

STREET IMPROVEMENT PLANS

TRACT 21709-1

GENERAL NOTES

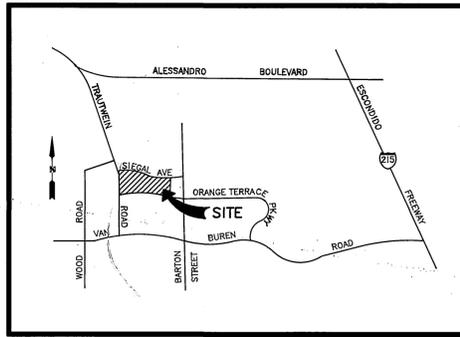
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STD. DWG. 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 & 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.
- 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.
- 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 AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (714 351-6127) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
- 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.
- 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 (U.S.A.) PHONE NO. 1-800-227-2600, 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.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

GENERAL NOTES FOR STREET TREE PLANTING

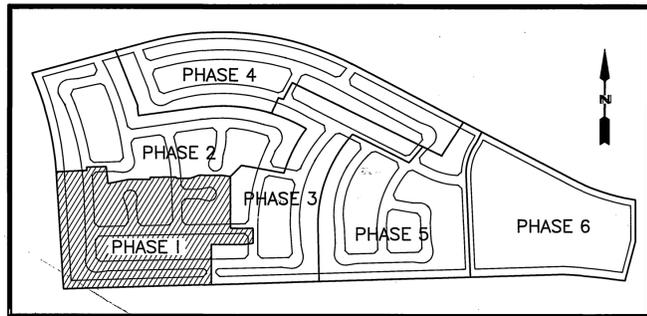
- All related work shall conform to the City of Riverside Park and Recreation Department Standards and City of Riverside Street Tree policies.
- When calling for inspections contact the Street Tree Inspector a minimum of 48 hours in advance at (909) 351-6126 to schedule an inspection. A Field Notice will be issued as written approval for each stage of inspection. A verbal approval will not be acceptable. Inspections are required:
 - After completion of final grading of the lots and when all utility services and sewer laterals have been marked, but prior to digging plant pits, all final street tree locations are to be spotted in the field by the Street Tree Inspector;
 - 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 the maintenance period, the contractor/developer shall call the Street Tree Inspector at (909)351-6126 for a final acceptance inspection in order to be released from maintenance. Developers bonds will not be released until after receipt of written notification from the City that the trees pass final inspection and the Park and Recreation Department is assuming maintenance responsibilities;
- All STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
- The developer shall be responsible to acceptably maintain all plantings for a minimum period of one (1) year.
- Street tree planting shall be as follows:

Street Name	Botanical Name/ Common Name	Minimum Size	Approximate Spacing	# Required
Attica Street	<i>Asplenium chinensis</i> / Chinese Pistache	15 Gal.	45' O.C.	34 ea.
Hebron Court	<i>Amelanchier alnifolia</i> / Japanese Flowering Quince	15 Gal.	45' O.C.	11 ea.
Joseph Street	<i>Abutilon</i> / Pink Tumbler	15 Gal.	45' O.C.	2 ea.
Monique Court	<i>Robinia</i> / Black Locust	15 Gal.	45' O.C.	13 ea.
Newburgh Street	<i>Lathyrus</i> / Black Locust	15 Gal.	45' O.C.	15 ea.
Norwich Drive	<i>Acacia</i> / Black Locust	15 Gal.	45' O.C.	35 ea.
Silk Oak Drive	<i>Quercus</i> / Douglas' Oak	15 Gal.	45' O.C.	2 ea.
Syracuse Street	<i>Celtis</i> / Hackberry	15 Gal.	45' O.C.	2 ea.
Orange Terrace Parkway	See Reverse Frontage Landscape Plans Prepared by Community Works			
Trautwein Road	See Reverse Frontage Landscape Plans Prepared by Community Works			
Orange Terrace Median	See Median Landscaping Plans Prepared by J.F. Davidson DATED MAY 1988 (PLAN NO. E-2910)			
Trautwein Median	See Median Landscaping Plans Prepared by J.F. Davidson DATED MAY 1988			

* NOTE: 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 approved plans based upon field conditions found at the time of installation of the trees.



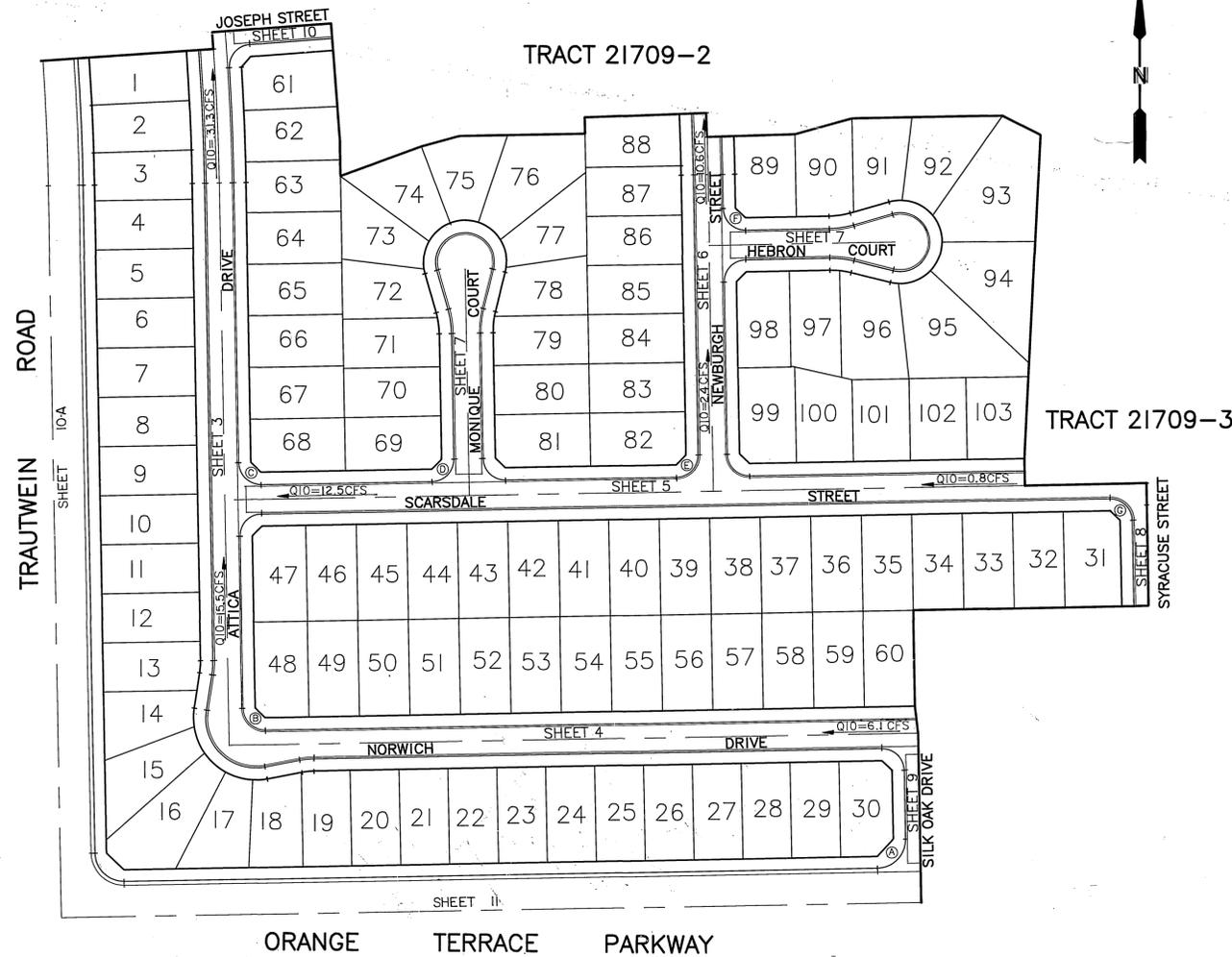
VICINITY MAP
NOT TO SCALE



PHASE MAP
NOT TO SCALE

Letter	Street Name	Quantity
(A)	ORANGE TERRACE PARKWAY	19200
	SILK OAK DRIVE	8500
(B)	NORWICH DRIVE	19100
	ATTICA DRIVE	8500
(C)	SCARSDALE STREET	19100
	ATTICA DRIVE	8500
(D)	SCARSDALE STREET	19100
	MONIQUE COURT	8500
(E)	SCARSDALE STREET	19200
	NEWBURGH STREET	8500
(F)	NEWBURGH STREET	8500
	HEBRON COURT	19200
(G)	SCARSDALE STREET	19200
	SYRACUSE STREET	8500
(R)	RI (STOP SIGN) 36"	1
(S)	RI (STOP SIGN) 30"	5

INSTALL PER CITY OF RIVERSIDE STANDARD 662A AND 666.



INDEX MAP

SCALE: 1"=100'

Underground Service Alert
Call: TOLL FREE
1-800-227-2600
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: 6-30-01 DATE: 7/10/99

CEG CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING
3120 CHICAGO AVENUE, SUITE 180, RIVERSIDE, CA 92507
TEL (909) 683-5234 FAX (909) 683-5301
CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99

SCALE AS NOTED
DATE FEBRUARY 1990
BENCH MARK: 1.D-7-E8-F3 ELEV. 1655.160 DATE: 1997 P.K. NAIL
P.K. NAIL & CITY ENG. TAG ON SIDEWALK OVER W.L.Y. WALL OF A CATCH
BASIN ALONG THE SOUTHERLY CURB OF ORANGE TERRACE PARKWAY 100'
EASTERLY OF TRAUTWEIN ROAD. THE MARK IS 2' SOUTHERLY OF THE FACE
OF CURB. ADJUSTED & ENTERED JUNE 1997.

MARK: Added tree design for Scarsdale 6/9/00
REVISIONS: [Blank]
APPR. DATE: [Blank]
DESIGNED BY: D.A.M. DRAWN BY: D.A.M./C.R.M. CHECKED BY: B.Y. PA

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature] DATE: 3/24/99
TRAFFIC DIVISION: [Signature] DATE: 3/24/99
FOR: M.C. MILLIN W.O.F.B. FILE NO. 1001-007

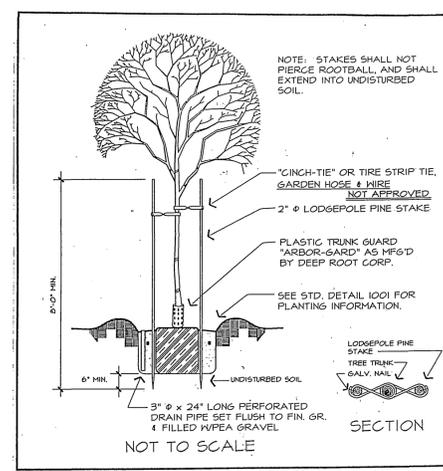
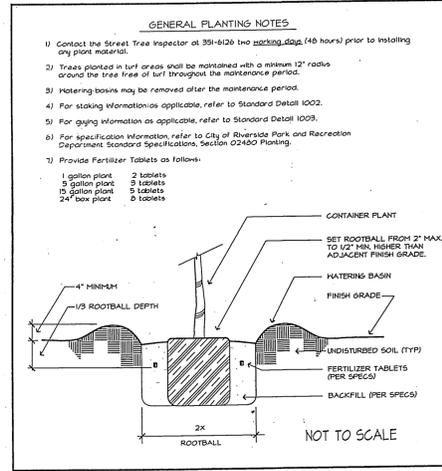
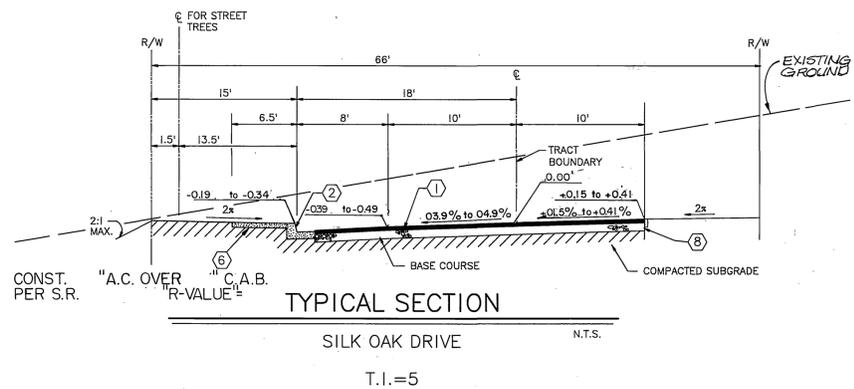
TRACT 21709-1
STREET IMPROVEMENT
PLANS
TITLE SHEET

R-3148
OF 12 SHEETS

INDEXED 5-21-99 LHH

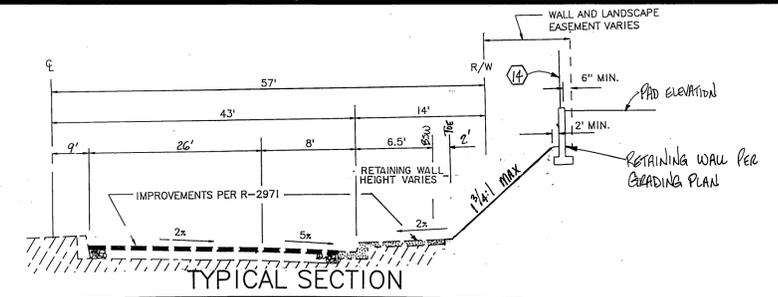
STREET IMPROVEMENT PLANS

TRACT 21709-1

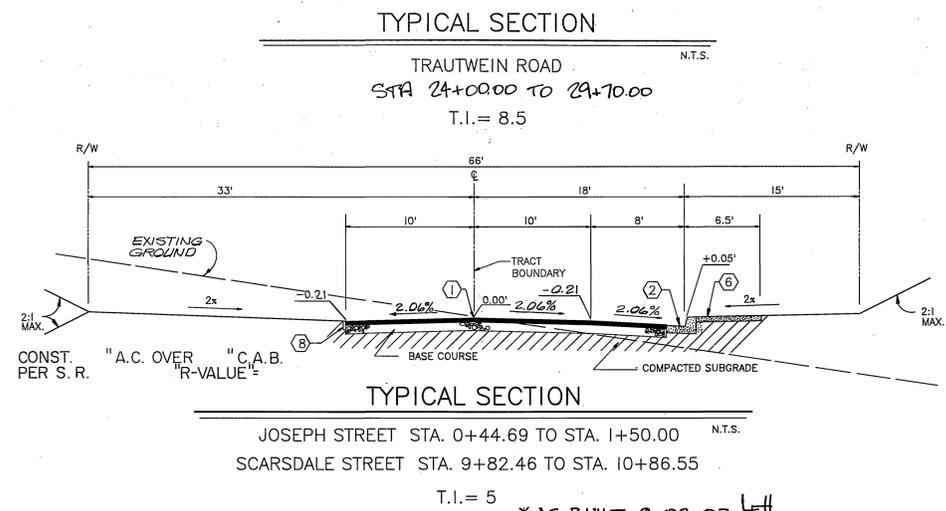
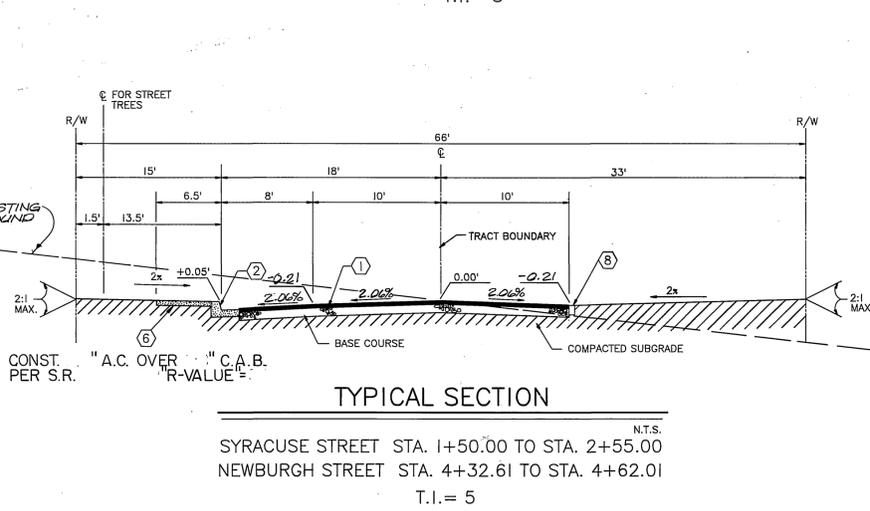
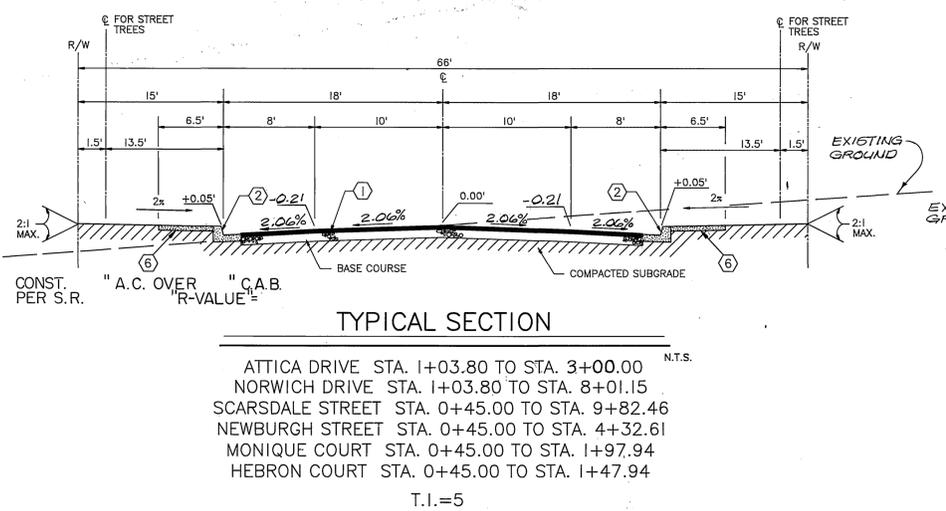
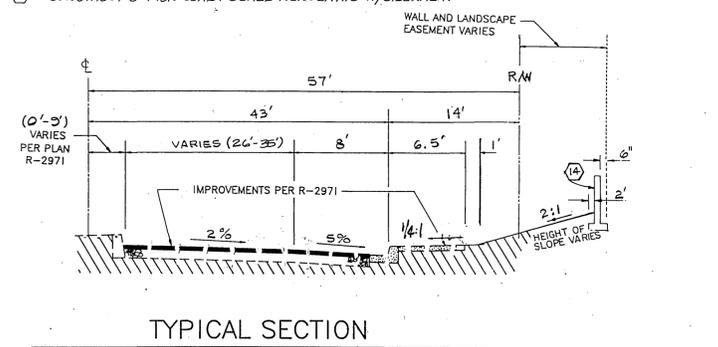
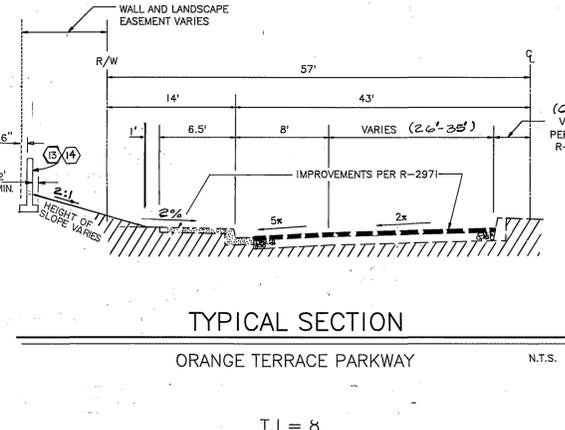
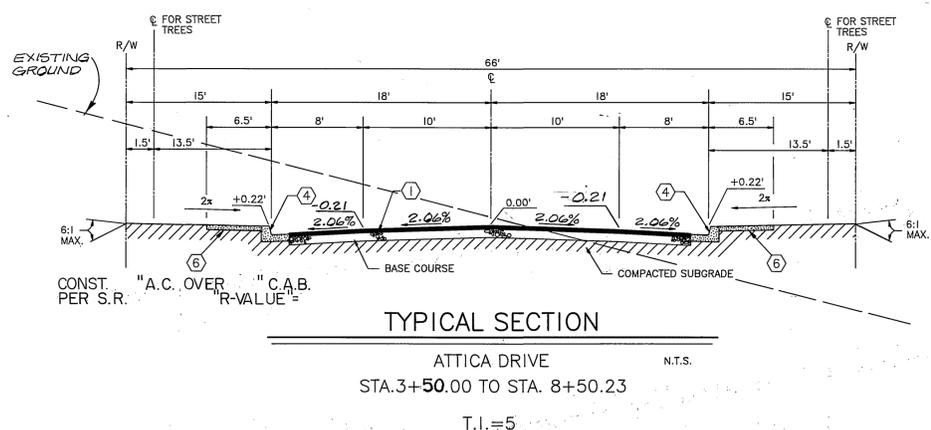


Approved	Date	Park and Recreation Department CITY OF RIVERSIDE	Detail No. 1001
Revised	Date		

Approved	Date	Park and Recreation Department CITY OF RIVERSIDE	Detail No. 1002
Revised	Date		

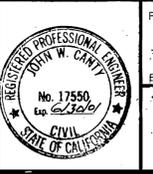


- CONSTRUCTION NOTES**
- PLACE A.C. PAVING OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION. SEE GENERAL NOTE NO. 11.
 - CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200 TYPE I (6" CURB FACE).
 - CONSTRUCT P.C.C. CROSS CUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220.
 - CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200 TYPE I (8" CURB FACE).
 - CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304.
 - CONSTRUCT P.C.C. CURB SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325.
 - CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. DWG. NO. 180.
 - CONSTRUCT 2"x4" REDWOOD HEADER.
 - CONSTRUCT TYPE II WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304.
 - PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.
 - PAINT 12" SOLID WHITE STOP BAR AND "STOP" LEGEND.
 - CONSTRUCT STREET NAME SIGN
 - CONSTRUCT 6' HIGH BLOCK WALL PER CITY OF RIVERSIDE STD. DWG. NO. 704 ; SEE SHEET 12 OR PROTO II WALL PER CITY OF RIVERSIDE STANDARDS.
 - CONSTRUCT WROUGHT IRON FENCE PER DETAIL "B" ON SHEET 11.
 - CONSTRUCT RETAINING WALL TYPE II (SEE SHEET 12).
 - CONSTRUCT 6" MOU CURB POURED MONOLITHIC W/ SIDEWALK.



Underground Service Alert
Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

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PREPARED UNDER THE DIRECTION OF:
John W. Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-01 DATE: 2/10/98

CEG CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING
3120 CHICAGO AVENUE, SUITE 180, RIVERSIDE, CA 92507
TEL (909) 683 - 5234 FAX (909) 683 - 5301
CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99

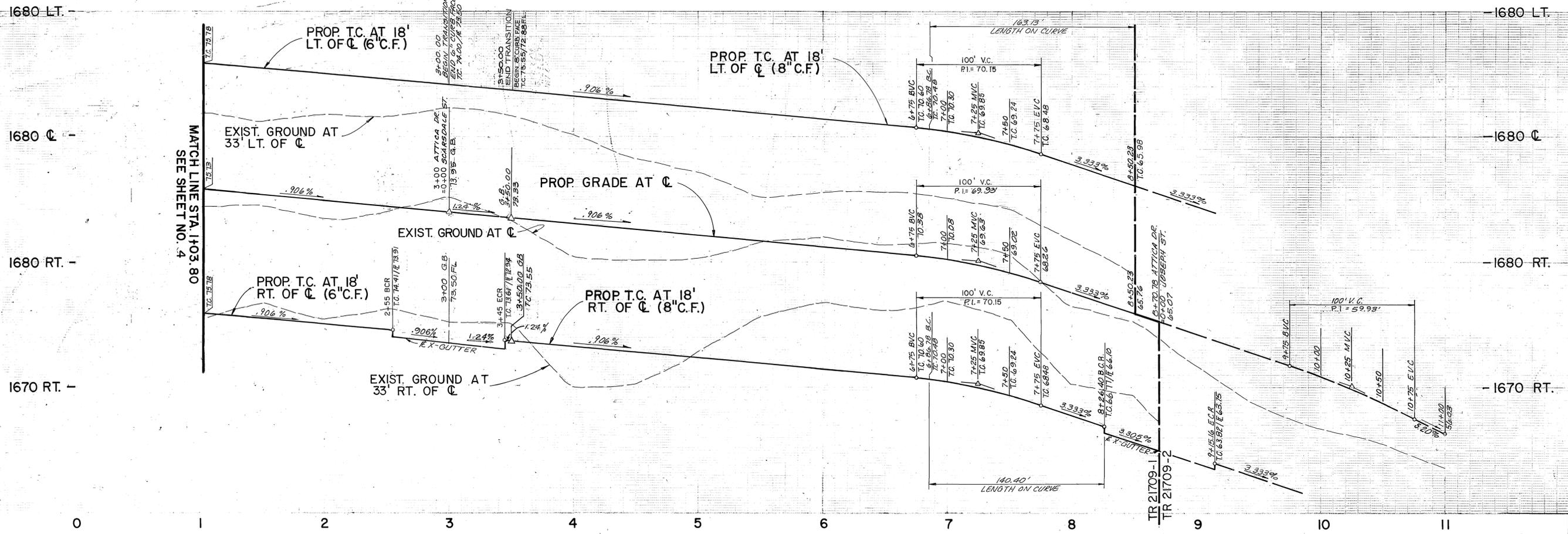
SCALE: AS NOTED BENCH MARK: SEE SHEET NO. 1
DATE: FEBRUARY 1990

MARK	DESIGNED BY	D.A.M.	DRAWN BY	D.A.M./C.R.M.	CHECKED BY	T.P.
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CITY OF RIVERSIDE		PUBLIC WORKS DEPARTMENT	
APPROVED BY	DATE	BY	DATE
PRINCIPAL ENGINEER	2/22/99	APPROVED BY	3/24/99
PARK DEPARTMENT	1/18/99	PUBLIC WORKS DIRECTOR	
TRAFFIC DIVISION	1/15/99		
P.W. ENG. MGR.	2/24/99		
ST. SERVICES	1/14/99		

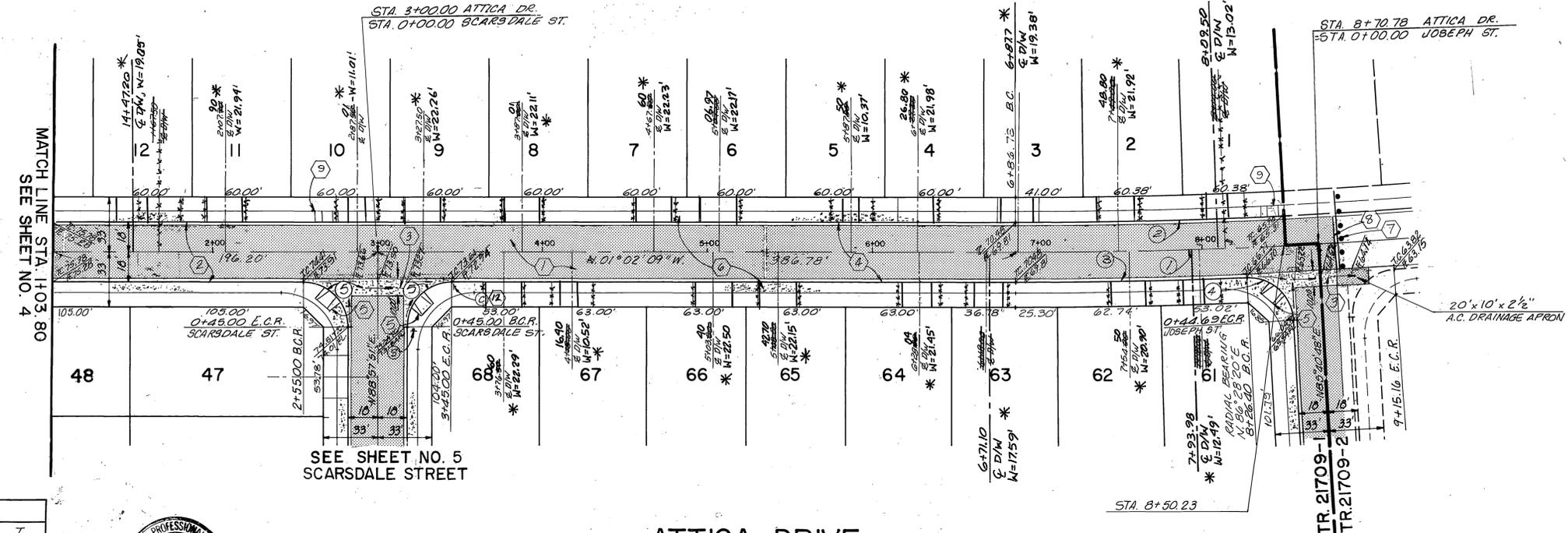
TRACT 21709-1
STREET IMPROVEMENT PLANS
TITLE SHEET
FOR M. MILLIN W.O.F.B. FILE NO. 1001-007

R-3148
2
OF 12 SHEETS
R-4078-S



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

SCALE: 1" = 40'



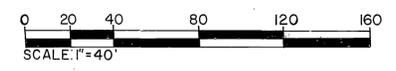
CURVE DATA

NO.	Δ	R	L	T
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2	2°55'41"	3192.00'	163.13'	81.58'
3	2°23'31"	3228.00'	140.40'	70.21'
4	85°12'28"	2700'	42.04'	26.63'
5	90°00'00"	2700'	42.41'	27.00'



NOTE: SEE SHEET No. 1 FOR GENERAL NOTES.
SEE SHEET No. 2 FOR CONSTRUCTION NOTES.

ATTICA DRIVE



* A5-BUILT 9-08-03 LHM

Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG.

PRIVATE ENGINEERING NOTE
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PREPARED UNDER THE DIRECTION OF:
C. W. Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-01 DATE: 7/1/02

CEC CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING
3120 CHICAGO AVENUE, SUITE 180, RIVERSIDE, CA 92507
TEL (909) 683-5234 FAX (909) 683-5301
CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99

SCALE AS NOTED BENCH MARK SEE SHEET NO. 1.
DATE JANUARY, 1990

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: J.P. DRAWN BY: dmc CHECKED BY: WCY

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: 3/2/99
PRINCIPAL ENGINEER

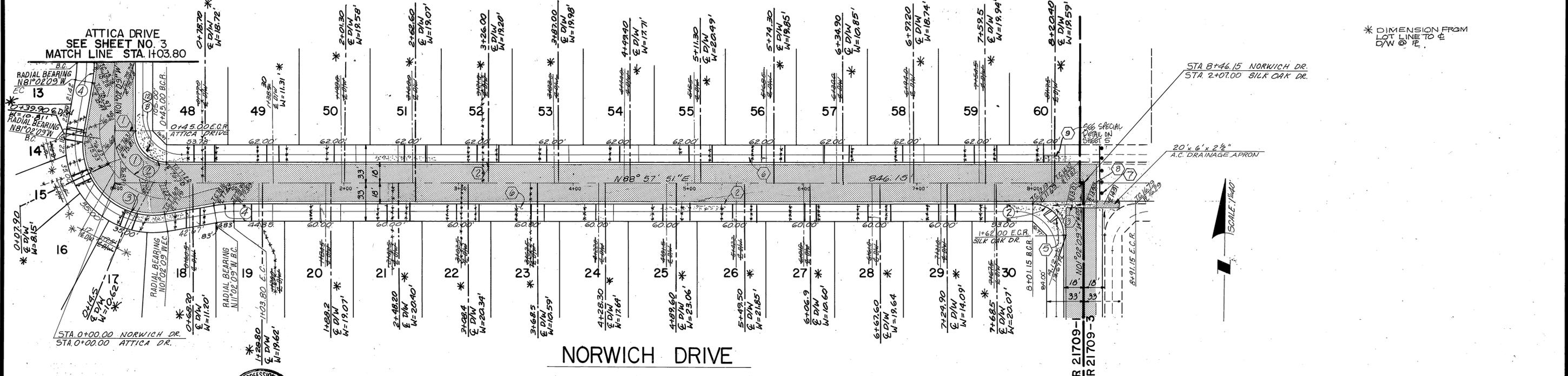
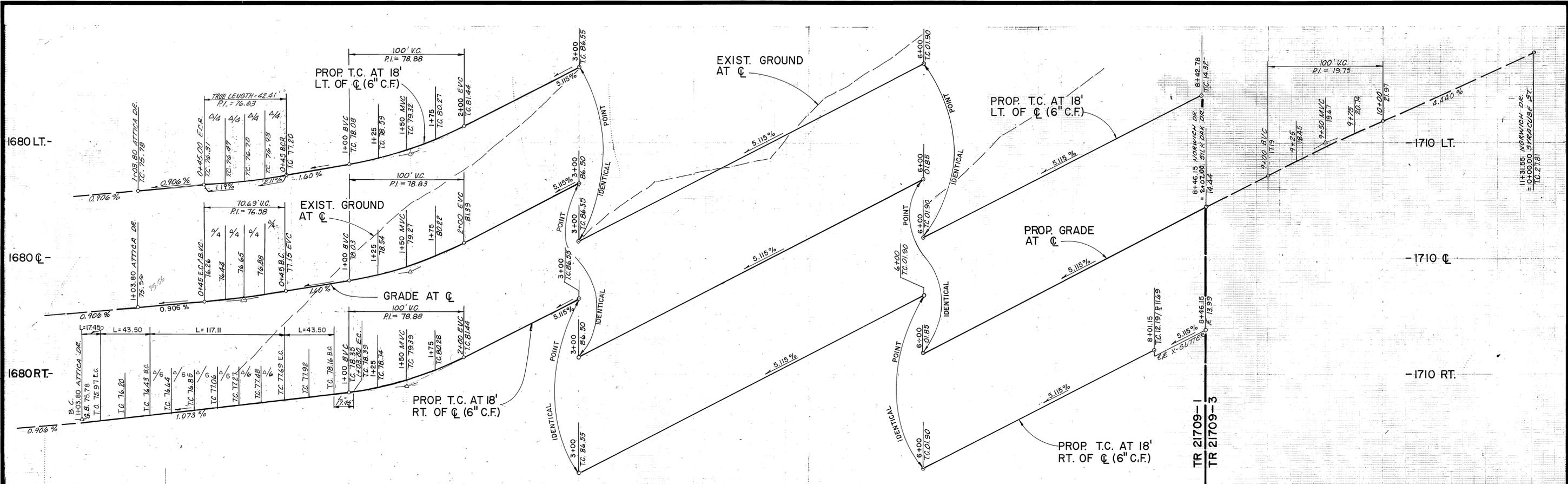
APPROVED BY: [Signature] DATE: 3/2/99
TRAFFIC DIVISION PUBLIC WORKS DIRECTOR

DATE: 3/2/99

TRACT 21709-1
STREET PLAN AND PROFILE
ATTICA DRIVE
STA. 1+03.80 TO STA. 8+70.78

ACCOUNT NO. 1001-007
R-3148
SHEET 3 OF 12
FOR: McMILLIN

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



NOTE: SEE SHEET NO. 1 FOR GENERAL NOTES. SEE SHEET NO. 2 FOR CONSTRUCTION NOTES.

CURVE DATA				
NO.	Δ	R	L	T
1	90°00'00"	45.00'	70.69'	45.00'
2	90°00'00"	27.00'	42.41'	27.00'
3	110°00'00"	61.00'	117.11'	87.12'
4	100°00'00"	100.00'	17.45'	8.75'

Underground Service Alert
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 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG

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 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:
 REGISTERED CIVIL ENGINEER NO. 17550
 EXPIRATION DATE: 6-30-01 DATE: 1/16/99

CEC CANTY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING
 3120 CHICAGO AVENUE, SUITE 180, RIVERSIDE, CA 92507
 TEL (909) 683-5234 FAX (909) 683-5301
 CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99

SCALE AS NOTED
 BENCH MARK: SEE SHEET NO. 1
 DATE: JANUARY, 1990

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature]
 DATE: 2/2/99
 PUBLIC WORKS DIRECTOR

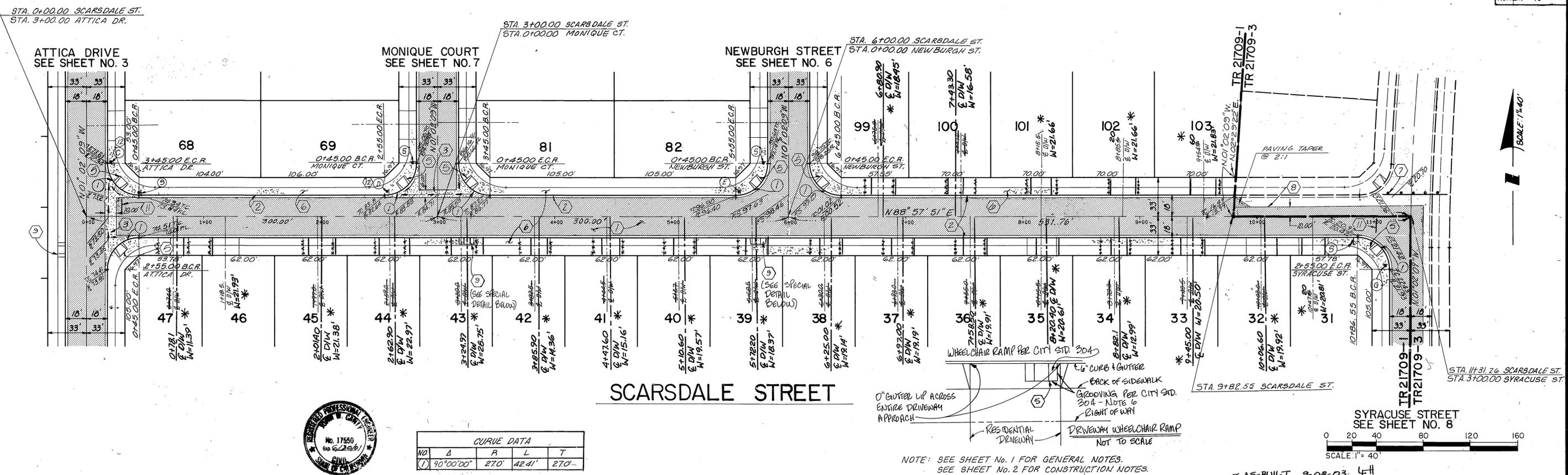
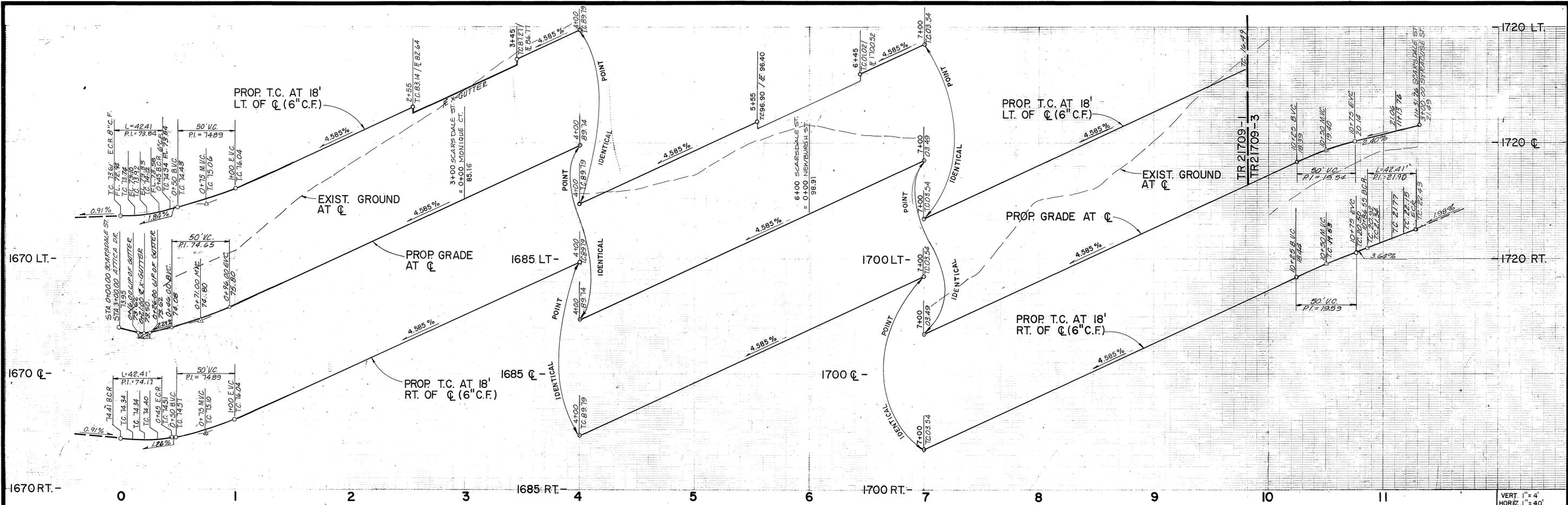
TRACT 21709-1
 STREET PLAN AND PROFILE
 ATTICA DRIVE
 NORWICH DRIVE
 STA. 0+00.00 TO STA. 1+03.80
 STA. 0+00.00 TO STA. 8+46.15
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

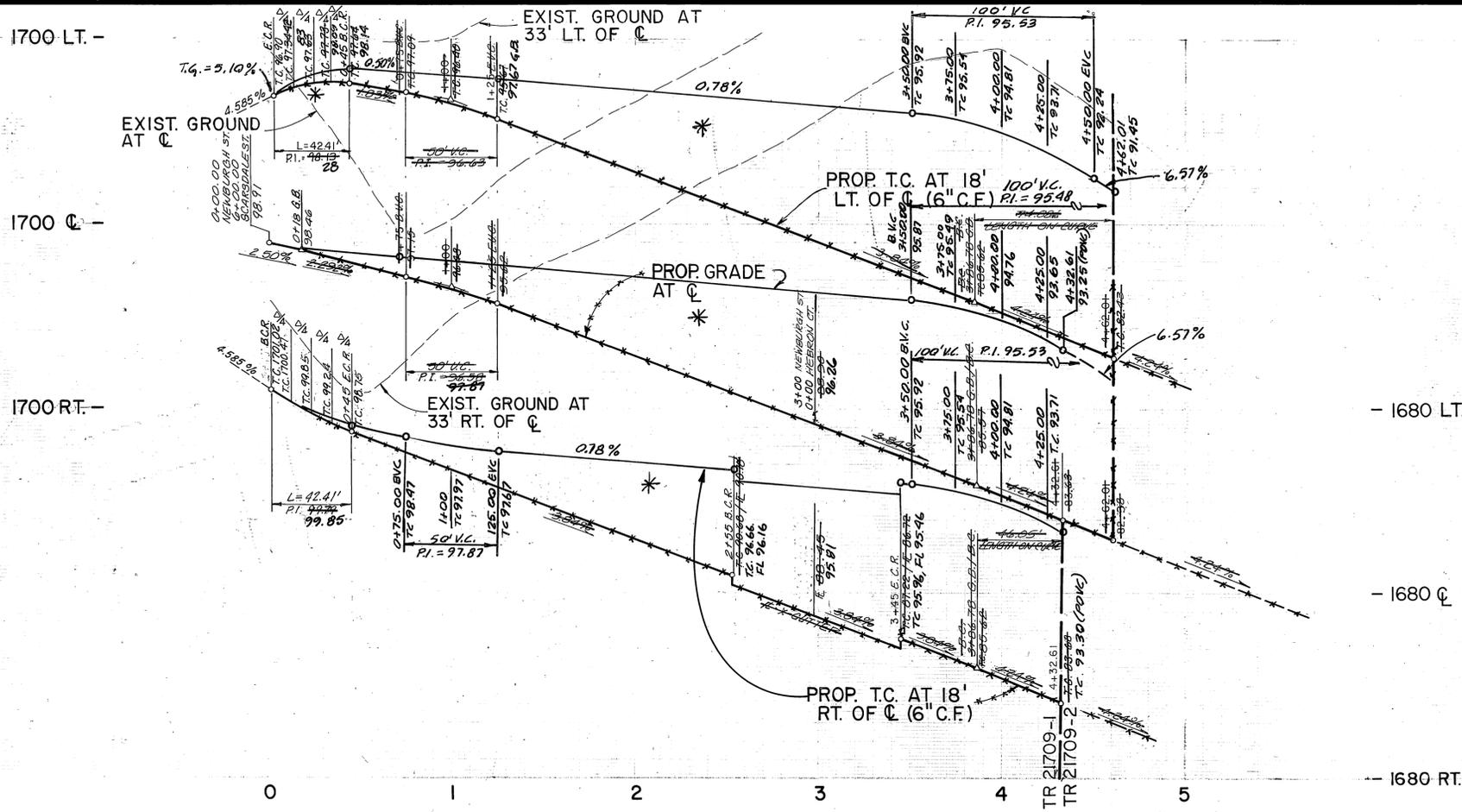
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R-3148
 SHEET 4 OF 12
 FOR: McMILLIN



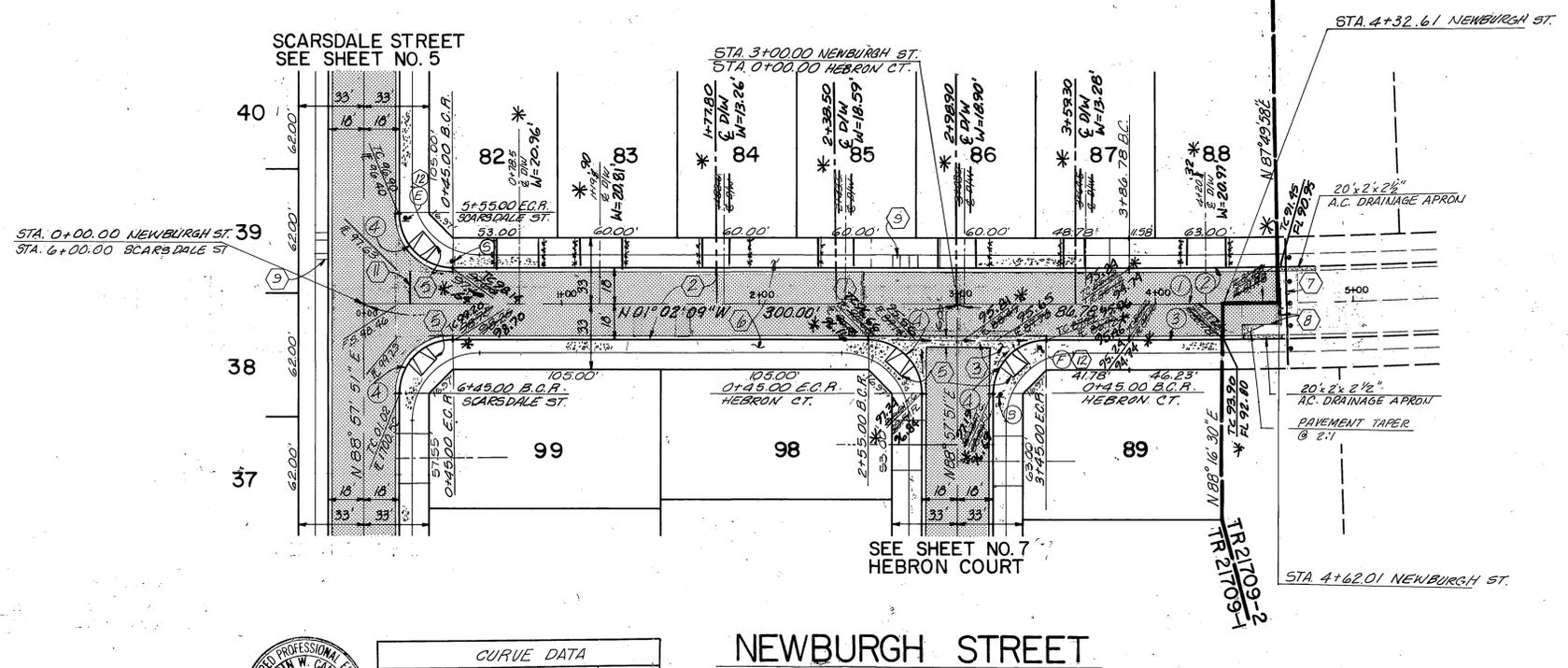
PC-4013-5

INDEXED 5-21-99 LHM





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



CURVE DATA				
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2	01°07'53"	3792.00'	74.88'	37.44'
3	00°41'21"	3828.00'	46.03'	23.02'
4	90°00'00"	27.00'	42.41'	27.00'

NOTE: SEE SHEET No. 1 FOR GENERAL NOTES.
SEE SHEET No. 2 FOR CONSTRUCTION NOTES.

* AS-BUILT 9-08-03 LHM

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TWO WORKING DAYS BEFORE YOU DIG.

PRIVATE ENGINEERING NOTE
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PREPARED UNDER THE DIRECTION OF:
John W. Canty
REGISTERED CIVIL ENGINEER, NO. 17550
EXPIRATION DATE: 6-30-01 DATE: 7/10/99

CEG CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING
3120 CHICAGO AVENUE, SUITE 180, RIVERSIDE, CA 92507
TEL (909) 683-5234 FAX (909) 683-5301
CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99

SCALE: AS NOTED BENCH MARK: SEE SHEET NO. 1
DATE: JANUARY, 1990

MARK	REVISIONS	APPR. DATE
DESIGNED BY: TP	DRAWN BY: UC	CHECKED BY: MCV

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	3/21/99	RB	John W. Canty
TRAFFIC DIVISION	1/14/99	RB	Public Works Director
P.W. ENG. MGR.	3/21/99	RB	
ST. SERVICES	1/14/99	RB	

DATE: 3/21/99

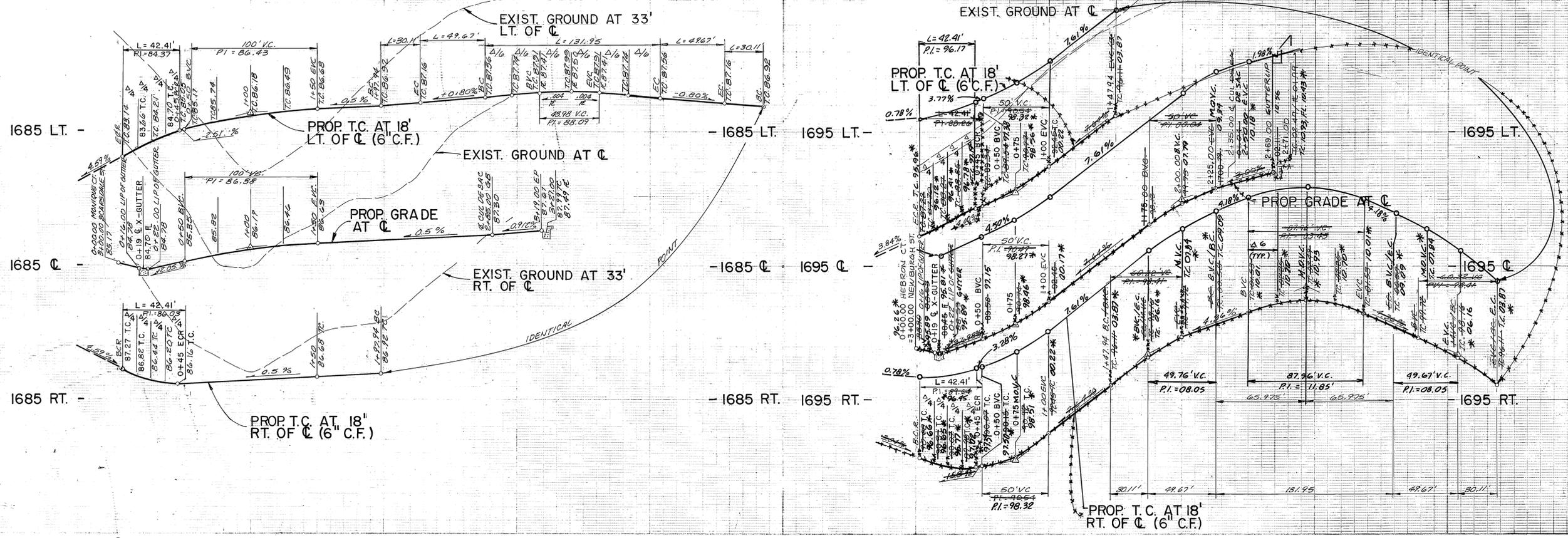
TRACT 21709-1
STREET PLAN AND PROFILE
NEWBURGH STREET
STA. 0+00.00 TO STA. 4+62.01

ACCOUNT NO. 1001-007
R-3148
SHEET **6** OF 12
FOR: McMILLIN

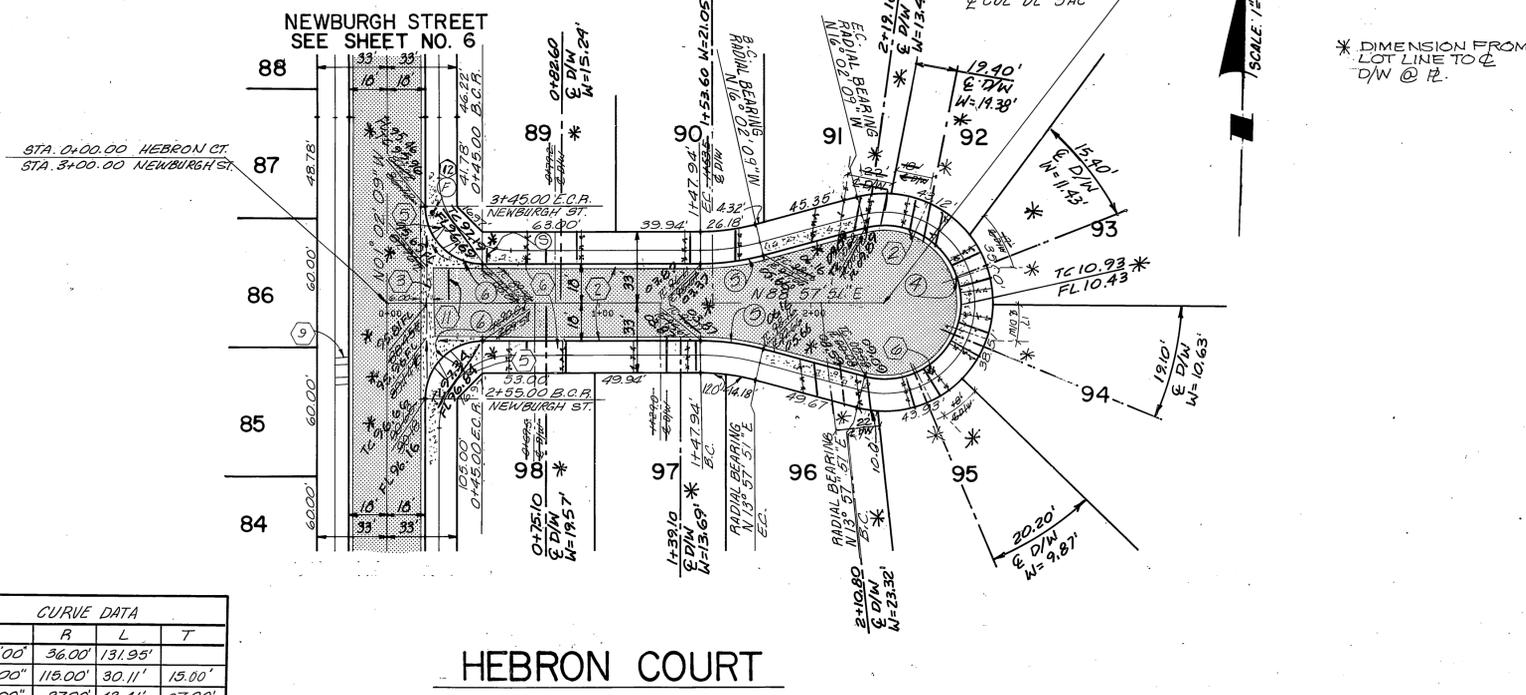
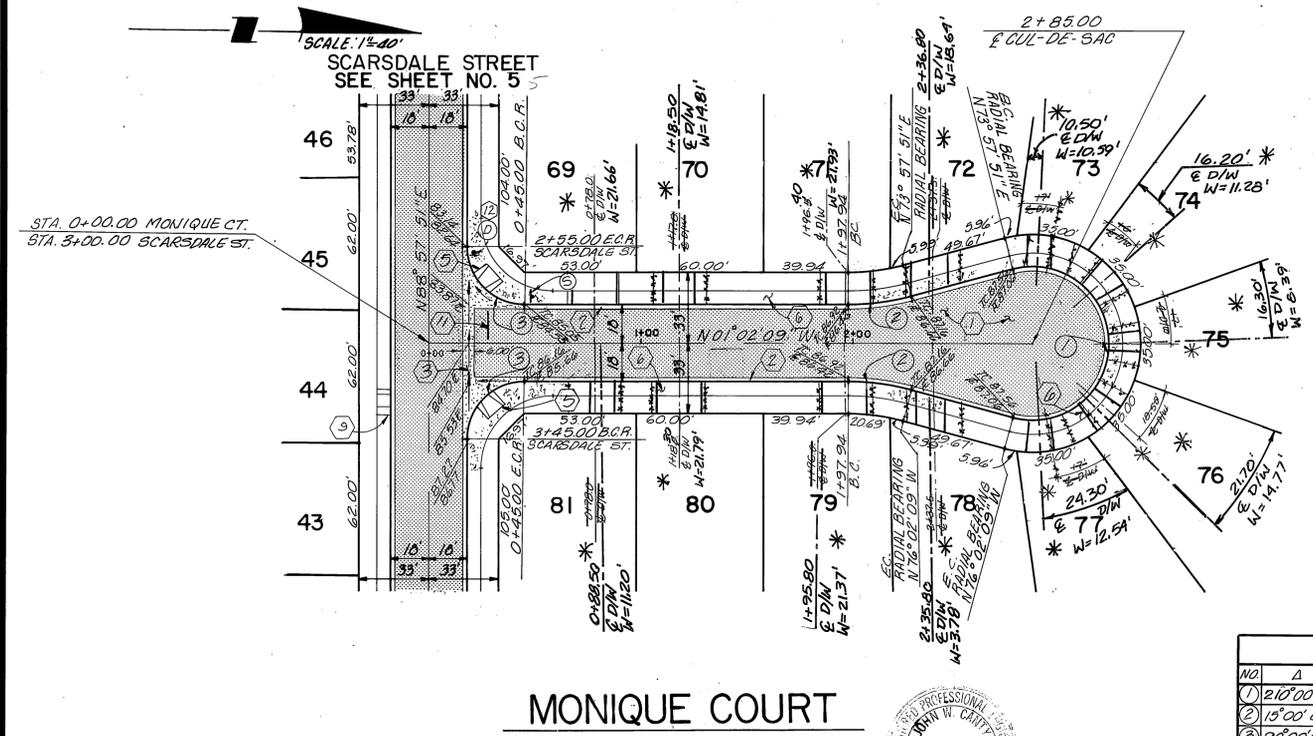
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

INDEXED 5-21-99 LHM

PC-4013-S



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



* DIMENSION FROM LOT LINE TO C
D/W @ R.

NO.	Δ	R	L	T
1	210°00'00"	36.00'	131.95'	15.00'
2	15°00'00"	115.00'	30.11'	15.00'
3	30°00'00"	27.00'	42.41'	27.00'
4	210°00'00"	36.00'	131.95'	15.00'
5	15°00'00"	115.00'	30.11'	15.00'
6	30°00'00"	27.00'	42.41'	27.00'

NOTE: SEE SHEET No. 1 FOR GENERAL NOTES.
SEE SHEET No. 2 FOR CONSTRUCTION NOTES.



Underground Service Alert
Call: TOLL FREE
1-800-227-2600
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:
C. W. Canty
REGISTERED CIVIL ENGINEER, NO. 17550
EXPIRATION DATE: 6-30-01 DATE: 7/10/98

CEC CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING
3120 CHICAGO AVENUE, SUITE 180, RIVERSIDE, CA 92507
TEL (909) 683-5234 FAX (909) 683-5301
CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99

SCALE: AS NOTED BENCH MARK: SEE SHEET NO. 1
DATE: JANUARY, 1990

MARK	REVISIONS	APPR. DATE

DESIGNED BY: TP DRAWN BY: JC CHECKED BY: WCY

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

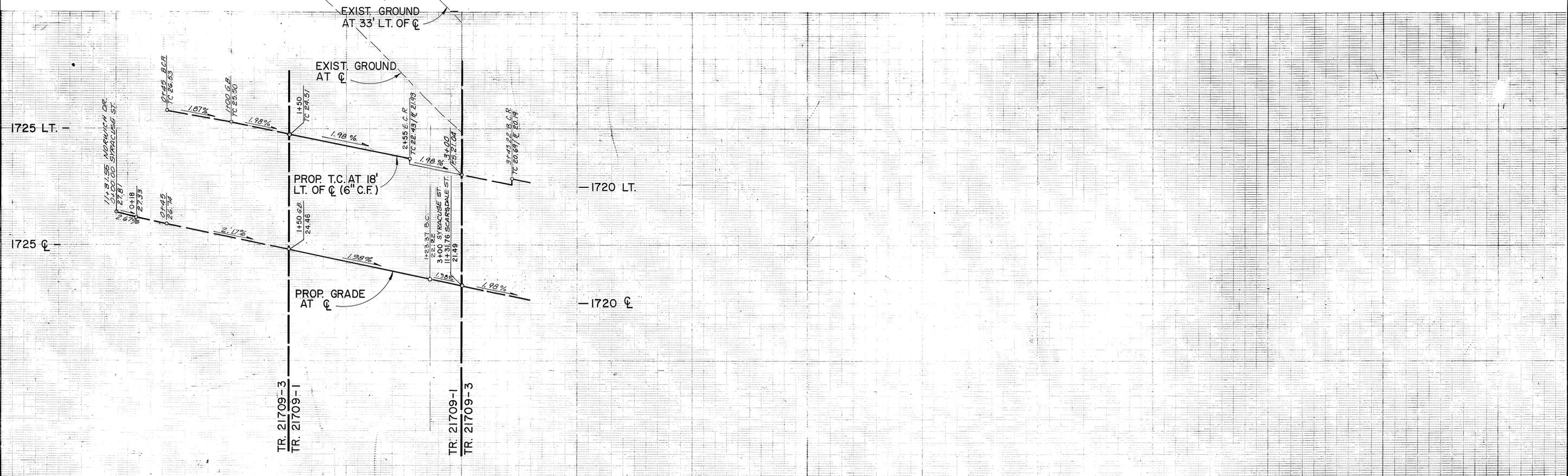
APPROVED BY: *[Signature]* DATE: 3/2/99
PRINCIPAL ENGINEER
TRAFFIC DIVISION
DATE: 3/2/99

TRACT 21709-1
STREET PLAN AND PROFILE
MONIQUE CT. & HEBRON CT.
STA. 0+00.00 TO STA. 2+85.00
STA. 0+00.00 TO STA. 2+35.00

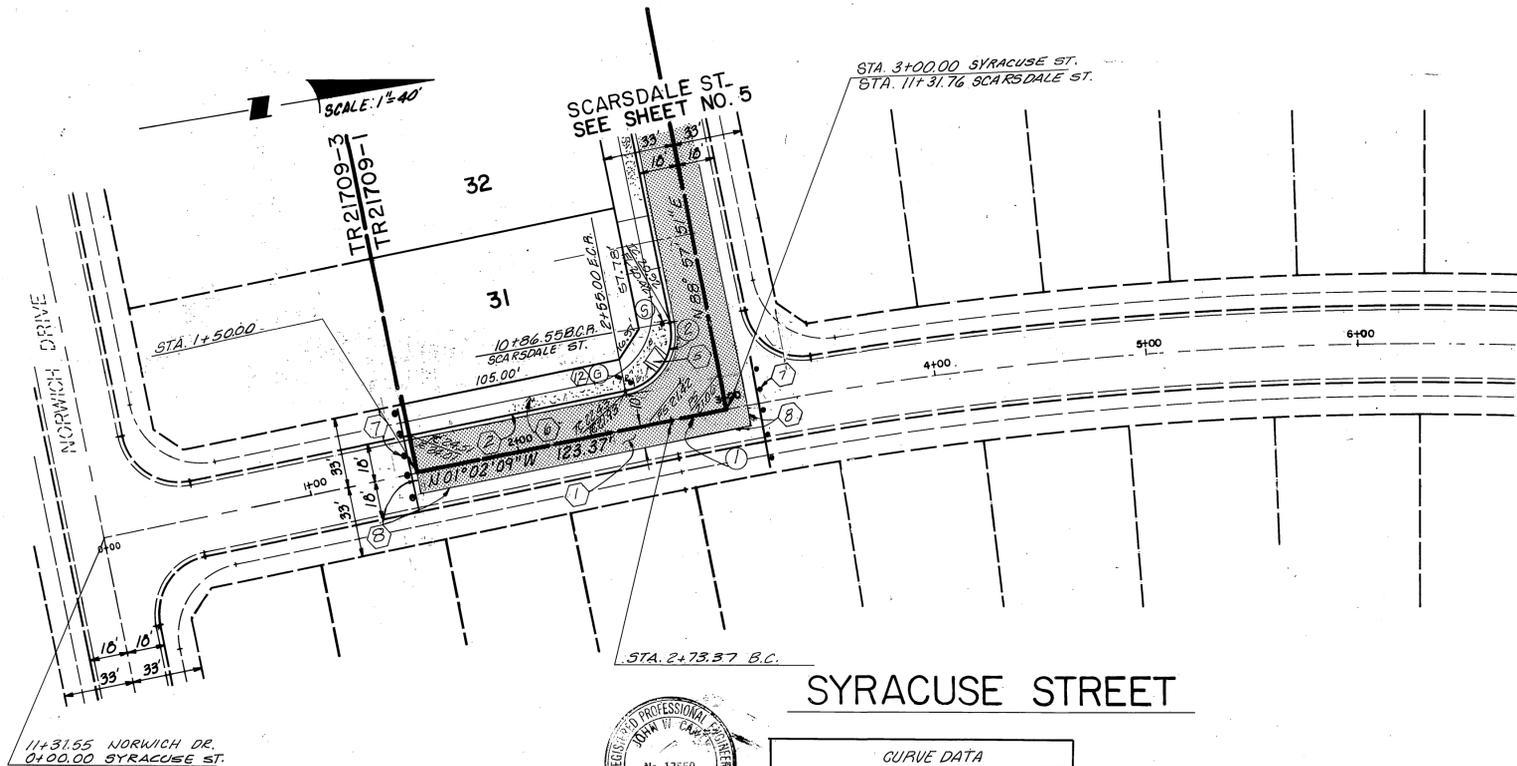
ACCOUNT NO. 1001-007
R-3148
SHEET 7 OF 12
FOR: McMILLIN

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'
INDEXED: 5-21-99 LHM

PC-4073-S



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



CURVE DATA			
NO	Δ	R	T
①	00°52'09"	1756.00'	13.32'
②	90°00'00"	27.00'	27.00'

NOTE: SEE SHEET No. 1 FOR GENERAL NOTES.
SEE SHEET No. 2 FOR CONSTRUCTION NOTES.



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1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

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PREPARED UNDER THE DIRECTION OF:
Rodney W. Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-01 DATE 7/10/98

CEC COUNTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING
3120 CHICAGO AVENUE, SUITE 180, RIVERSIDE, CA 92507
TEL (909) 683 - 5234 FAX (909) 683 - 5301
CITY OF RIV. BUSINESS TAX ACCT. NO. 69372. EXP. DATE 04-07-99

SCALE AS NOTED BENCH MARK: SEE SHEET NO. 1
DATE JANUARY, 1990

MARK	REVISIONS	APPR.	DATE

DESIGNED BY *JP* DRAWN BY *UC* CHECKED BY *UCYAK*

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	3/23/99	<i>JP</i>	<i>Tom Burt</i>
PARK DEPARTMENT	1/19/99	<i>JP</i>	<i>Tom Burt</i>
TRAFFIC DIVISION	2/25/99	<i>JP</i>	<i>Tom Burt</i>
P.W. ENG. MGR.	3/2/99	<i>JP</i>	<i>Tom Burt</i>
ST. SERVICES	3/2/99	<i>JP</i>	<i>Tom Burt</i>

DATE 3/2/99

*AS-BUILT 9-08-03 LH

TRACT 21709 - 1
STREET PLAN AND PROFILE
SYRACUSE STREET
STA. 1+50.00 TO STA. 3+00.00

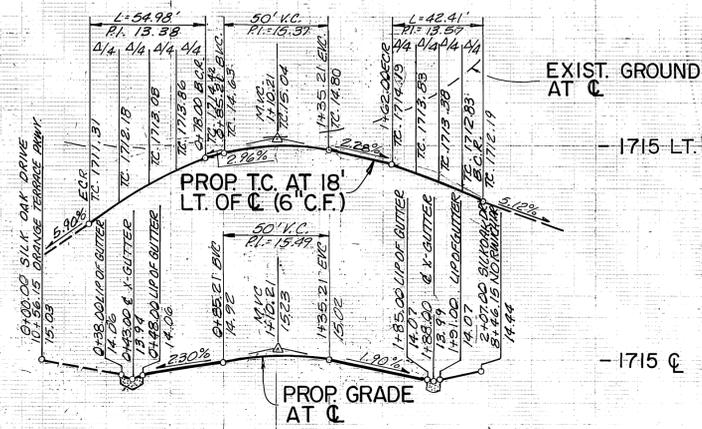
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

ACCOUNT NO. 1001-007
R-3148
SHEET **8** OF 12
FOR: McMILLIN

INDEXED 5-21-99 LH

PC-4075-S

EXIST. GROUND
AT 33' LT. OF C.

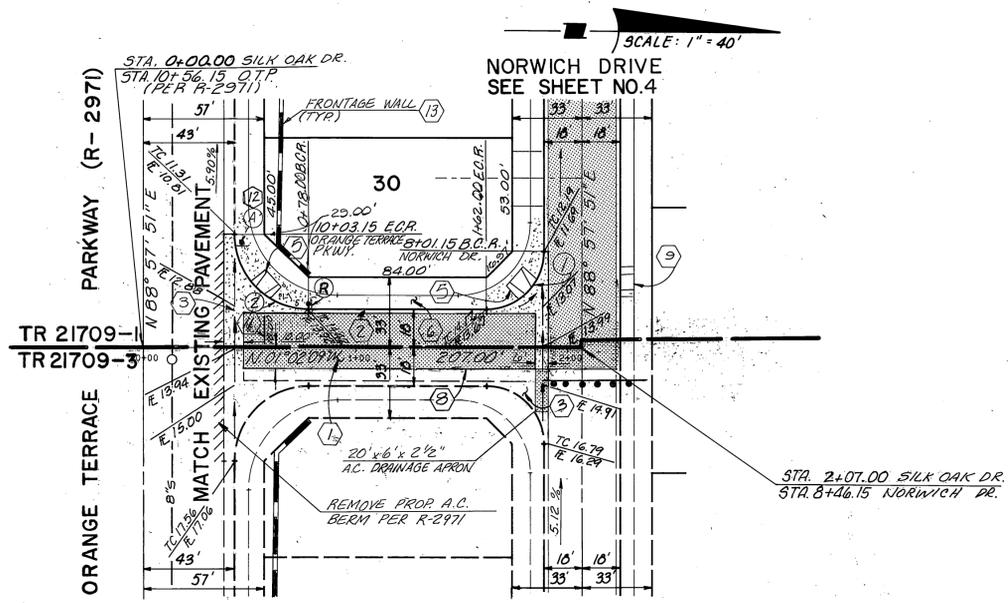


EXIST. GROUND
AT C.

PROP T.C. AT 18'
LT. OF C. (6' C.F.)

PROP GRADE
AT C.

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



SCALE: 1" = 40'

SILK OAK DRIVE



CURVE DATA				
NO.	Δ	R	L	T
1	90°00'00"	2700'	42.41'	2700'
2	90°00'00"	35.00'	54.98'	35.00'

NOTE: SEE SHEET No. 1 FOR GENERAL NOTES.
SEE SHEET No. 2 FOR CONSTRUCTION NOTES.



Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
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PREPARED UNDER THE DIRECTION OF
John W. Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-01 DATE 2/10/98

CEG CIVIL ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING
3120 CHICAGO AVENUE, SUITE 180, RIVERSIDE, CA 92507
TEL (909) 683-5234 FAX (909) 683-5301
CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99

SCALE: AS NOTED BENCH MARK: SEE SHEET NO. 1
DATE: JANUARY, 1990

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: T.P. DRAWN BY: J.C. CHECKED BY: W.C.P.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	3/23/99	J.P.	John W. Canty
PARK DEPARTMENT	3/23/99	J.P.	John W. Canty
TRAFFIC DIVISION	3/23/99	J.P.	John W. Canty
PRN. ENG. MGR.	3/23/99	J.P.	John W. Canty
EST. SERVICES	3/23/99	J.P.	John W. Canty

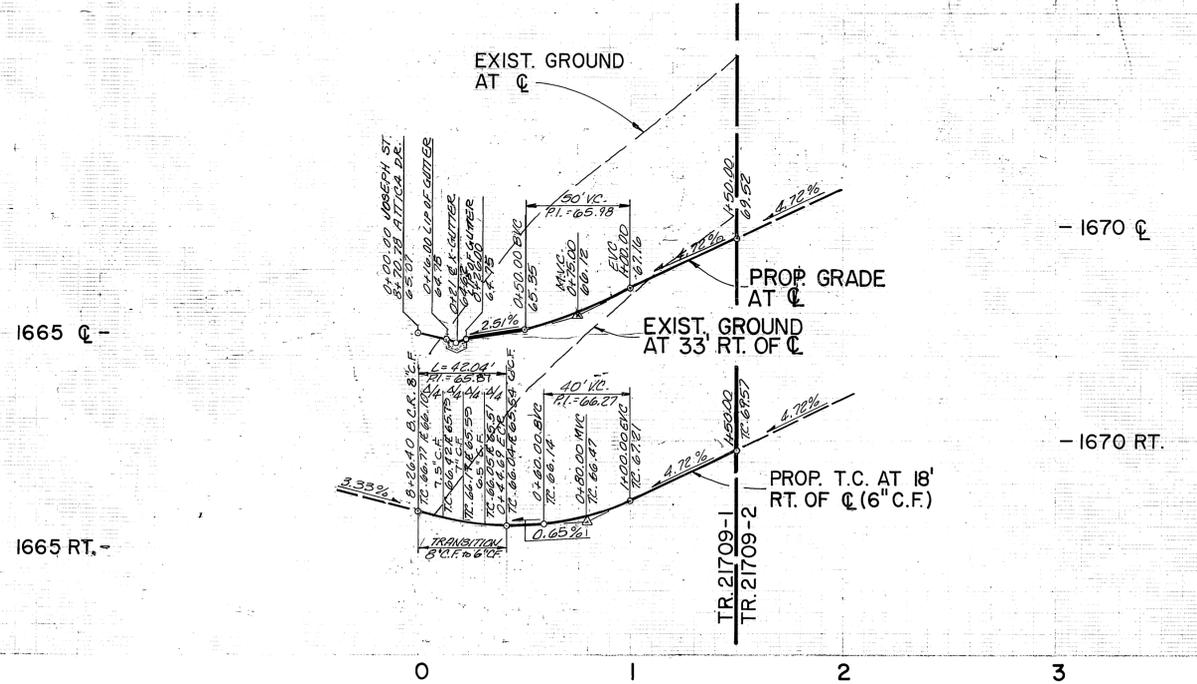
DATE: 3/24/99

*AS-BUILT 9-08-03 LPH

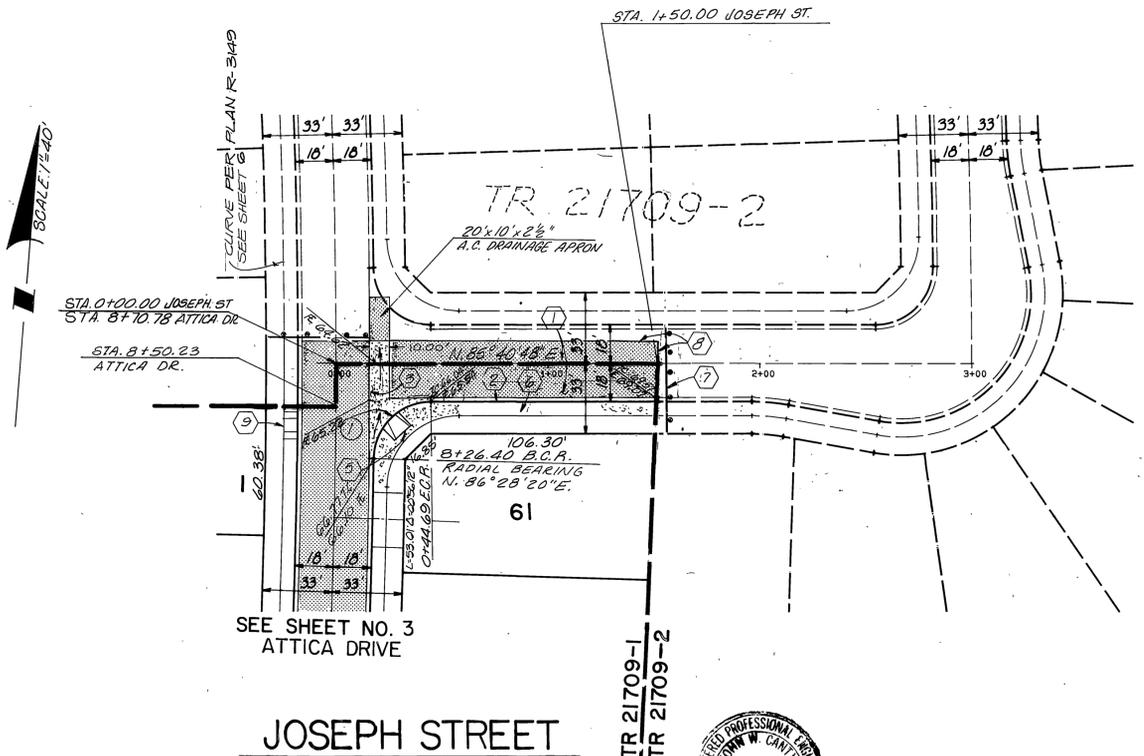
TRACT 21709-1
STREET PLAN AND PROFILE
SILK OAK DRIVE
STA. 0+00.00 TO STA. 2+07.00

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

ACCOUNT NO. 1001-007
R-3148
SHEET 9 OF 12
FOR: McMILLIN



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



CURVE DATA				
NO.	Δ	R	L	T
①	83°12'28"	270'	420.2'	26.63'

NOTE: SEE SHEET No. 1 FOR GENERAL NOTES.
SEE SHEET No. 2 FOR CONSTRUCTION NOTES.



Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG.

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PREPARED UNDER THE DIRECTION OF:
[Signature]
REGISTERED CIVIL ENGINEER NO. 125804
EXPIRATION DATE: 6-30-01 DATE: 7/10/98

CEG CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING
3120 CHICAGO AVENUE, SUITE 180, RIVERSIDE, CA 92507
TEL (909) 683-5234 FAX (909) 683-5301
CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99

SCALE: AS NOTED BENCH MARK: SEE SHEET NO. 1
DATE: JANUARY, 1990

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: TP DRAWN BY: CC CHECKED BY: [Signature]

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	3/23/99	[Signature]	[Signature]
PARK DEPARTMENT	3/15/99	[Signature]	[Signature]
TRAFFIC DIVISION	3/15/99	[Signature]	[Signature]
CIV. ENG. MGR.	3/24/99	[Signature]	[Signature]
ST. SERVICES	3/24/99	[Signature]	[Signature]

DATE: 3/24/99

* A5-BUILT 9-08-03 LHM

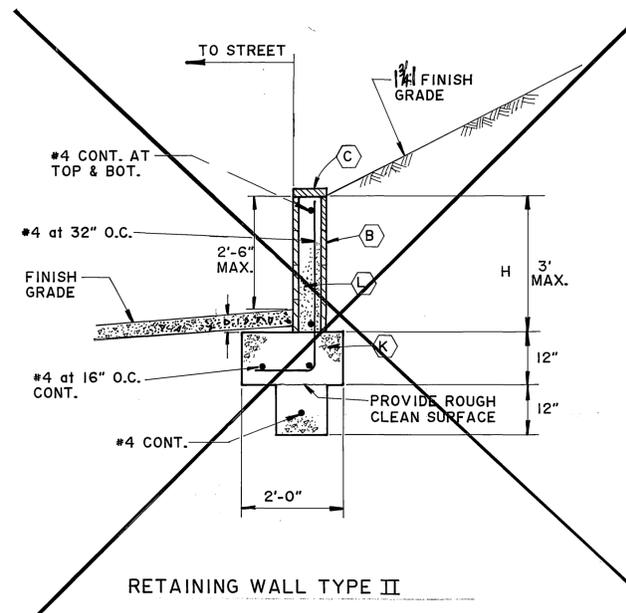
TRACT 21709-1
STREET PLAN AND PROFILE
JOSEPH STREET
STA. 0+00.00 TO STA. 1+50.00

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

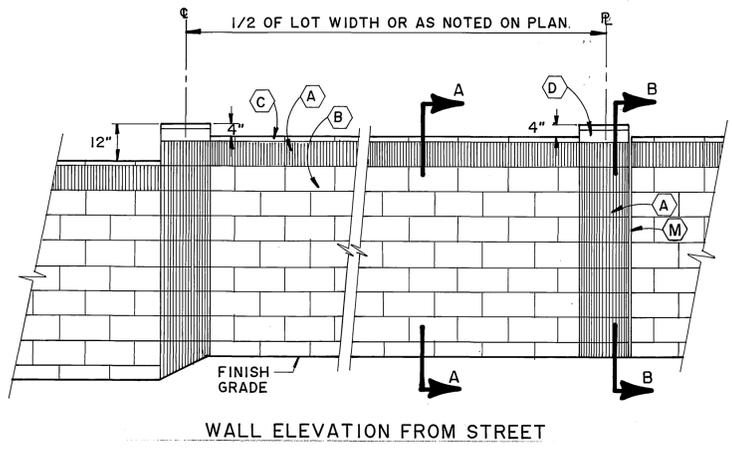
ACCOUNT NO. 1001-007
R-3148
SHEET 10 OF 12
FOR: McMILLIN

INDEXED 5-21-99 LHM

PC-4073-S

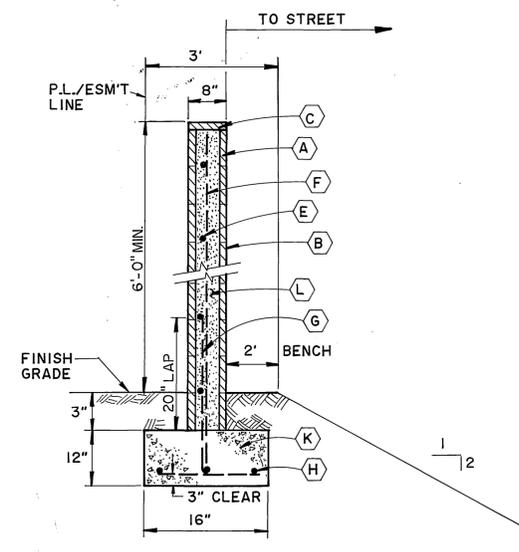


RETAINING WALL TYPE II



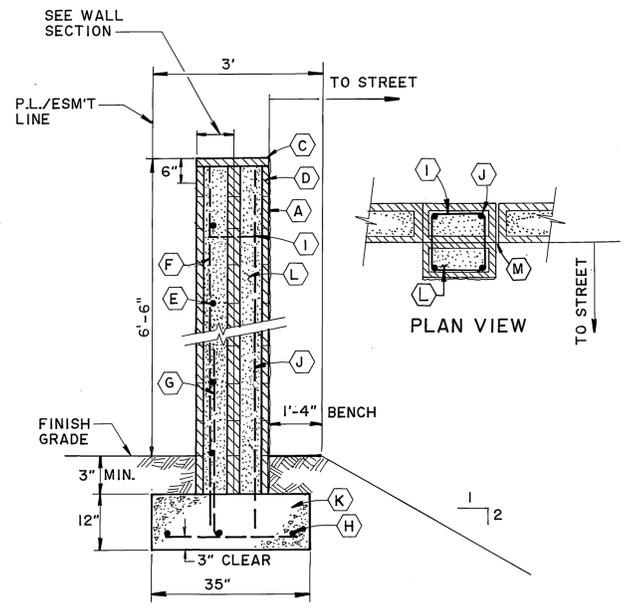
WALL ELEVATION FROM STREET

WALL ELEVATION



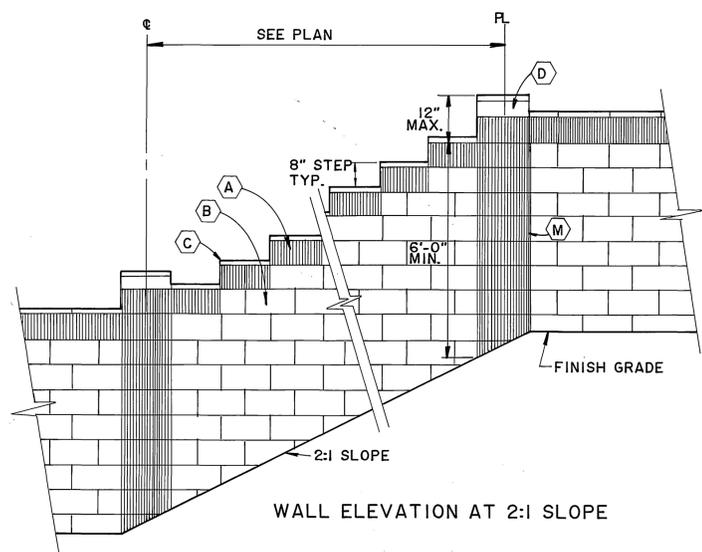
SECTION "A-A"
CONCRETE BLOCK WALL

N.T.S.



SECTION "B-B"
CONCRETE BLOCK PILASTER

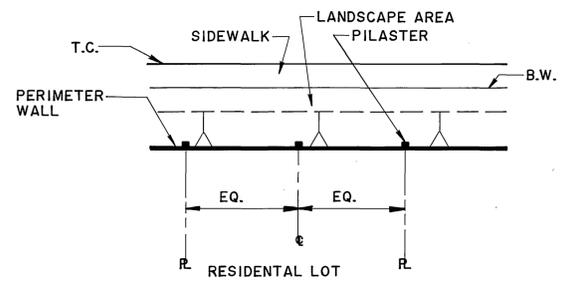
N.T.S.



WALL ELEVATION AT 2:1 SLOPE

WALL ELEVATION

N.T.S.



WALL LAYOUT

N.T.S.

LEGEND

- (A) 8"x8"x16" GRAY ORCO (MEDIUM WEIGHT) VERTICAL SCORED SPLIT FACE BLOCK.
- (B) 8"x8"x16" SPLIT FACE BLOCK GRAY (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) SOLID GROUT CELLS.
- (M) 1/4" WIDE VERTICAL JOINTS TYPICAL AT PILASTER AT P.L.

WALL	FOOTING	REINFORCEMENT		
H	BACK FILL	B	H ₃	a BAR
5'	5' LEVEL	2'-6"	1'-6"	#4 at 24" O.C.
5'	4' LEVEL	2'-0"	1'-0"	#4 at 32" O.C.
5'	3' LEVEL	2'-0"	0'-6"	#4 at 32" O.C.

RETAINING WALL DETAILS

N.T.S.

REVERSE FRONTAGE WALL DETAIL FOR ORANGE TERRACE PKWY.

PLANNING DEPT.
Walls 02/4
Casey Sebbet 11/6/98
APPROVED BY: DATE

*AS-BUILT 9-08-03 L/H

Underground Service Alert Call: TOLL FREE 1-800-227-2600 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: <i>John W. Canty</i> REGISTERED CIVIL ENGINEER NO. 17550 EXPIRATION DATE: 6-30-01 GATE: 7/10/98	 CIVIL ENGINEERING - PLANNING - SURVEYING 3120 CHICAGO AVENUE, SUITE 180, RIVERSIDE, CA 92507 TEL (909) 683-5234 FAX (909) 683-5301 CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99	 CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT	TRACT 21709-1	R-3148																										
			SCALE: BENCH MARK: SEE SHEET NO. 1 DATE: APRIL 1990			<table border="1"> <tr> <td>APPROVED BY</td> <td>DATE</td> <td>BY</td> <td>APPROVED BY</td> <td>DATE</td> </tr> <tr> <td>PRINCIPAL ENGINEER</td> <td>3/23/99</td> <td>JW</td> <td>John W. Canty</td> <td>3/23/99</td> </tr> <tr> <td>PARK DEPARTMENT</td> <td>1/15/99</td> <td>PD</td> <td>Casey Sebbet</td> <td>1/15/99</td> </tr> <tr> <td>TRAFFIC DIVISION</td> <td>2/6/99</td> <td>CS</td> <td>Casey Sebbet</td> <td>2/6/99</td> </tr> <tr> <td>P.W. ENGR. MGR.</td> <td>3/24/99</td> <td>CS</td> <td>Casey Sebbet</td> <td>3/24/99</td> </tr> <tr> <td>ST. SERVICES</td> <td>1/15/99</td> <td>CS</td> <td>Casey Sebbet</td> <td>1/15/99</td> </tr> </table>	APPROVED BY	DATE	BY	APPROVED BY	DATE	PRINCIPAL ENGINEER	3/23/99	JW	John W. Canty	3/23/99	PARK DEPARTMENT	1/15/99	PD	Casey Sebbet	1/15/99	TRAFFIC DIVISION	2/6/99	CS	Casey Sebbet	2/6/99	P.W. ENGR. MGR.	3/24/99	CS	Casey Sebbet	3/24/99	ST. SERVICES	1/15/99
APPROVED BY	DATE	BY	APPROVED BY	DATE																													
PRINCIPAL ENGINEER	3/23/99	JW	John W. Canty	3/23/99																													
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ST. SERVICES	1/15/99	CS	Casey Sebbet	1/15/99																													

INDEXED 5-21-99 L/H