

GENERAL NOTES

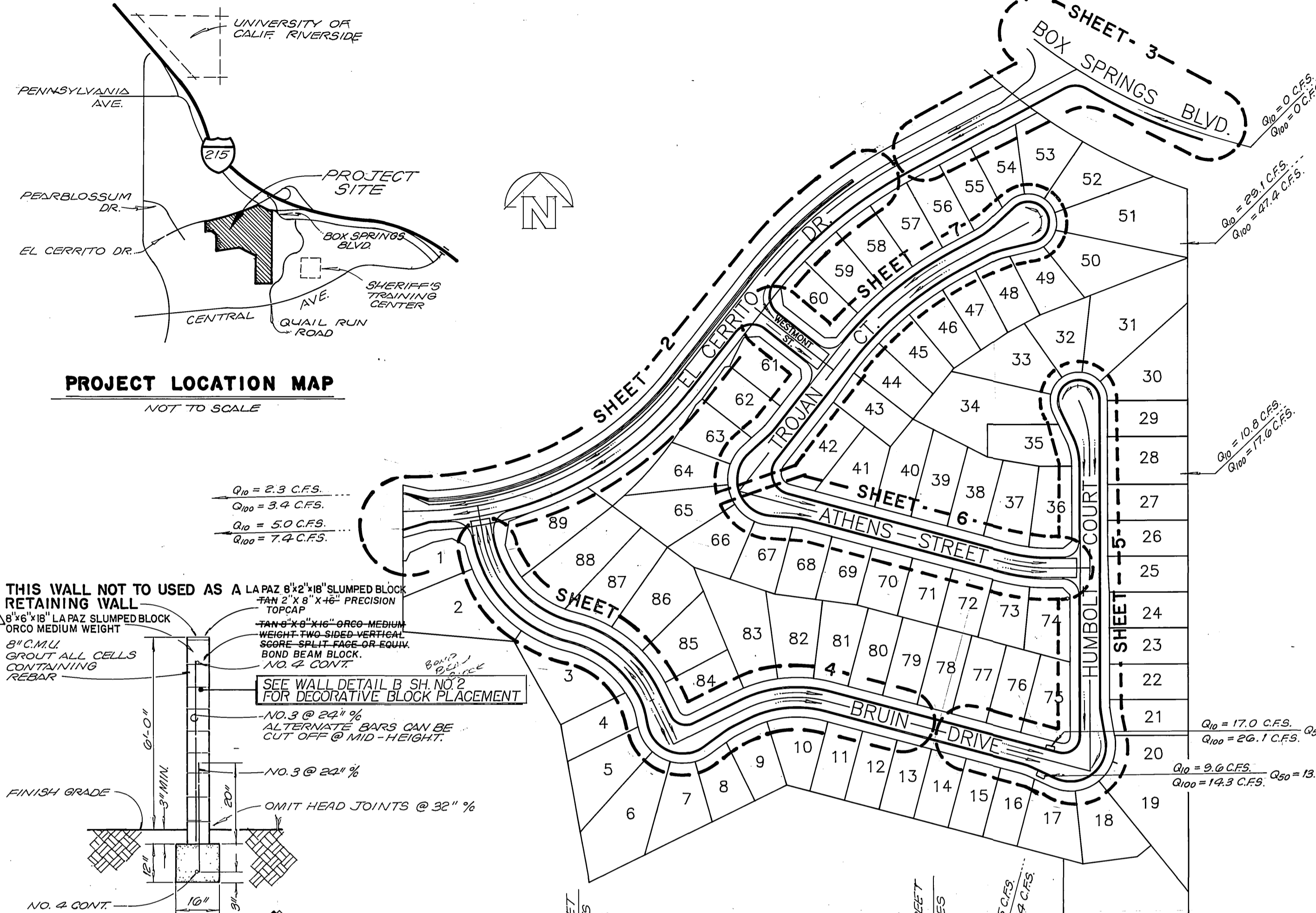
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES, AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- 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.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- 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.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- 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.
- 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 CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, TWO (2) 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.
- 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 AND GUTTER CONSTRUCTION. 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.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING NO. 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
- CONSTRUCT BACK-UP BLOCK WALL PER CITY OF RIVERSIDE STD. NO. 704 SEE PLAN FOR HEIGHTS. LA PAZ SLUMPED BLOCK TYPE/COLOR OF BLOCK ORCO MEDIUM WEIGHT SPLIT-FACE 4-SIDED FINISH SIZE OF BLOCK 8" x 8" x 16" TYPE/COLOR CAP 2" x 8" x 16" PRECISION FINISH LA PAZ SLUMPED BLOCK MORTAR COLOR MATCH BLOCK

SIGN SCHEDULE

- A EL CERRITO DRIVE / BRUIN DRIVE 600
 - B HUMBOLT COURT / ATHENS STREET 5000
 - C TROJAN COURT / WESTMONT STREET 600
 - D EL CERRITO DRIVE / WESTMONT STREET 500
 - E EL CERRITO DRIVE / BOX SPRINGS BOULEVARD 500
 - F R1 STOP SIGN -30"
 - G BRUIN DRIVE / HUMBOLT COURT 5000*
 - H TROJAN COURT / ATHENS STREET 5000
- ALL STREET SIGNS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF RIVERSIDE STANDARD NO. 662.A.

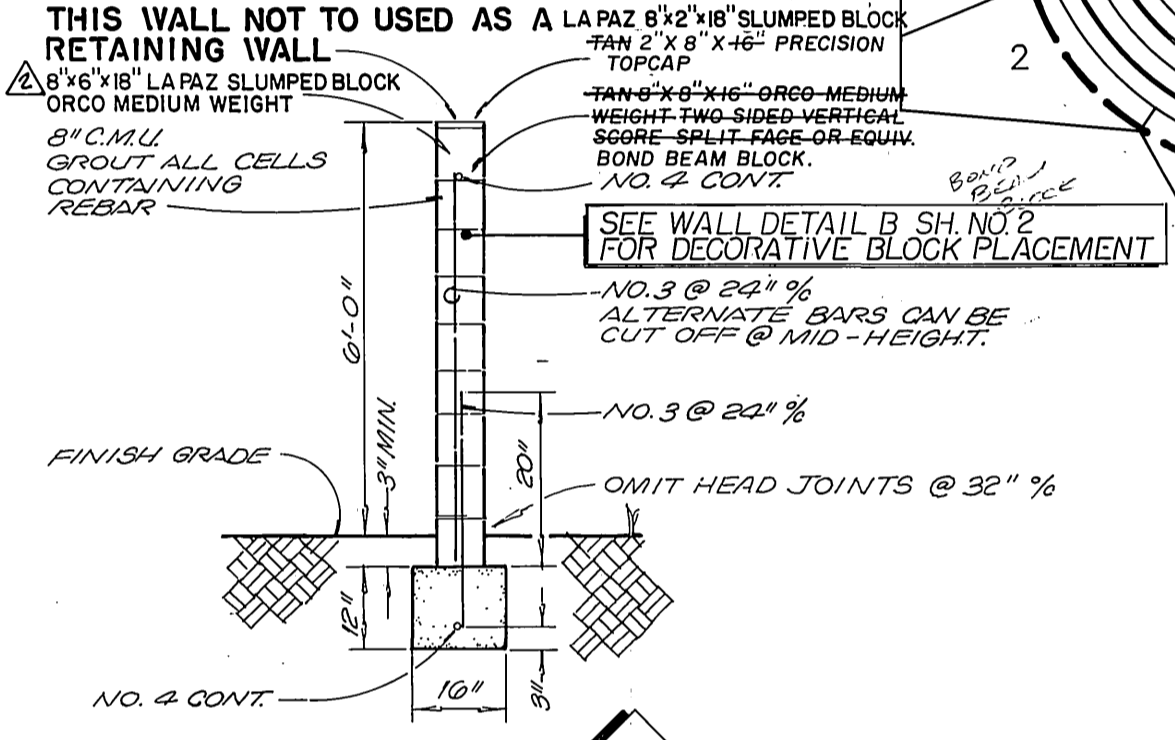
INDEX MAP

SCALE: 1" = 150'



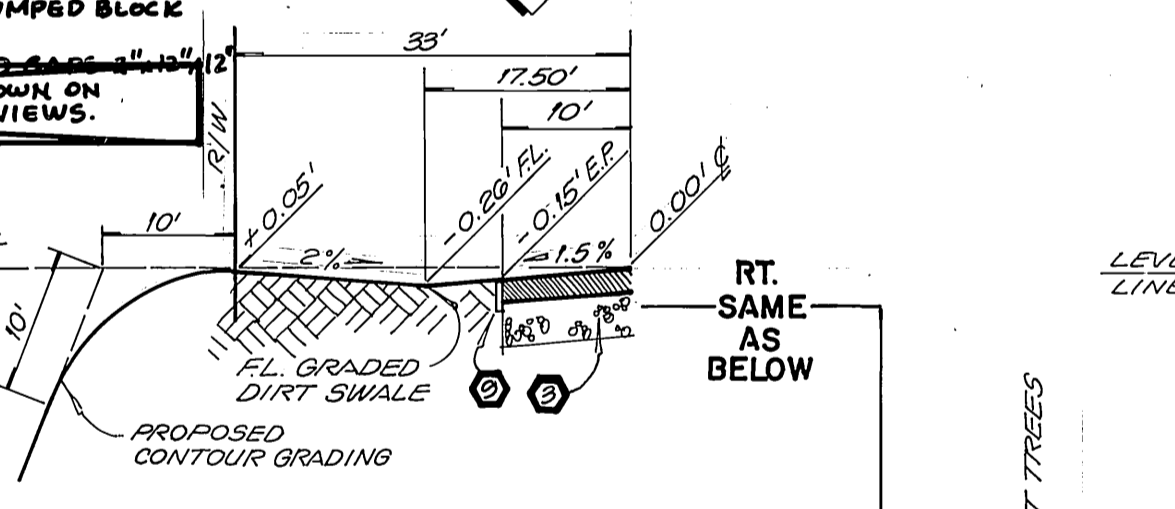
PROJECT LOCATION MAP

NOT TO SCALE



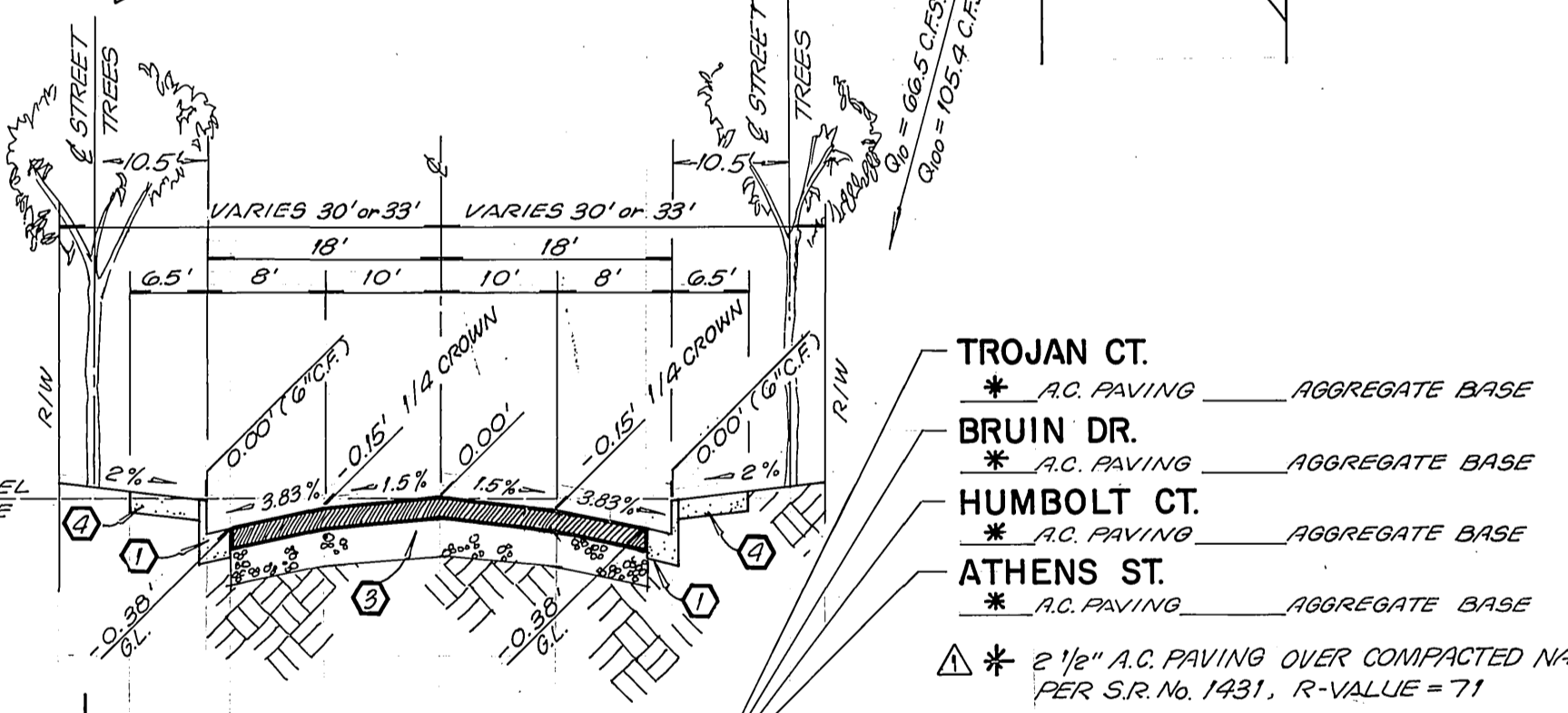
WALL DETAIL PER CITY OF RIVERSIDE STD. 704

NOT TO SCALE



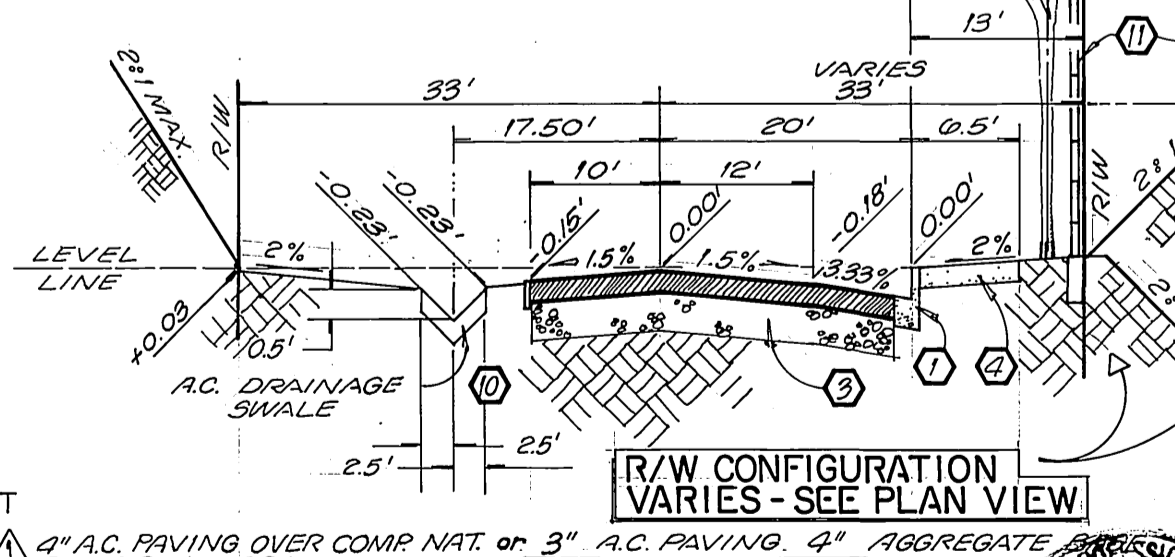
TYPICAL SECTION EL CERRITO DR. (LT.)

18+50 TO 21+30.93



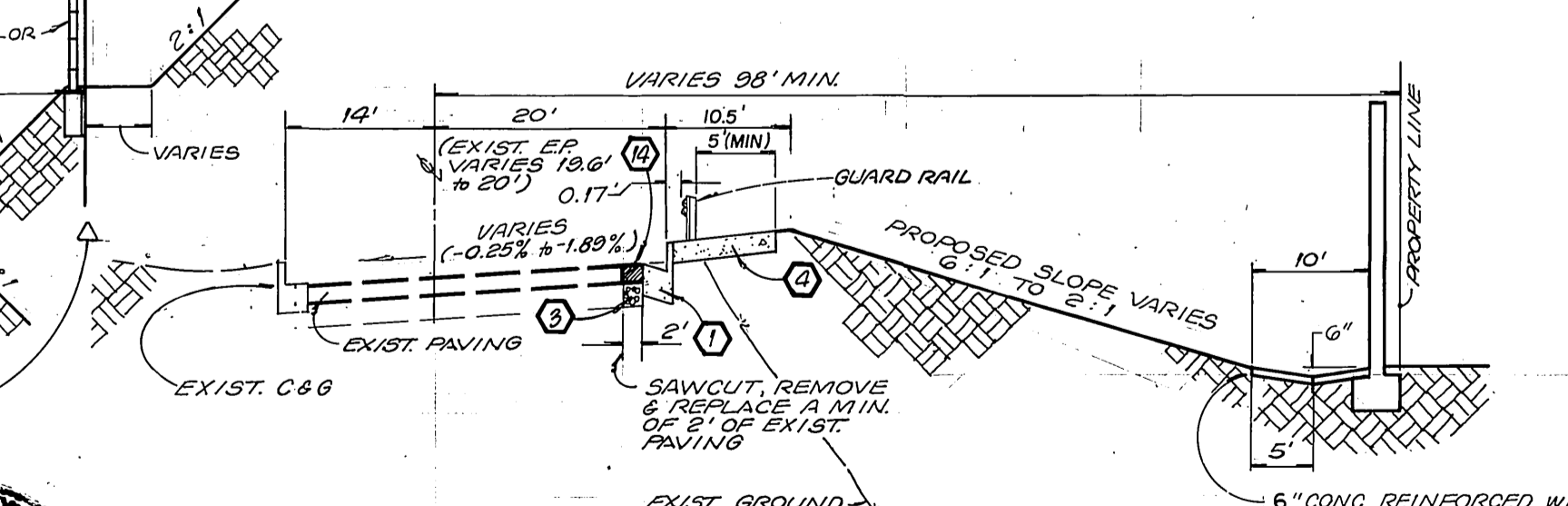
TYPICAL SECTION T.I. = 5.0

NOT TO SCALE



TYPICAL SECTION EL CERRITO DR.

9+18.91 TO 18+50



TYPICAL SECTION BOX SPRINGS BLVD.

NOT TO SCALE

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 (714) 351-6126 TO SCHEDULE INSPECTION. 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.
 - (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.
- STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY.
- THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- BOTH A STREET TREE RELOCATION/REMOVAL PERMIT AS ISSUED BY THE PARK AND RECREATION DEPARTMENT AND A STREET OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPARTMENT 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 PUBLIC WORKS INSPECTOR FOR PROPER COMPACTION.
- ALL STREET TREES IN ALL ZONES EXCEPT RESIDENTIAL MUST BE AUTOMATICALLY IRRIGATED.
- IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON THE APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	REQ.
a. BRUIN DR.	LIQUIDAMBAR STYRACIFLUA AMERICAN SWEET GUM	15 GAL	45'	47
b. HUMBOLT CT.	LIQUIDAMBAR STYRACIFLUA AMERICAN SWEET GUM	15 GAL	45'	34
c. ATHENS ST.	CINNAMOMUM CAMPHORA CAMPHOR	15 GAL	45'	25
d. TROJAN CT.	CINNAMOMUM CAMPHORA CAMPHOR	15 GAL	45'	25
e. WESTMONT ST.	CINNAMOMUM CAMPHORA CAMPHOR	15 GAL	45'	2

BOX SPRINGS BLVD. SEE REVERSE FRONTAGE LANDSCAPE PLAN NO. 3012R
EL CERRITO DRIVE PREPARED BY: STB LANDSCAPE ARCHITECTS PHONE NO. (714) 731-0272

CONSTRUCTION NOTES

- CONSTRUCT 6" CURB AND GUTTER PER C/R STD. NO. 200
- BLANK —
- CONSTRUCT A.C. PAVING AND AGGREGATE BASE, CLASS II AS INDICATED ON TYPICAL SECTIONS.
- CONSTRUCT 6" CURBLINE SIDEWALK PER C/R STD. NO. 325.
- CONSTRUCT 6" WIDE CROSS SIDEWALK PER C/R STD. NO. 220.
- CONSTRUCT 6" A.C. BERM PER C/R STD. NO. 250.
- CONSTRUCT WHEELCHAIR RAMP PER C/R STD. NO. 304.
- CONSTRUCT UNDER SIDEWALK DRAIN PER C/R STD. NO. 411.
- INSTALL 2"x4" REDWOOD HEADER.
- CONSTRUCT 5' WIDE A.C. V-DITCH PER EL CERRITO DRIVE TYPICAL SECTION.
- CONSTRUCT 6" HIGH FREESTANDING BLOCK WALL PER C/R STD. NO. 704. OMIT HEAD JOINTS AT 32'O.C. FOR DRAINAGE
- INSTALL F-1 FLEXIBLE DELINEATORS AT 20' C.C. IN 5:1 TAPER PER C/R STD. NO. 665.
- PLACE 10'x10' LIGHT RIP-RAP PER CALTRANS STD. SPEC. SECTION 72.
- INDICATES REMOVAL OF EXISTING PAVING
- PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.
- PAINT 12" SOLID WHITE STOP BAR AND LEGEND.
- CONSTRUCT 10' WIDE CONC. V-DITCH PER TYPICAL SECTION, BOX SPRINGS BLVD. SEE SHEET ONE.
- CONSTRUCT 6" FREESTANDING BLOCK WALL PER C/R STD. NO. 704 MODIFIED WITH HEADERS AND DECORATIVE BLOCK AS SHOWN ON WALL DETAIL 'B'—SEE SHEET 6. COLUMNS AS SHOWN ON RE-REVISED WALL DETAIL 'B'—SEE SHEET 6.

SOUTHERN CALIFORNIA GAS COMPANY
Robert St John 1-4-90 DATE

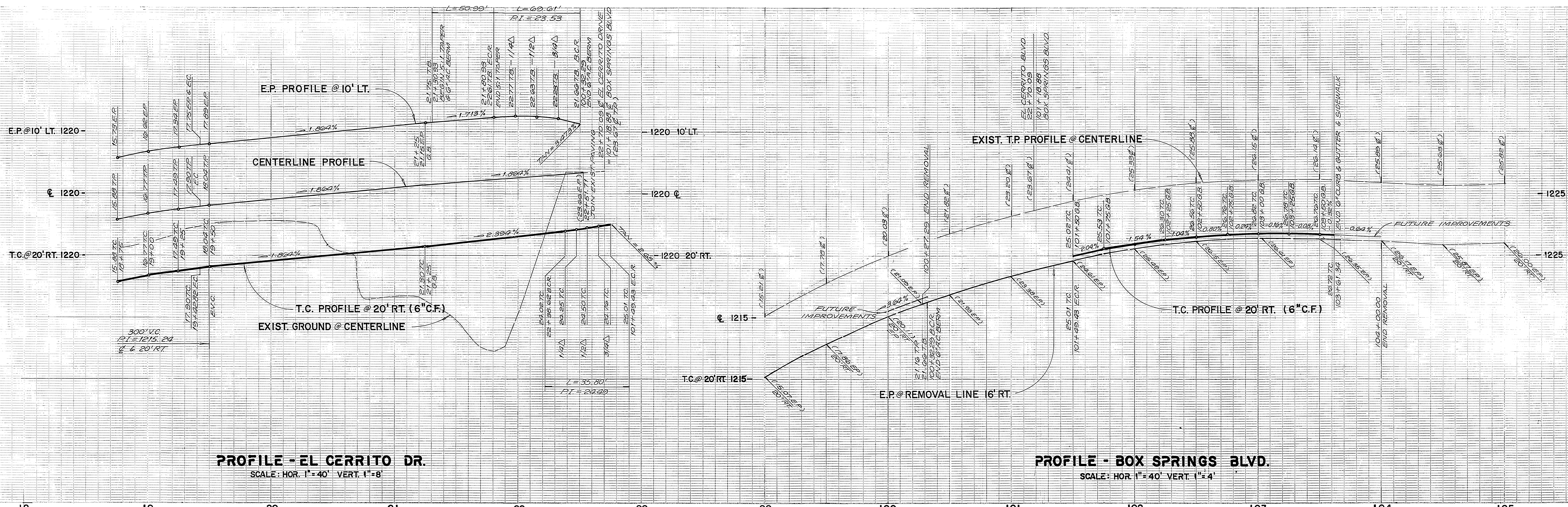
JN DEELER and associates LAND SURVEYING AND MAPPING
6104 RIVERSIDE AVENUE SUITE B RIVERSIDE, CA 92506 (714) 682-2216
APPROVED BY: [Signature] DATE 1-3-90

PLANS PREPARED UNDER THE SUPERVISION OF:
CIVIL ENGINEER
DATE 10/20/89
DESIGNED BY L.R. DRAWN BY E.B. CHECKED BY J.L.

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature] DATE 6/26/90

STREET PLAN AND PROFILE - TRACT 24684 -
FOR: CONCORDIA DEVELOPMENT
HORIZ. SCALE: 1" = AS SHOWN VERT. SCALE: 1" =

ACCOUNT NO. R-3127
SHEET 1 OF 7
88-259-03



PROFILE - EL CERRITO DR.
SCALE: HOR. 1"=40' VERT. 1"=8'

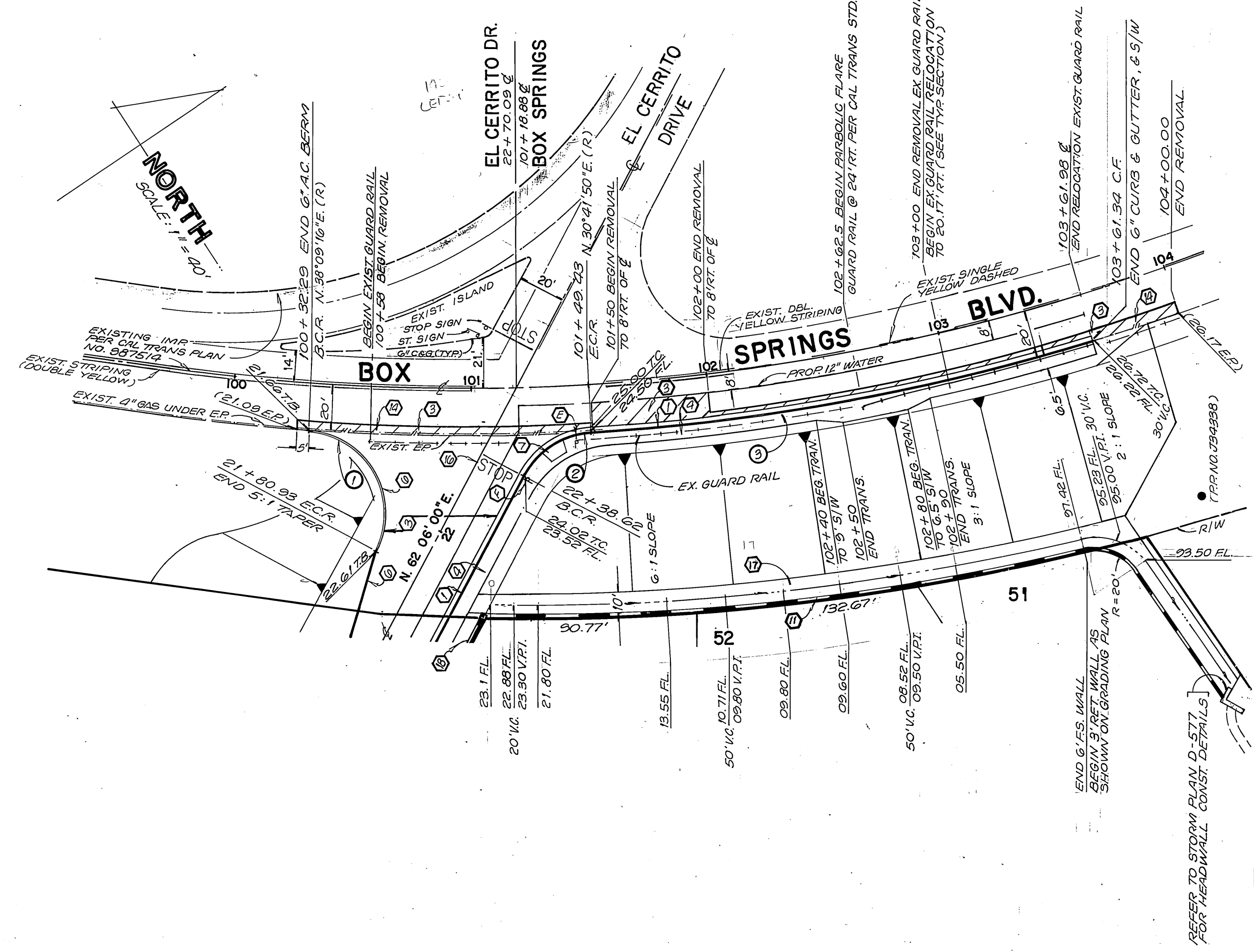
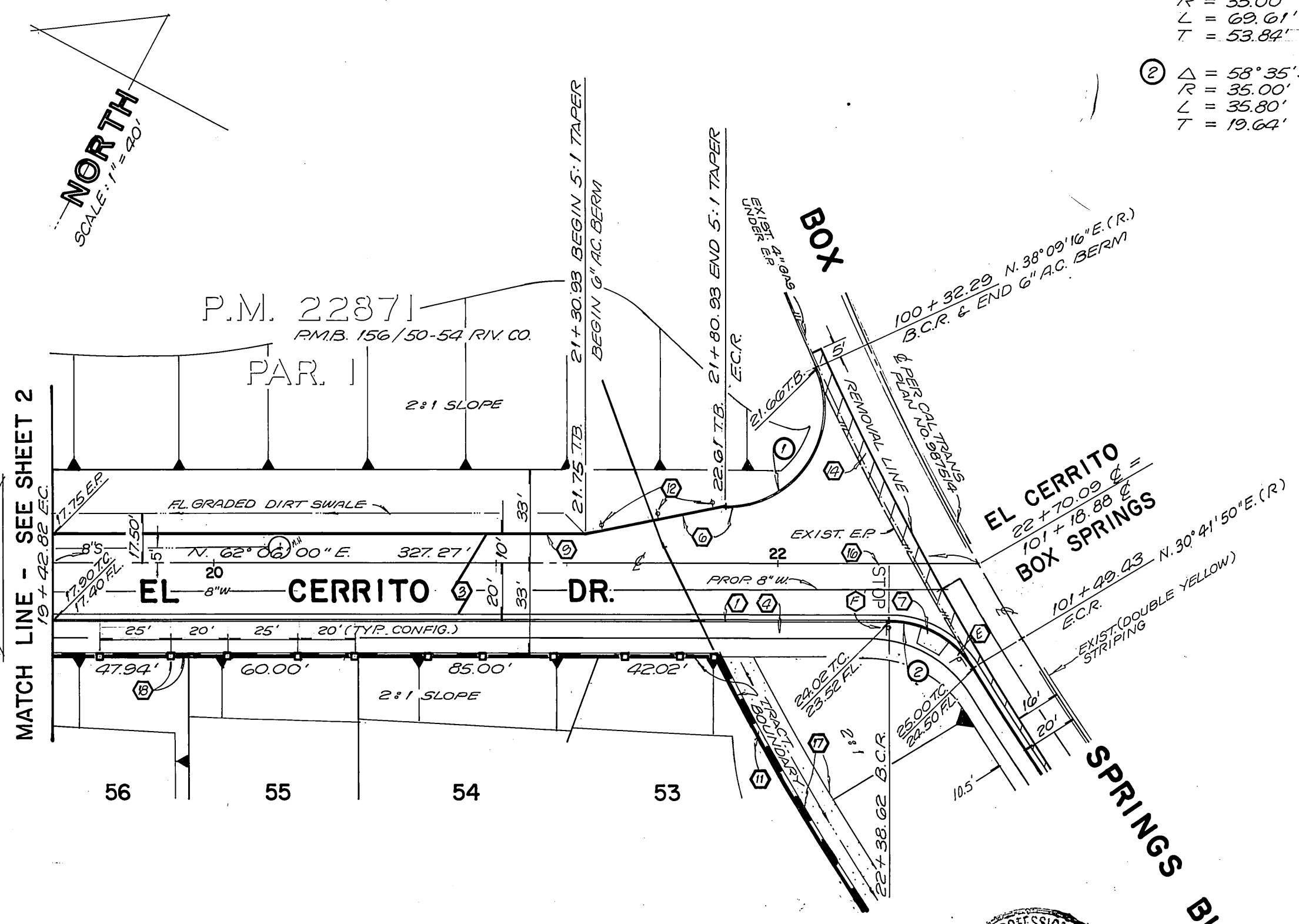
PROFILE - BOX SPRINGS BLVD.
SCALE: HOR. 1"=40' VERT. 1"=4'

CURVE DATA

- ① Δ = 113° 56' 44"
R = 35.00'
L = 69.61'
T = 53.94'
- ② Δ = 58° 35' 50"
R = 35.00'
L = 35.80'
T = 19.64'
- ③ Δ = 19° 11' 50"
R = 920'
L = 211.91'

CONSTRUCTION NOTES

1. CONSTRUCT 6" CURB AND GUTTER PER C/R STD. NO. 200
2. BLANK
3. CONSTRUCT A.C. PAVING AND AGGREGATE BASE, CLASS II AS INDICATED ON TYPICAL SECTIONS.
4. CONSTRUCT 6" CURBLINE SIDEWALK PER C/R STD. NO. 325.
5. CONSTRUCT 6" WIDE CROSS GUTTER PER C/R STD. NO. 220.
6. CONSTRUCT 6" A.C. BERM PER C/R STD. NO. 250.
7. CONSTRUCT WHEELCHAIR RAMP PER C/R STD. NO. 304.
8. CONSTRUCT UNDER SIDEWALK DRAIN PER C/R STD. NO. 411.
9. INSTALL 2"x4" REDWOOD HEADER.
10. CONSTRUCT 5" WIDE A.C. V-DITCH PER EL CERRITO DRIVE TYPICAL SECTION
11. CONSTRUCT 6" HIGH FREESTANDING BLOCK WALL PER C/R STD. NO. 704. OMIT HEAD JOINT AT 32' O.C. FOR DRAINAGE
12. INSTALL F-1 FLEXIBLE DELINEATORS AT 20' C.C. IN 5:1 TAPER PER C/R STD. NO. 665.
13. PLACE 10"x10" LIGHT RIP-RAP PER CALTRANS STD. SPEC. SECTION 72.
14. INDICATES REMOVAL OF EXISTING PAVING
15. PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPT.
16. PAINT 12" SOLID WHITE STOP BAR AND LEGEND
17. CONSTRUCT 10" WIDE CONC. V-DITCH PER TYPICAL SECTION BOX SPRINGS BLVD. SEE SHEET ONE.
18. CONSTRUCT 6" FREESTANDING BLOCK WALL PER C/R STD. NO. 704 MODIFIED WITH PILASTERS AND DECORATIVE BLOCK AS SHOWN ON WALL DETAIL B - SHEET NO. 2



BENCH MARK
1/3-B FOUND P.K. NAIL & CITY ENGINEER'S TAG IN NORTH CURB OF HIGHWAY 395 FRONTAGE ROAD AT THE ENTRANCE TO THE SHERIFF'S ACADEMY.
ELEVATION = 1258.074'

CENCOM CABLE COMPANY
APPROVED BY: *[Signature]* DATE: 4-24-90
CITY OF RIVERSIDE PLANNING DEPT.
APPROVED BY: *[Signature]* DATE: 6/12/90

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY: *[Signature]* DATE: 1-4-90
PACIFIC TELEPHONE COMPANY
APPROVED BY: *[Signature]* DATE: 1-4-90

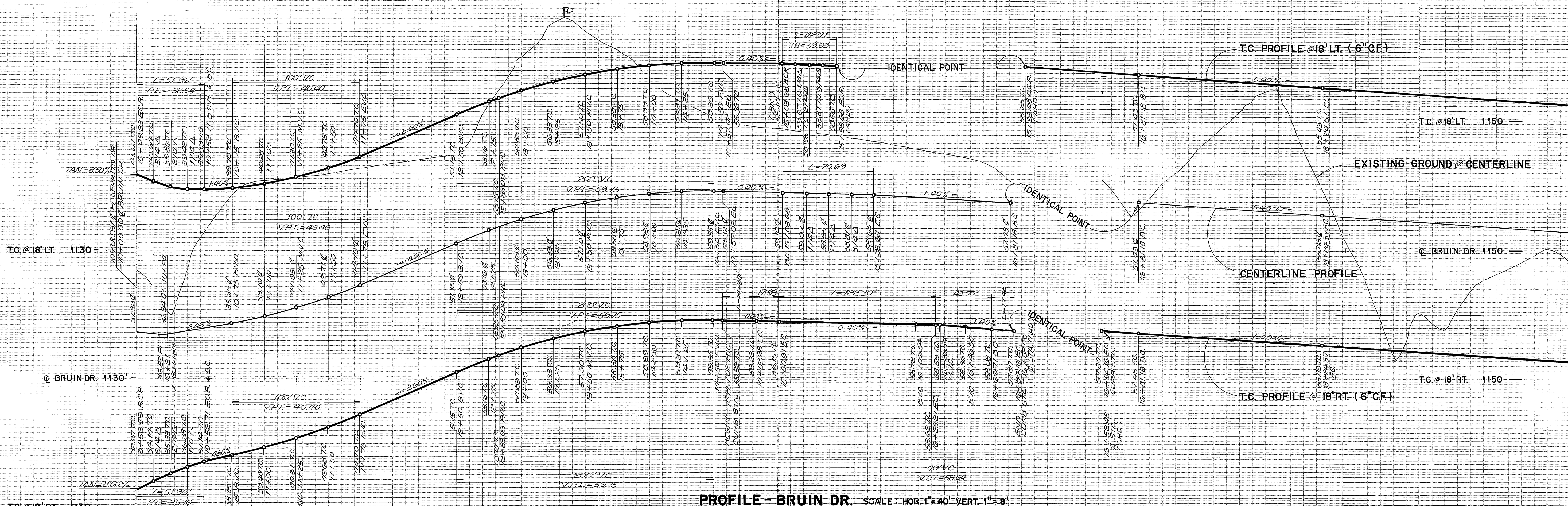
J. N. BEILER LAND SURVEYING AND MAPPING
6104 RIVERSIDE AVENUE, SUITE B
RIVERSIDE, CA. 92506
(714)682-2216
PLANS PREPARED UNDER THE SUPERVISION OF:
[Signature] DATE: 10-20-89
R.C.E. EXP.

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

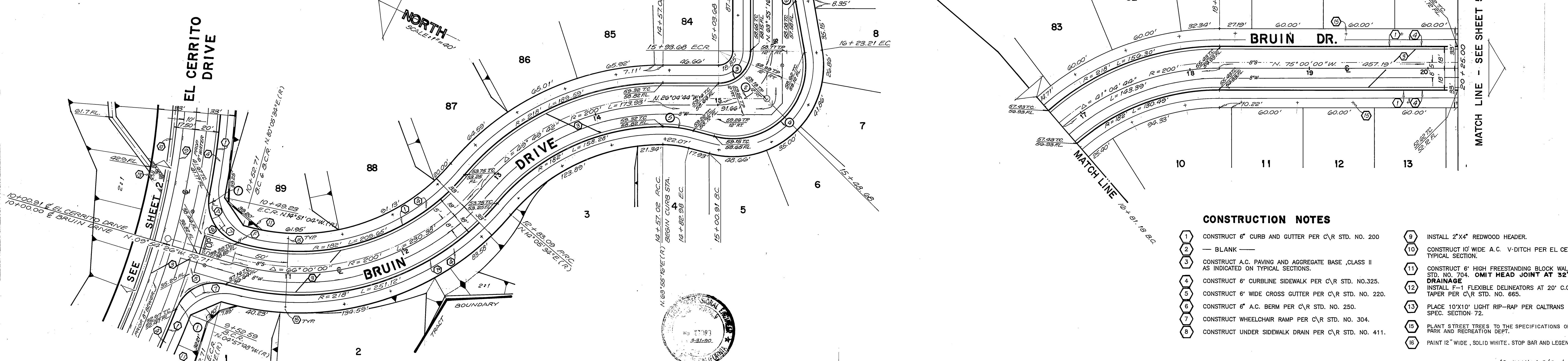
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* DATE: 6/26/90
PRINCIPAL ENGINEER: *[Signature]*
TRAFFIC DIVISION: *[Signature]*
CHIEF P.W. ENGINEER: *[Signature]*

STREET PLAN AND PROFILE
EL CERRITO DRIVE: 19+42.82 TO 22+70.09
BOX SPRINGS BLVD.: 100+32.29 TO 103+61.98
TRACT NO. 24684
FOR: CONCORDIA DEVELOPMENT
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=AS SHOWN

ACCOUNT NO. **R-3127**
SHEET **3** OF **7**
88-259-03



- ① Δ = 85° 03' 22" R = 95.00' L = 51.96' T = 82.10'
- ② Δ = 90° 00' 00" R = 25.00' L = 70.69' T = 45.00'
- ③ Δ = 90° 00' 00" R = 27.00' L = 92.41' T = 27.00'
- ④ Δ = 114° 52' 36" R = 61.00' L = 122.30' T = 95.52'
- ⑤ Δ = 14° 52' 36" R = 100.00' L = 25.96' T = 13.06'
- ⑥ Δ = 10° 00' 00" R = 100.00' L = 17.25' T = 8.75'



- CONSTRUCTION NOTES**
- ① CONSTRUCT 6" CURB AND GUTTER PER C/R STD. NO. 200
 - ② — BLANK —
 - ③ CONSTRUCT A.C. PAVING AND AGGREGATE BASE CLASS II AS INDICATED ON TYPICAL SECTIONS.
 - ④ CONSTRUCT 6" CURBLINE SIDEWALK PER C/R STD. NO. 325.
 - ⑤ CONSTRUCT 6" WIDE CROSS GUTTER PER C/R STD. NO. 220.
 - ⑥ CONSTRUCT 6" A.C. BERM PER C/R STD. NO. 250.
 - ⑦ CONSTRUCT WHEELCHAIR RAMP PER C/R STD. NO. 304.
 - ⑧ CONSTRUCT UNDER SIDEWALK DRAIN PER C/R STD. NO. 411.
 - ⑨ INSTALL 2"x4" REDWOOD HEADER.
 - ⑩ CONSTRUCT 10' WIDE A.C. V-DITCH PER EL CERRITO DRIVE TYPICAL SECTION.
 - ⑪ CONSTRUCT 6" HIGH FREESTANDING BLOCK WALL PER C/R STD. NO. 704. OMIT HEAD JOINT AT 32" O.C. FOR DRAINAGE.
 - ⑫ INSTALL F-1 FLEXIBLE DELINEATORS AT 20' C.C. IN 5:1 TAPER PER C/R STD. NO. 665.
 - ⑬ PLACE 10"x10" LIGHT RIP-RAP PER CALTRANS STD. SPEC. SECTION 72.
 - ⑭ PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPT.
 - ⑮ PAINT 12" WIDE, SOLID WHITE, STOP BAR AND LEGEND

BENCH MARK:
149-9 FOUND PK. NAIL & CITY ENGINEERS
TAG IN NORTH CURB OF HIGHWAY 395
FRONTAGE ROAD AT ENTRANCE TO SHERIFF'S
ACADEMY.
ELEV. = 1253.074

CENCOM CABLE COMPANY
APPROVED BY: *[Signature]* DATE: 4.24.90

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY: *[Signature]* DATE: 1-4-90

PACIFIC TELEPHONE COMPANY
APPROVED BY: *[Signature]* DATE: 1-8-90

JUNBEELER and associates LAND SURVEYING AND MAPPING
6104 RIVERSIDE AVENUE SUITE B
RIVERSIDE, CA. 92506
(714)682-2216

PLANS PREPARED UNDER THE SUPERVISION OF:
[Signature] DATE: 10-20-89

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

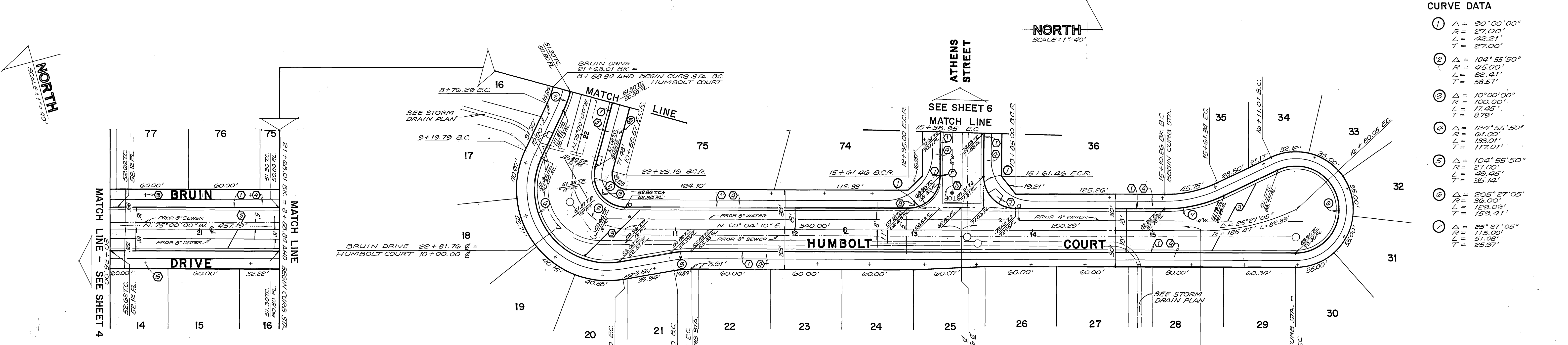
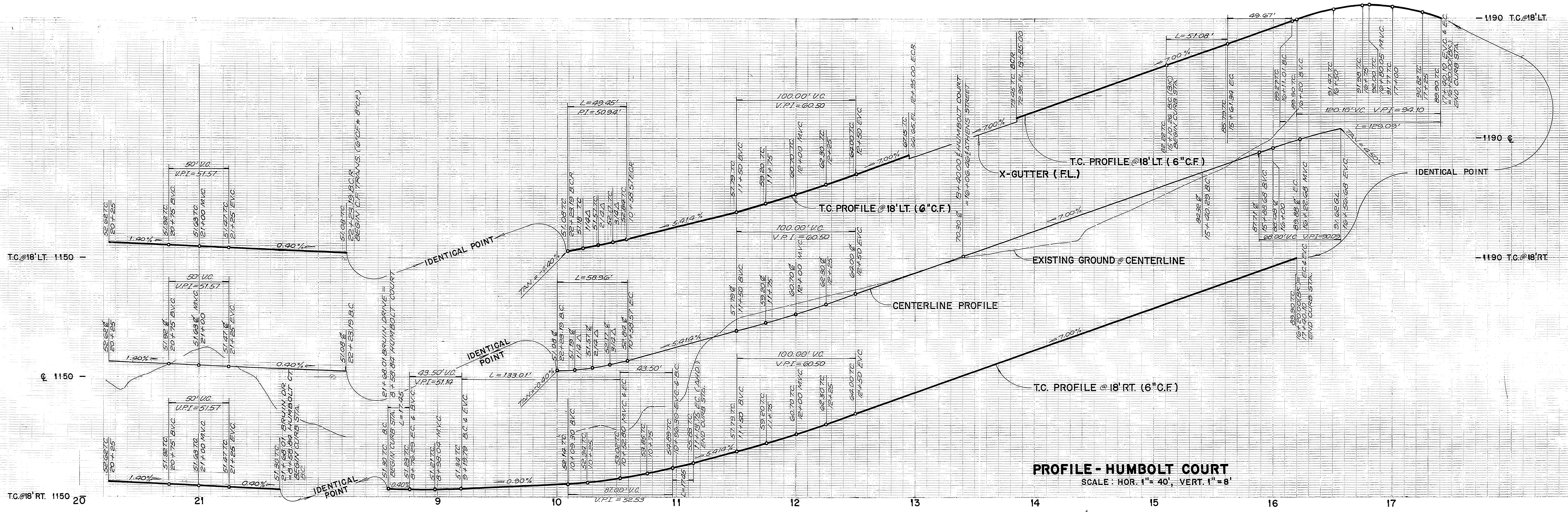
APPROVED BY: *[Signature]* DATE: 6/26/90

PRINCIPAL ENGINEER: 6/17/90
TRAFFIC DIVISION: 6/14/90
CHIEF P.W. ENGINEER: 6/18/90

STREET PLAN AND PROFILE
TRACT NO. 24684
BRUIN DRIVE
10+00.00 TO 20+25.00

FOR: CONCORDIA DEVELOPMENT
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

ACCOUNT NO.
R-3127
SHEET 4 OF 7
88-259-03

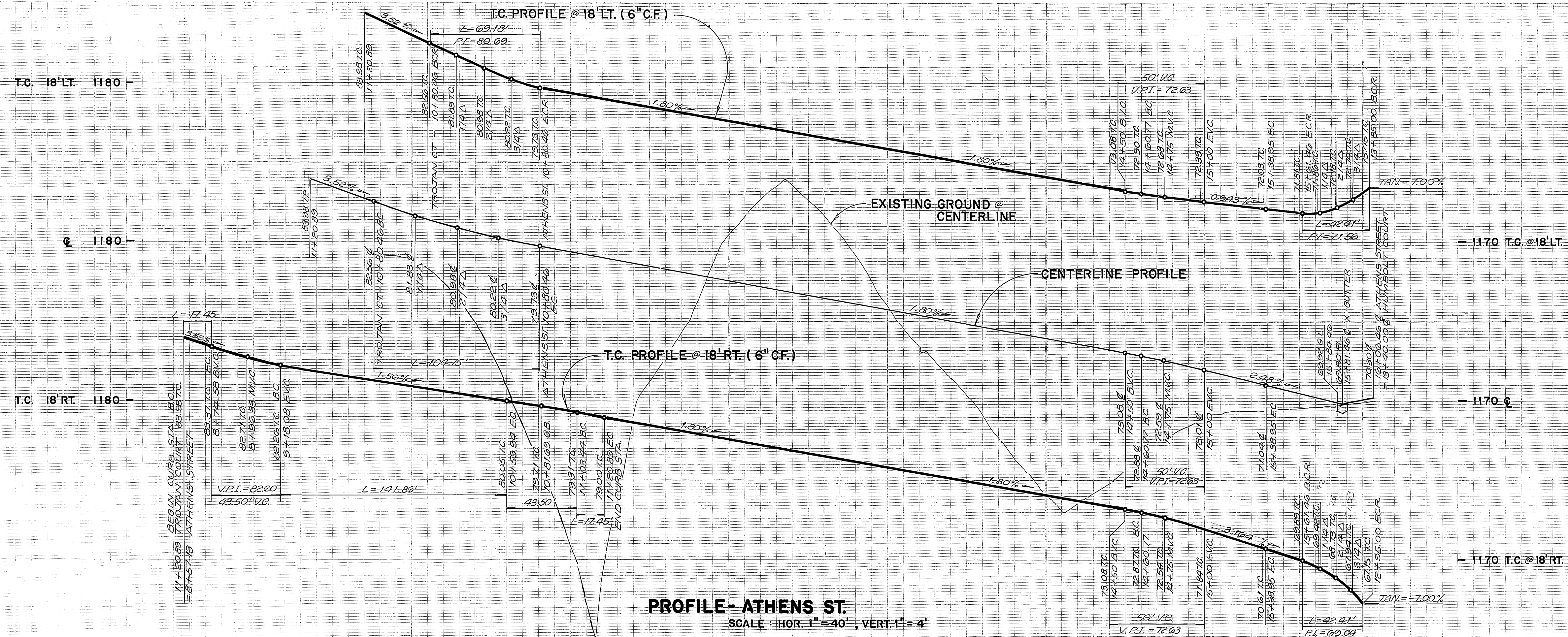


CURVE DATA

1	$\Delta = 90^{\circ}00'00''$	$R = 27.00'$	$L = 27.00'$	$T = 27.00'$
2	$\Delta = 104^{\circ}55'50''$	$R = 45.00'$	$L = 42.21'$	$T = 38.51'$
3	$\Delta = 10^{\circ}00'00''$	$R = 100.00'$	$L = 17.02'$	$T = 8.79'$
4	$\Delta = 124^{\circ}55'50''$	$R = 61.00'$	$L = 133.01'$	$T = 117.01'$
5	$\Delta = 104^{\circ}55'50''$	$R = 27.00'$	$L = 27.00'$	$T = 35.12'$
6	$\Delta = 205^{\circ}27'05''$	$R = 36.00'$	$L = 133.09'$	$T = 153.41'$
7	$\Delta = 25^{\circ}27'05''$	$R = 115.00'$	$L = 51.08'$	$T = 25.97'$

- CONSTRUCTION NOTES**
- 1 CONSTRUCT 6" CURBS AND GUTTER PER C/R STD. NO. 200
 - 2 — BLANK —
 - 3 CONSTRUCT A.C. PAVING AND AGGREGATE BASE CLASS II AS INDICATED ON TYPICAL SECTIONS.
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 - 13 PLACE 10"x10" LIGHT RIP-RAP PER CALTRANS SPEC. SECTION 72.
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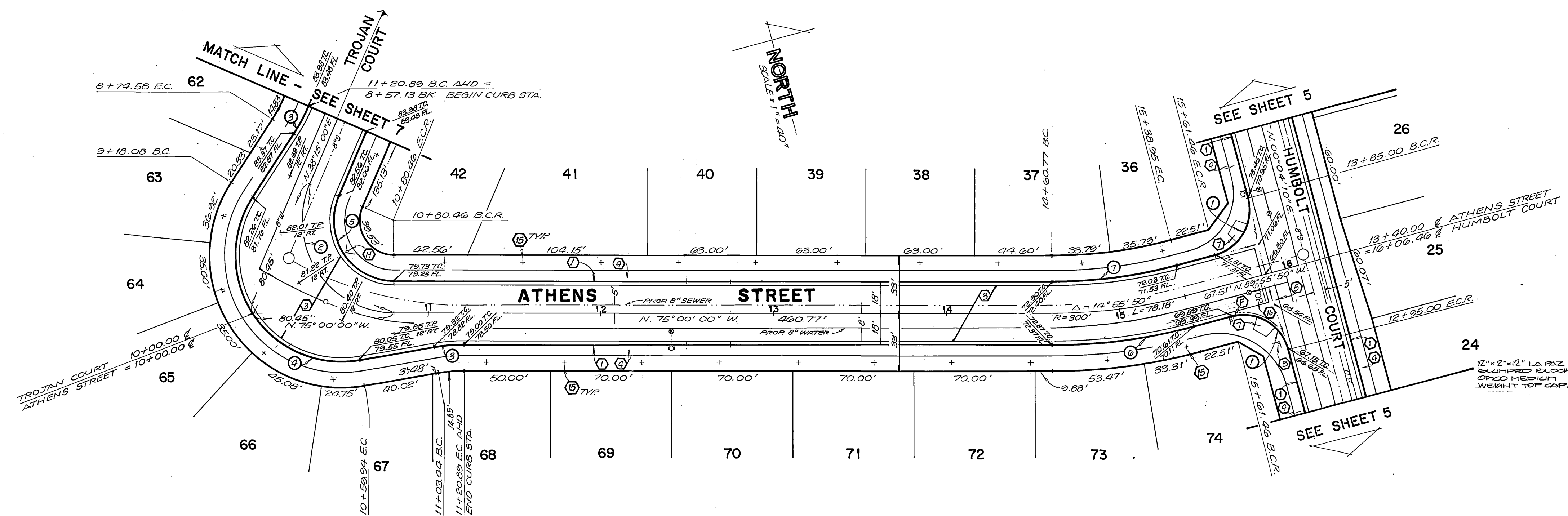
SOUTHERN CALIFORNIA GAS COMPANY Approved by: <i>[Signature]</i> DATE: 1-4-90		JN BEELER and associates LAND SURVEYING AND MAPPING 5104 RIVERSIDE AVENUE SUITE B RIVERSIDE, CA 92506 (714)882-2216 Approved by: <i>[Signature]</i> DATE: 10-20-89		CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: <i>[Signature]</i> DATE: 6/26/90 PUBLIC WORKS DIRECTOR		STREET PLAN AND PROFILE TRACT NO. 24684 HUMBOLT COURT FOR: CONCORDIA DEVELOPMENT HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'		ACCOUNT NO. R-3127 SHEET 5 OF 7 88-259-03	
CENCOM CABLE COMPANY Approved by: <i>[Signature]</i> DATE: 4-24-90		PACIFIC TELEPHONE COMPANY Approved by: <i>[Signature]</i> DATE: 1-3-90		DESIGNED BY: L.R. DRAWN BY: E.B. CHECKED BY: J.L.		AS BUILT 2/25/93 R.M.		INDEXED 7-27-90 JLT	



PROFILE- ATHENS ST.
SCALE: HOR. 1" = 40', VERT. 1" = 4'

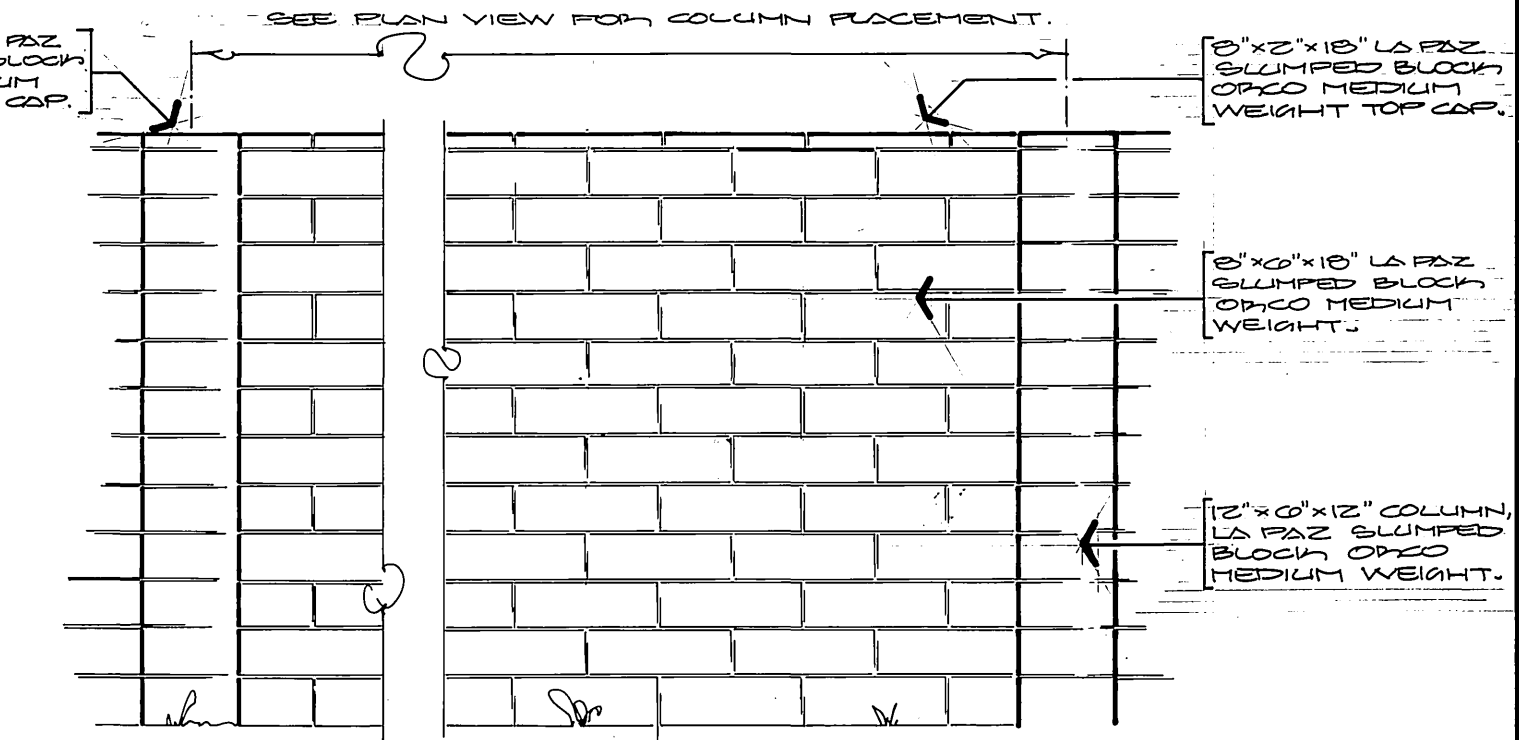
CURVE DATA

- ① Δ = 90° 00' 00"
R = 27.00'
L = 42.41'
T = 27.00'
- ② Δ = 113° 15' 00"
R = 53.00'
L = 104.75'
T = 80.46'
- ③ Δ = 10° 00' 00"
R = 100.00'
L = 17.45'
T = 8.75'
- ④ Δ = 133° 15' 00"
R = 91.00'
L = 141.86'
T = 53.13'
- ⑤ Δ = 113° 15' 00"
R = 35.00'
L = 69.13'
T = 53.13'
- ⑥ Δ = 14° 55' 50"
R = 319.00'
L = 28.81'
T = 41.61'
- ⑦ Δ = 14° 55' 50"
R = 202.00'
L = 73.69'
T = 36.95'



CONSTRUCTION NOTES

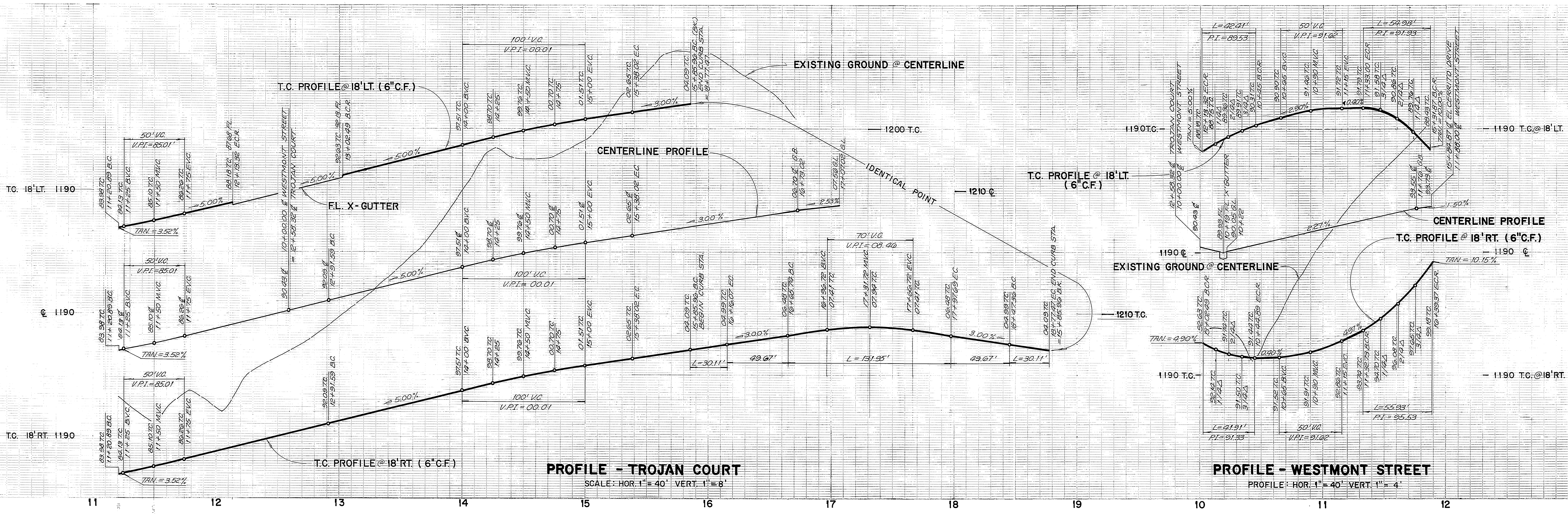
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- ⑤ CONSTRUCT 6" WIDE CROSS GUTTER PER C/R STD. NO. 220.
- ⑥ CONSTRUCT 6" A.C. BERM PER C/R STD. NO. 250.
- ⑦ CONSTRUCT WHEELCHAIR RAMP PER C/R STD. NO. 304.
- ⑧ CONSTRUCT UNDER SIDEWALK DRAIN PER C/R STD. NO. 411.
- ⑨ INSTALL 2" X 4" REDWOOD HEADER.
- ⑩ CONSTRUCT 10' WIDE A.C. V-DITCH PER EL CERRITO DRIVE TYPICAL SECTION.
- ⑪ CONSTRUCT 6" HIGH FREESTANDING BLOCK WALL PER C/R STD. NO. 704. OMIT HEAD JOINT AT 32" O.C. FOR DRAINAGE.
- ⑫ INSTALL F-1 FLEXIBLE DELINEATORS AT 20' C.C. IN 5:1 TAPER PER C/R STD. NO. 665.
- ⑬ PLACE 10' X 10' LIGHT RIP-RAP PER CALTRANS STD. SPEC. SECTION 72.
- ⑭ PLANT STREET TREES TO SPECIFICATIONS OF THE PARKS AND RECREATION DEPT.
- ⑮ PAINT 12" WIDE SOLID WHITE STOP BAR AND LEGEND.



RE-REVISED WALL DETAIL 'B'

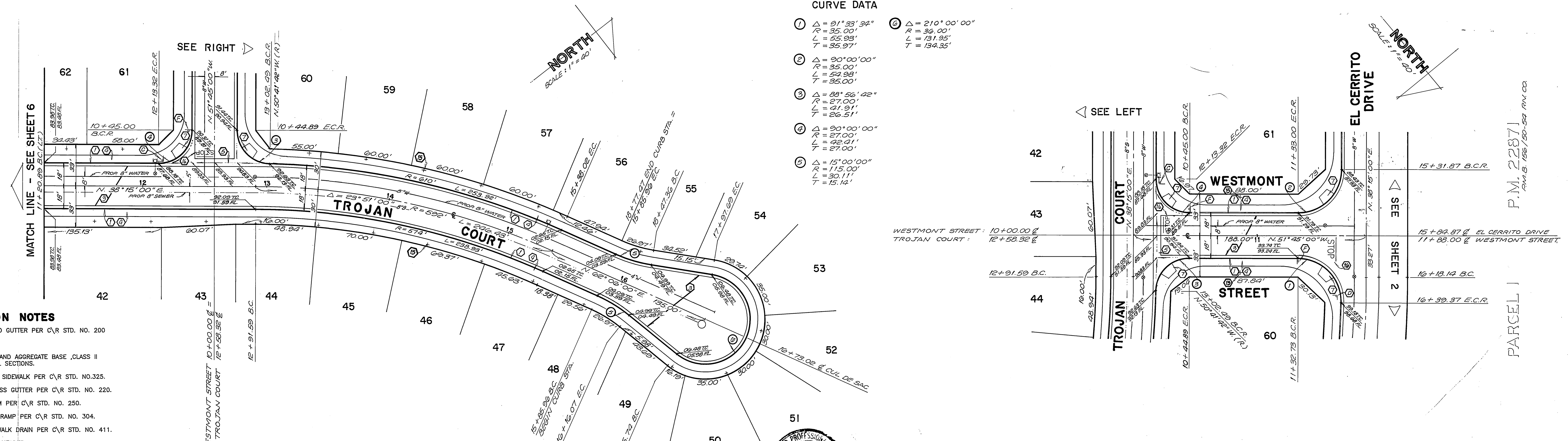
BENCH MARK:
48-B FOUND PK. NAIL & CITY ENGINEER'S TAG IN NORTH CURB OF HIGHWAY 395 FRONTAGE ROAD AT ENTRANCE TO THE SHERIFF'S ACADEMY
ELEV. = 1258.074'

SOUTHERN CALIFORNIA GAS COMPANY Approved by: <i>Robert St. John</i> DATE: 1-14-90		JUNBEELER and associates LAND SURVEYING AND MAPPING 6104 RIVERSIDE AVENUE SUITE B RIVERSIDE, CA. 92506 (714)682-2216 Approved by: <i>John Junbeeler</i> DATE: 1-3-90		CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT Approved by: <i>Sam Paul</i> DATE: 6/26/90		STREET PLAN AND PROFILE TRACT NO. 24684 ATHENS STREET FOR: CONCORDIA DEVELOPMENT HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'		ACCOUNT NO. R-3127 SHEET 6 OF 7 88-259-03	
CENCOM CABLE COMPANY Approved by: <i>W. M. J. ...</i> DATE: 4-24-90		PACIFIC TELEPHONE COMPANY Approved by: <i>John ...</i> DATE: 1-3-90		DESIGNED BY: <i>LR</i> DRAWN BY: <i>GR</i> CHECKED BY: <i>JET</i>		PRINCIPAL ENGINEER: <i>GR</i> DATE: 6/15/90 TRAFFIC DIVISION: <i>GR</i> DATE: 6/15/90 CHIEF P.W. ENGINEER: <i>GR</i> DATE: 6/15/90		PUBLIC WORKS DIRECTOR: <i>Sam Paul</i> DATE: 6/26/90	



CURVE DATA

① $\Delta = 91^{\circ}33'34''$ R = 35.00' L = 55.93' T = 35.97'	⑥ $\Delta = 210^{\circ}00'00''$ R = 36.00' L = 131.95' T = 134.35'
② $\Delta = 90^{\circ}00'00''$ R = 35.00' L = 54.98' T = 35.00'	⑦ $\Delta = 90^{\circ}00'00''$ R = 27.00' L = 42.21' T = 27.00'
③ $\Delta = 88^{\circ}56'42''$ R = 27.00' L = 41.91' T = 26.51'	⑧ $\Delta = 15^{\circ}00'00''$ R = 115.00' L = 30.11' T = 15.14'



- CONSTRUCTION NOTES**
- CONSTRUCT 6" CURB AND GUTTER PER C.R. STD. NO. 220
 - BLANK
 - CONSTRUCT A.C. PAVING AND AGGREGATE BASE CLASS II AS INDICATED ON TYPICAL SECTIONS.
 - CONSTRUCT 6" CURBLINE SIDEWALK PER C.R. STD. NO. 325.
 - CONSTRUCT 6" WIDE CROSS GUTTER PER C.R. STD. NO. 220.
 - CONSTRUCT 6" A.C. BERM PER C.R. STD. NO. 250.
 - CONSTRUCT WHEELCHAIR RAMP PER C.R. STD. NO. 304.
 - CONSTRUCT UNDER SIDEWALK DRAIN PER C.R. STD. NO. 411.
 - INSTALL 2"x4" REDWOOD HEADER.
 - CONSTRUCT 10' WIDE A.C. V-DITCH PER EL CERRITO DRIVE TYPICAL SECTION.
 - CONSTRUCT 6" HIGH FREESTANDING BLOCK WALL PER C.R. STD. NO. 704 OMIT HEAD JOINT AT 32" O.C. FOR DRAINAGE
 - INSTALL F-1 FLEXIBLE DELINEATORS AT 20' C.C. IN 5:1 TAPER PER C.R. STD. NO. 665.
 - PLACE 10"x10" LIGHT RIP-RAP PER CALTRANS STD. SPEC. SECTION 72.
 - PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPT.
 - PAINT 12" WIDE SOLID WHITE STOP BAR AND LEGEND

SOUTHERN CALIFORNIA GAS COMPANY
Robert St. John 1-4-90
 APPROVED BY: DATE

JN BEELER and associates LAND SURVEYING AND MAPPING
 6104 RIVERSIDE AVENUE SUITE B
 RIVERSIDE, CA 92506
 (714) 682-2216

PLANS PREPARED UNDER THE SUPERVISION OF:
John Jordan DATE 10/20/89
 R.C.E. 27983 EXP. 3/31/90

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *Ray Beal*
 PUBLIC WORKS DIRECTOR
 DATE 6/26/90

STREET PLAN AND PROFILE
 TRACT NO. 24684
 TROJAN COURT
 WESTMONT STREET

FOR: CONCORDIA DEVELOPMENT

ACCOUNT NO. R-3127
 SHEET 7 OF 7

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 15' SHOWN

BENCH MARK:
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 ELEV. = 1258.074'

CENCOM CABLE COMPANY
W. J. ... 4-24-90
 APPROVED BY: DATE

PACIFIC TELEPHONE COMPANY
... 1-3-90
 APPROVED BY: DATE

DESIGNED BY: L.R. DRAWN BY: E.B. CHECKED BY: J.L.T.

AS BUILT 2/25/93 RM