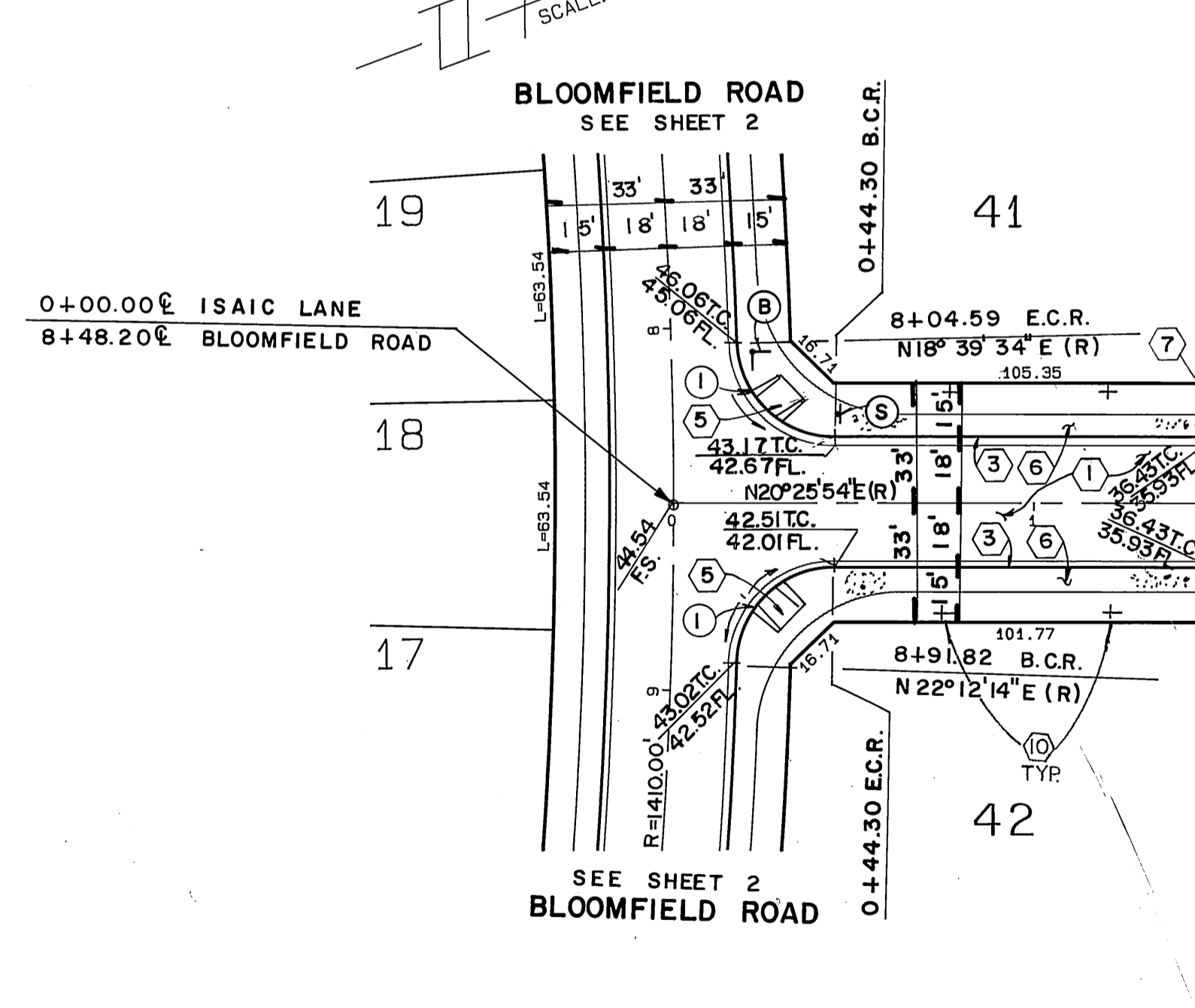
SCALE: 1" = 40'

SCALE: 1" = 40'

SCALE: 1" = 40'

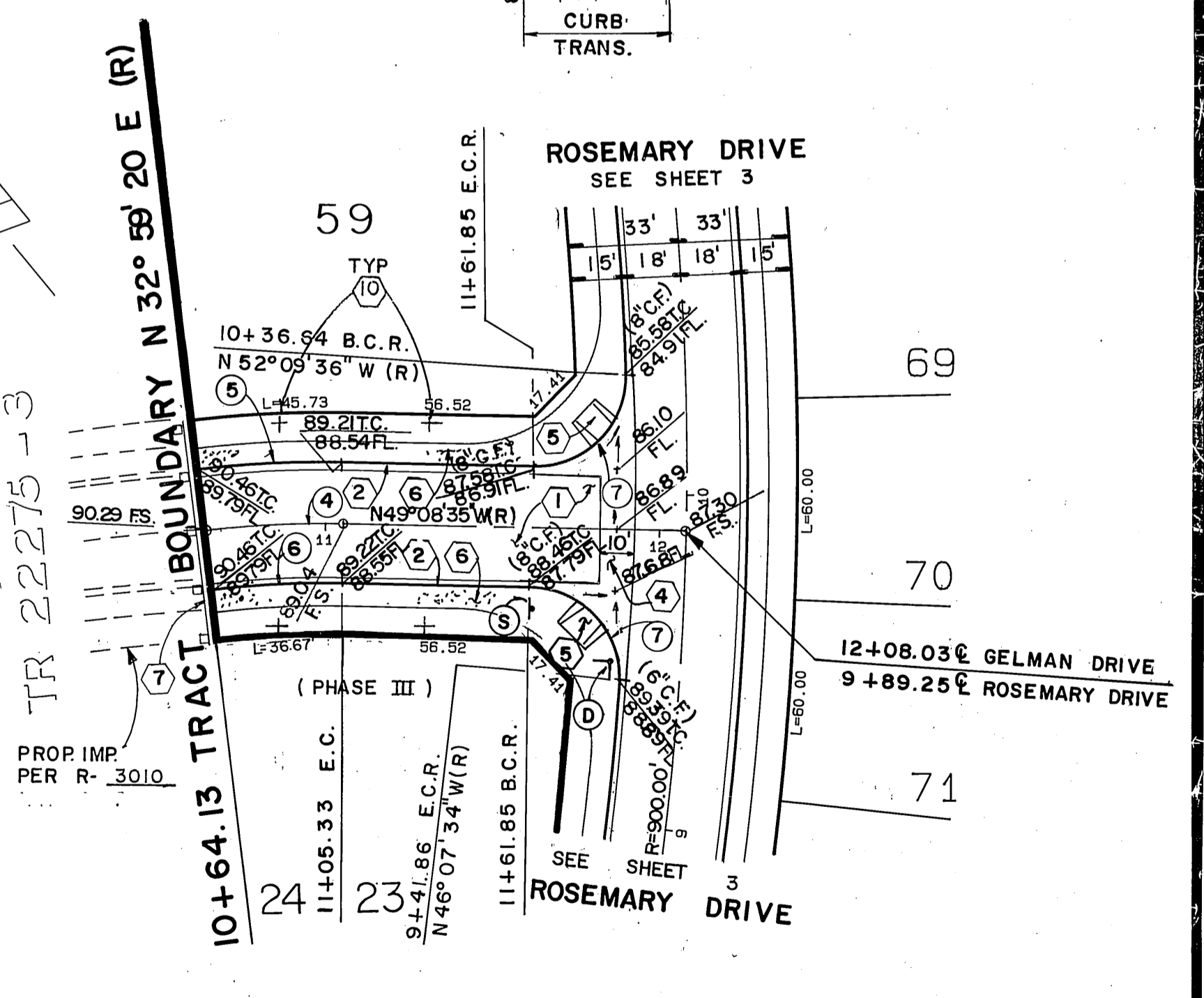


CORY COURT



ISAIC LANE

NO	Δ	R	L	T
1	88° 13' 40"	27.00'	41.58'	26.18'
2	14° 59' 58"	115.00'	30.11'	15.14'
3	210° 00' 00"	36.00'	131.95'	—
4	07° 52' 05"	300.00'	41.20'	20.63'
5	07° 52' 05"	318.00'	43.67'	21.87'
6	07° 52' 05"	292.00'	40.10'	20.08'
7	93° 01' 01"	27.00'	43.85'	2.846'



GELMAN DRIVE

SCALE 0 20 40 80 120 160
FOR GENERAL AND CONSTRUCTION NOTES SEE SHEET 1

Underground Service Alert
Call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
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.

REGISTERED PROFESSIONAL ENGINEER
No. 17550
Exp. 6/30/89
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
John W. Curtis
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-89
APPROVED BY:

J.F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502
11200 S. Mt. Vernon Ave., Suite 107 Colton, CA 92324
73-080 El Paseo, Suite 108 Palm Desert, CA 92260
(714) 686-0864 (714) 825-1082 (619) 343-5691
FAX 714-686-5954 FAX 619-340-0529

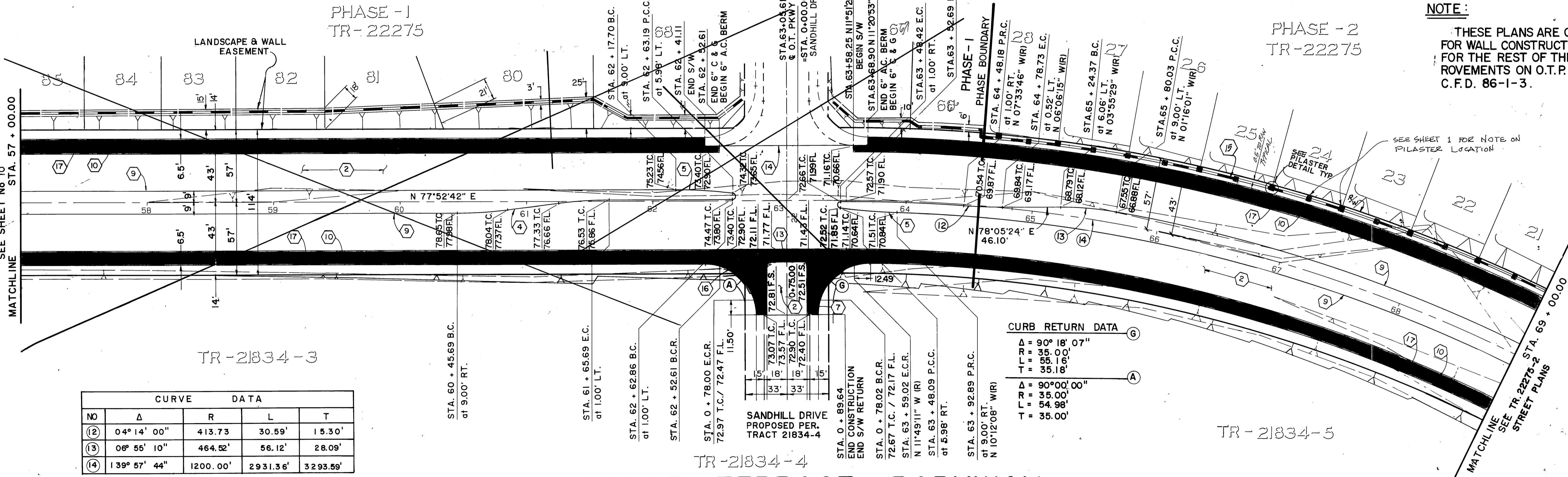
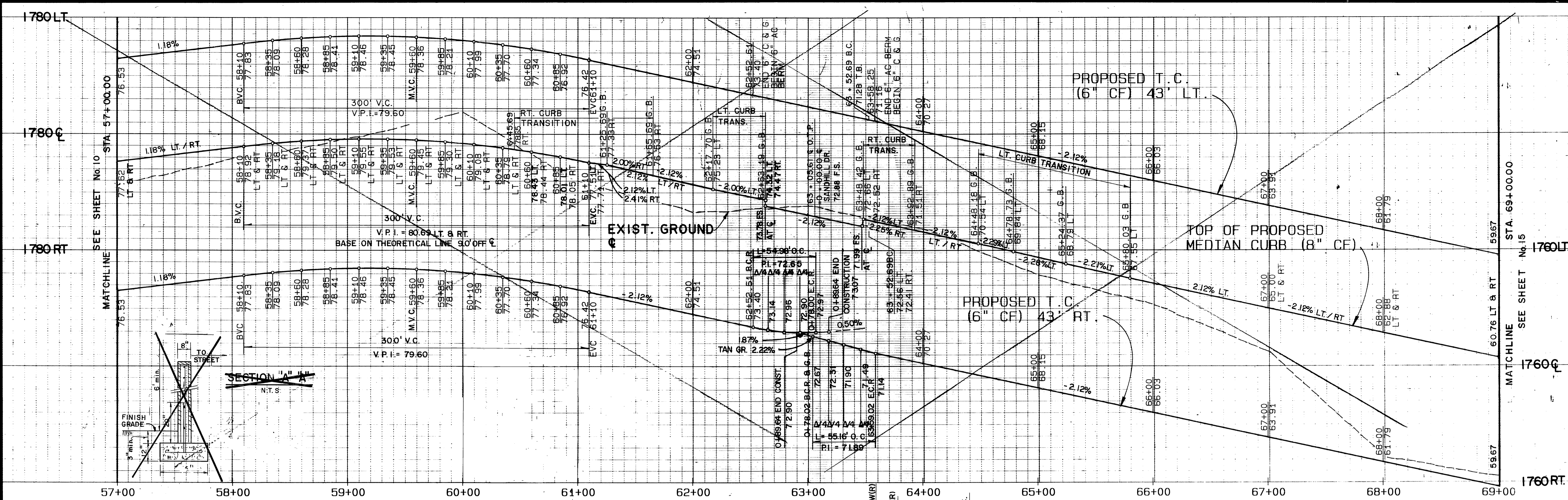
SCALE: 1" = 40'
BENCH MARK: V.B. 40-84 ELEV. 4700.670 DATE: 1971
BRASS DISK FLOUGH & MARKED V.B. 40-84, 0.8 MI. E. ON VAN BUREN BLVD. FROM CL INT. OF VAN BUREN & N 3000 RD. 205' N. OF VAN BUREN & THE E. SIDE OF GRANITE BOULDER, ON TOP OF 3'x15'x18' BOULDER.

DATE: MAR 1988

MARK REVISIONS APPR. DATE
DESIGNED BY LRS OF-AWN BY T.F.E. CHECKED BY LRS
DATE: 4/1/89

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature] DATE: 4/1/89
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
CHIEF P.W. ENGR.

TR22275-2
STREET PLAN & PROFILE
CORY COURT
ISAIC LANE
GELMAN DRIVE
PROJECT NO. R-3009
SHEET 7 OF 9
FOR: S.I.C.
FILE NO.: 8710243 (M)



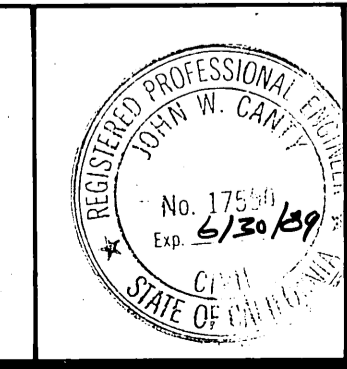
CURVE DATA				
NO	Δ	R	L	T
②	04° 14' 00"	413.73	30.59'	15.30'
③	06° 55' 10"	464.52'	56.12'	28.09'
④	139° 57' 44"	1200.00'	2931.36'	3293.59'

CURB RETURN DATA	
Δ	90° 18' 07"
R	35.00'
L	55.00'
T	35.18'
Δ	90° 00' 00"
R	35.00'
L	54.98'
T	35.00'

ORANGE TERRACE PARKWAY

Underground Service Alert
 Call TOLL FREE
1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERAL 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.



PREPARED UNDER THE DIRECTION OF:
J.F. Davidson
 REGISTERED CIVIL ENGINEER NO. 17550
 EXPIRATION DATE 6-30-89 DATE 3/20/89
 APPROVED BY:

J.F. DAVIDSON ASSOCIATES, INC.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 P.O. BOX 493 11200 SO. MT. VERNON AVE. #D 73-080 EL PASO, #103
 RIVERSIDE, CA 92502 COLTON, CA 92324 PALM DESERT, CA 92260
 (714) 686-0844 (714) 825-1082 (619) 346-5651

BENCH MARK: V.B. 10-64 ELEV. 1700-670 DATE: 1971
 BRASS DISK FLUSH & MARKED V.B. 10-64, 0.6 MI. E. ON VAN BUREN BLVD. FROM C. & W. OF VAN BUREN & WOOD ROAD, 205% OF VAN BUREN ON THE NE. SIDE OF GRANITE BOULDER, ON TOP OF 3' x 1 1/2' x 12' BOLDER.

DATE NOV. 1988

J.F.D. ASSOCIATES

MARK: /

DESIGNED BY: DRAWN BY: T.F.E. CHECKED BY:

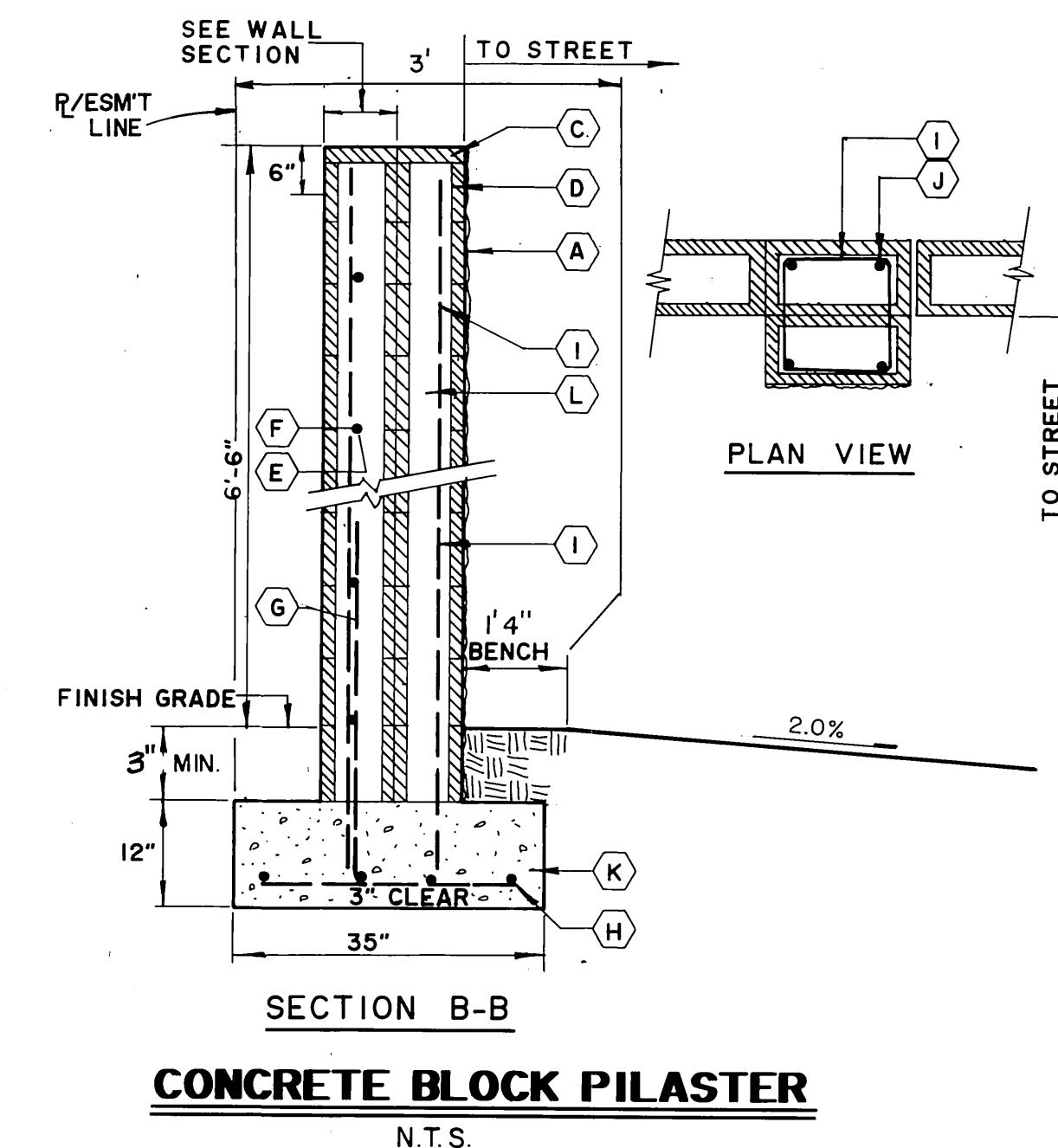
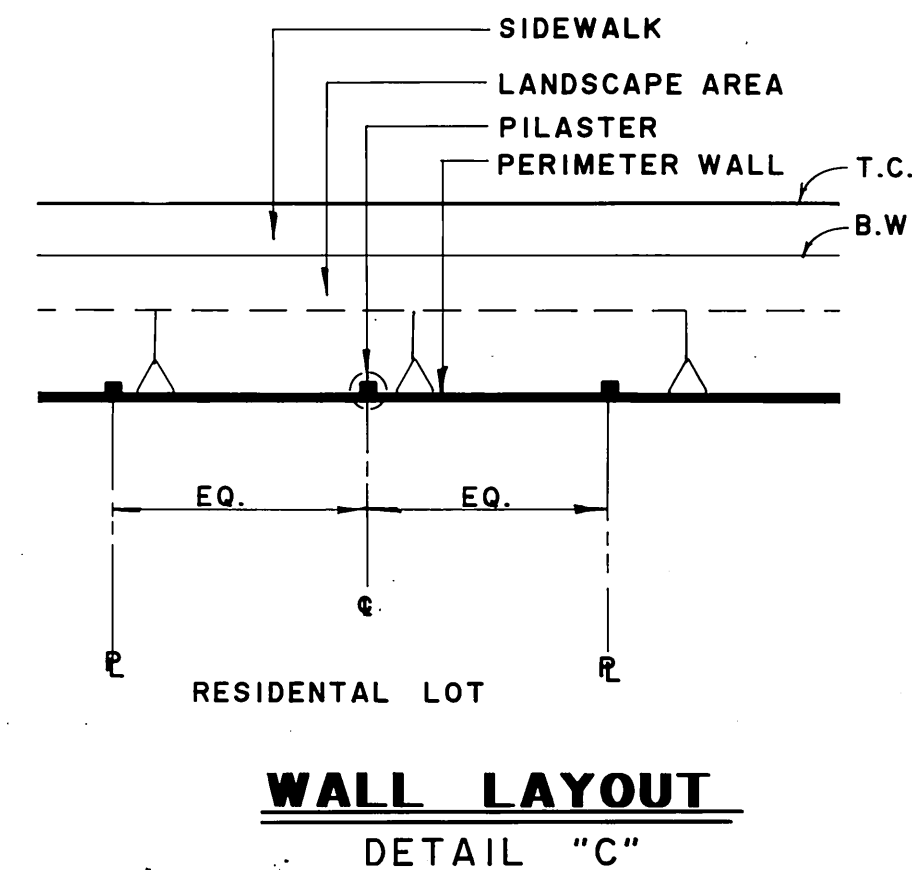
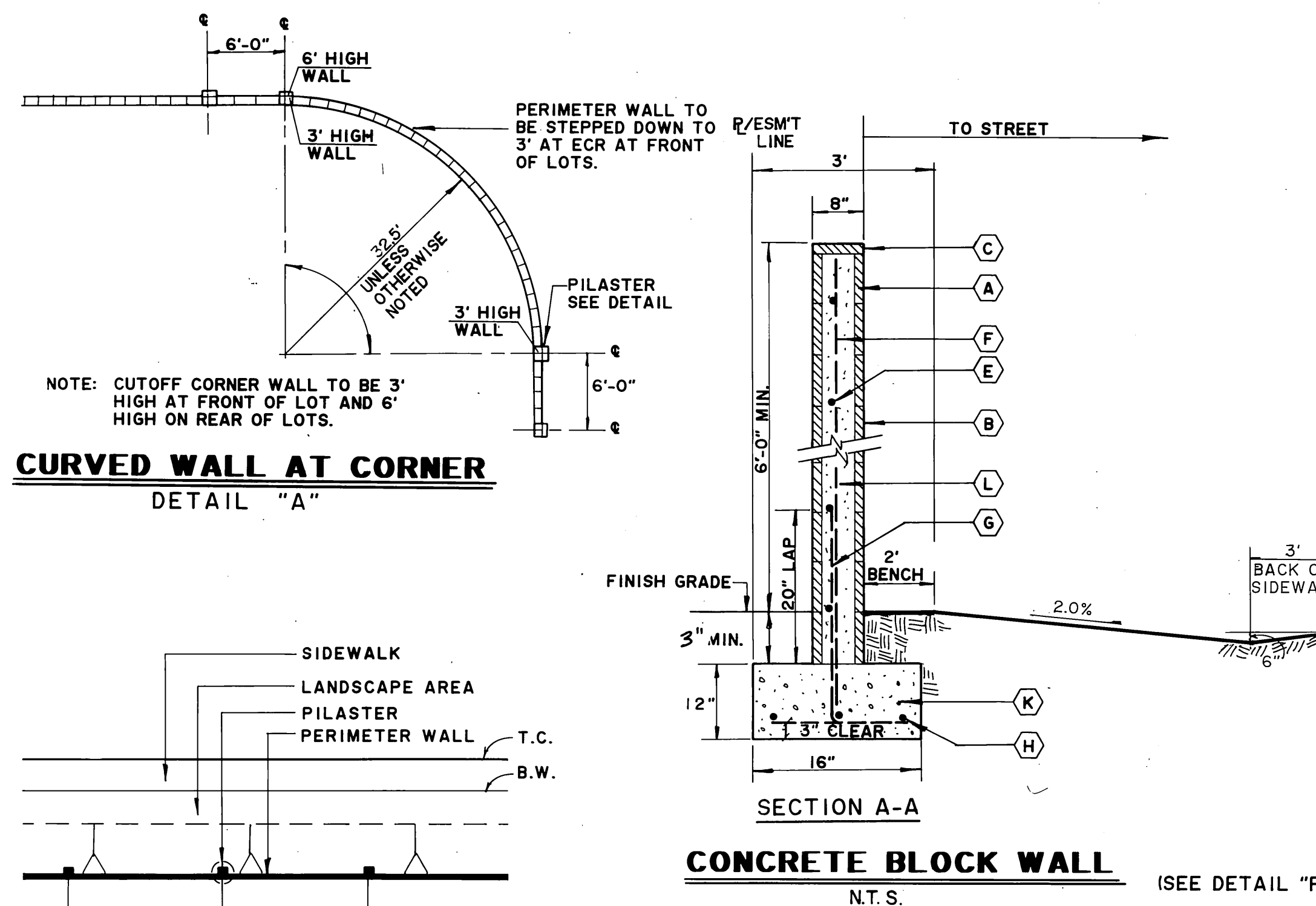
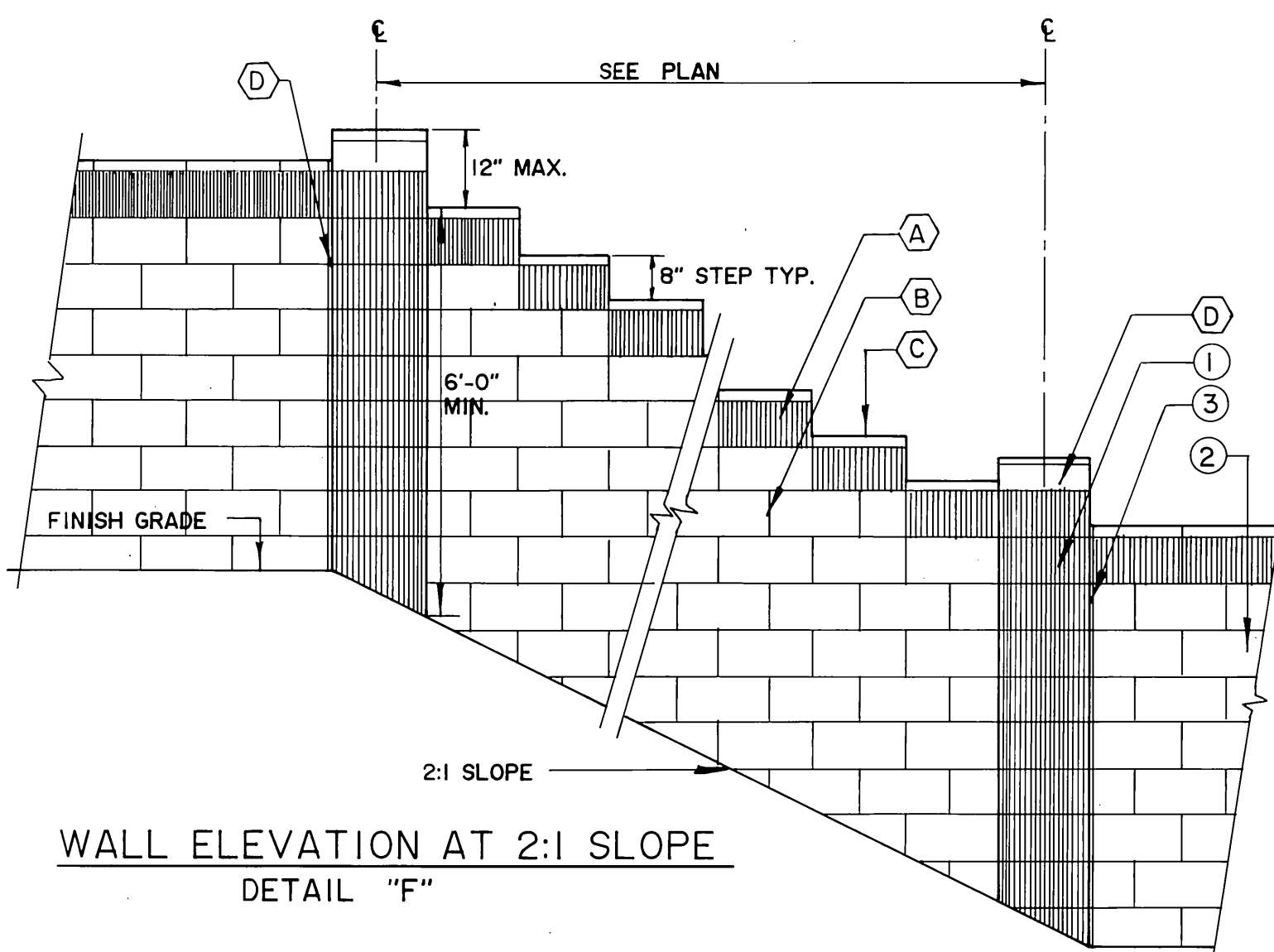
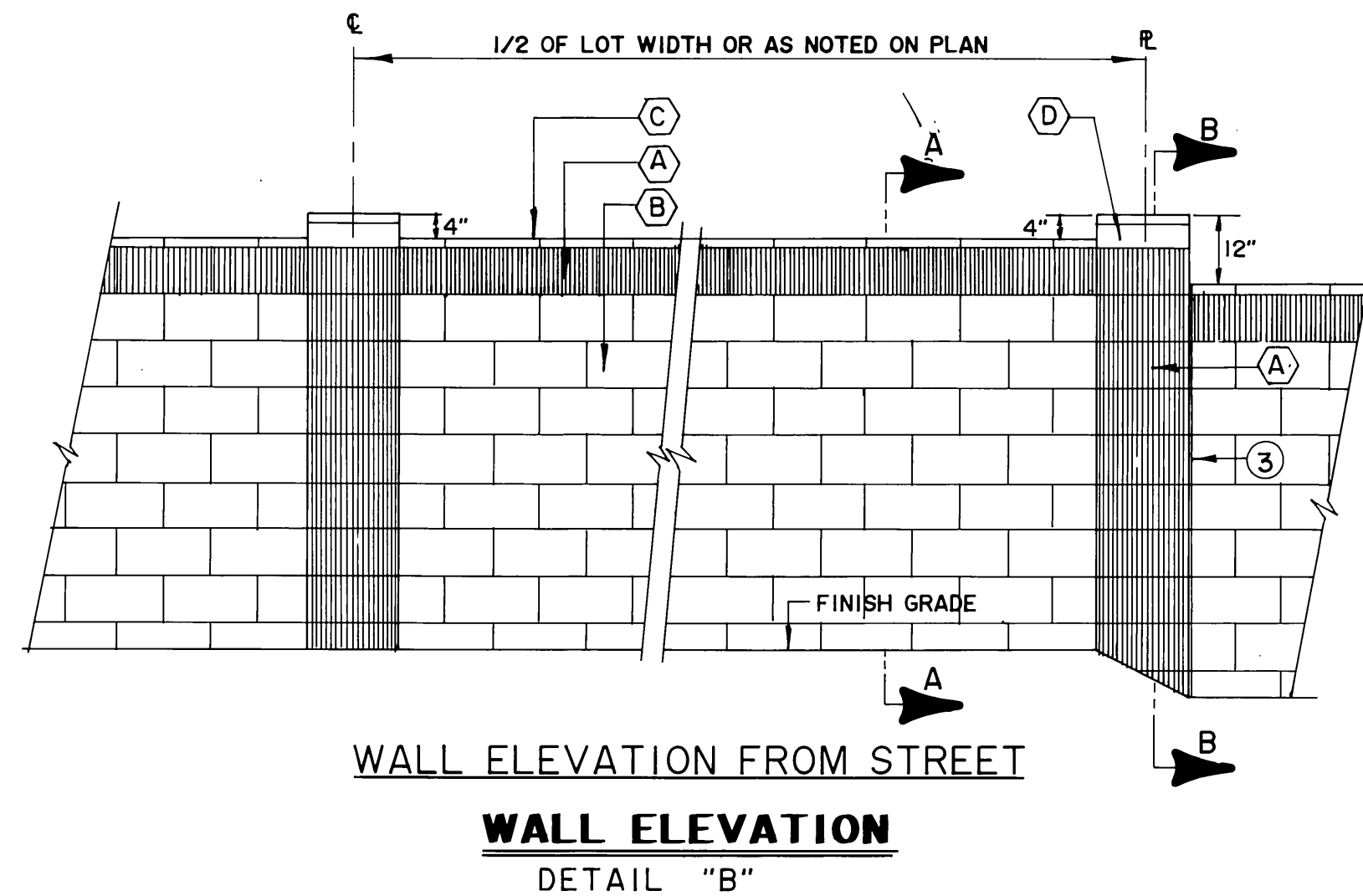
CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *Bary Paul*
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF P.W. ENGR.
 DATE 4/7/89

TR. 22275-2
WALL CONSTRUCTION PLANS
ORANGE TERRACE PKWY
 STA. 57 + 00.00 TO STA. 69 + 00.00

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

PROJECT NO. **R-3009**
 SHEET **8** OF **9**
 FILE NO. 8710243



REVERSE FRONTAGE WALL DETAIL FOR ORANGE TERRACE PKWY.

- LEGEND:**
- (A) 8"x8"x16" GRAY ORCO (MEDIUM WEIGHT) VERTICAL SCORED SPLIT FACE BLOCK.
 - (B) 8"x8"x16" SPLIT FACE BLOCK GRAY ORCO (MEDIUM WEIGHT) WITH SCORED MORTAR JOINTS.
 - (C) 2"x8"x16" CONC. PRECISION CAP (GRAY).
 - (D) 4"x8"x16" CONC. PRECISION CAP (GRAY).
 - (E) NO. 4 HORIZONTAL REBAR AT 32" O.C.
 - (F) NO. 4 VERTICAL REBAR AT 24" O.C.
 - (G) NO. 4 'L' BAR AT 24" O.C. ALTERNATE BEND EACH BAR.
 - (H) (3) NO. 4 REBAR CONT.
 - (I) NO. 2 HORIZONTAL TIES AT 24" O.C.
 - (J) (4) NO. 4 VERTICAL BAR AT PILASTER.
 - (K) 2000 P.S.I. CONC. FOOTING.
 - (L) SOILD GROUT ALL CELLS.

- LEGEND:**
- (1) PILASTER SECTION, SEE SECTION "B" - "B"
 - (2) PERIMETER WALL SECTION, SEE SECTION "A" - "A"
 - (3) 1/4" WIDE VERTICAL JOINT TYPICAL AT PILASTER AT P.L.

Underground Service Alert

Call: TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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PREPARED UNDER THE DIRECTION OF
Michael M. Muty
REGISTERED CIVIL ENGINEER NO. 35165
EXPIRATION DATE: 9/30/91 DATE: 7/24/89

APPROVED BY:

J.F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 686-0844 FAX 714-686-9854

11200 S. Mt. Vernon Ave., Suite "D" Colton, CA 92324 (919) 346-5931 FAX 619-340-0529

BENCH MARK: V.B. 10-64 ELEV. 1700.670 DATE: 1971
BRASS DISK FLUSH & MARKED V.B. 10-64, 0.5 MI. E. ON VAN BUREN & WOOD RD., 205' N. OF VAN BUREN ON THE N.E. SIDE OF GRANITE BOULDER, ON TOP OF 3' X 15' X 18' BOULDER.

SCALE: AS SHOWN
DATE: DEC. 1988

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: B.M. DRAWN BY: C.R.G. CHECKED BY: J.D.S.

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

APPROVED BY: *[Signature]* DATE: 5/10/90
PRINCIPAL ENGINEER
PARK DEPARTMENT

APPROVED BY: *[Signature]* DATE: 6/15/90
DIRECTOR OF PUBLIC WORKS

CHIEF P.W. ENGR. PLANNING

**TRACT 22275-2
STREET PLANS
WALL DETAILS**

FOR: STERLING BUILDERS

PROJECT NO. R-3009
SHEET 9A OF 9
FILE NO.: 6911410 (M)