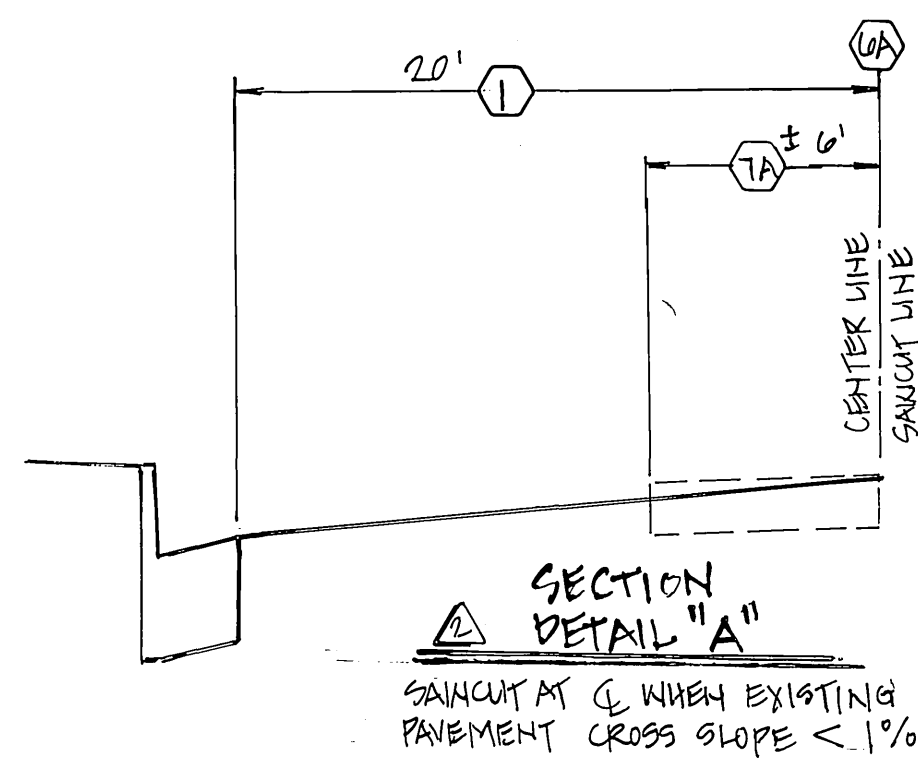
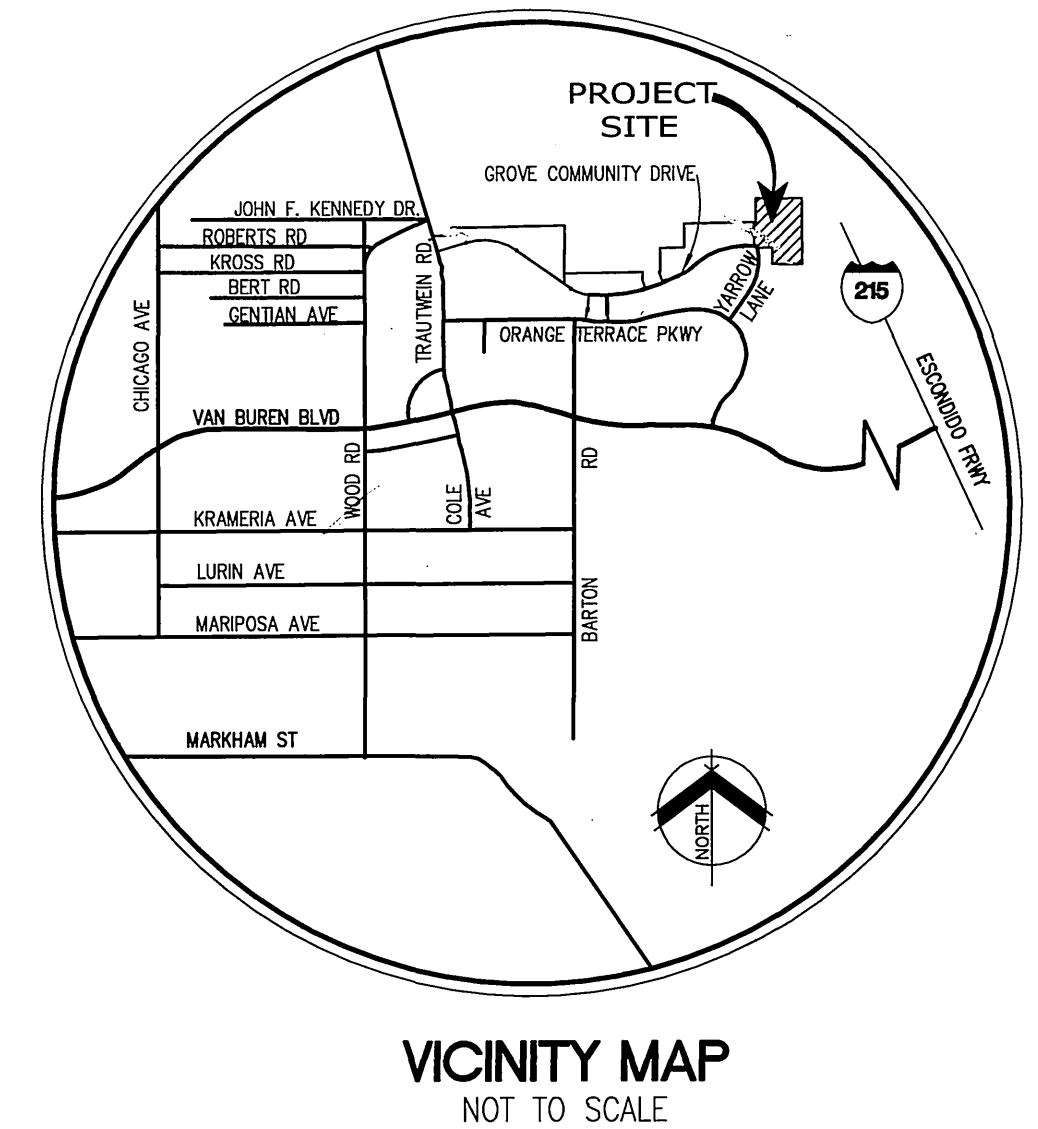


# STREET IMPROVEMENT PLANS

## TRACT No. 30717-1

### CITY OF RIVERSIDE

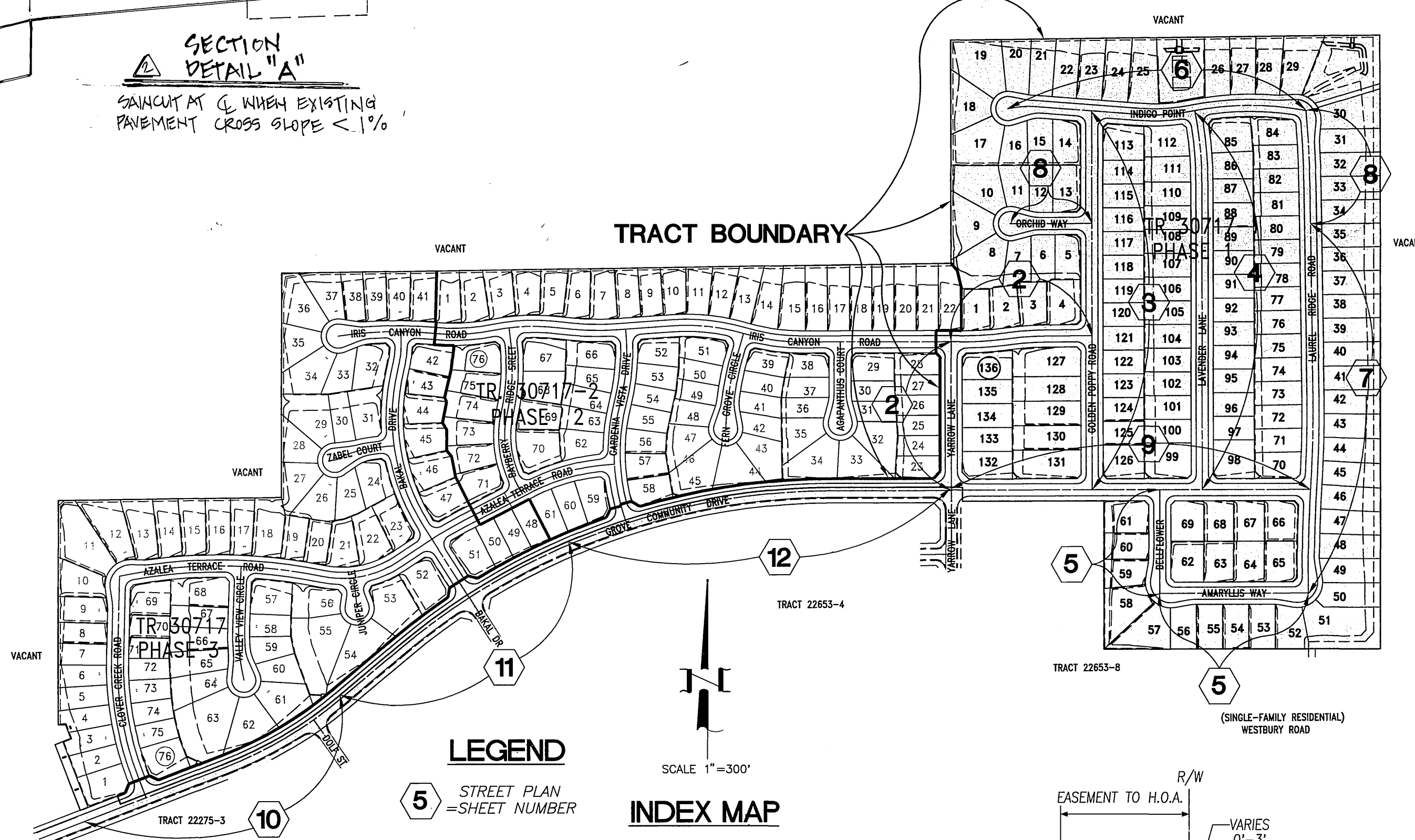


SEE XL-K18 FOR TRAFFIC STRIPING REQUIREMENTS.

#### GENERAL NOTES - PUBLIC WORKS

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- 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, ITS SUPPLEMENTAL NOTES 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.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE #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.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- 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.
- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- 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.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (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.
- 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.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

NOTE:  
FOR PUBLIC LANDSCAPE IMPROVEMENTS, SEE PUBLIC LANDSCAPE PLAN #R-3701-L AS PREPARED BY RANDOLPH HUBBICK & ASSOCIATES, DATED: AUGUST 2005

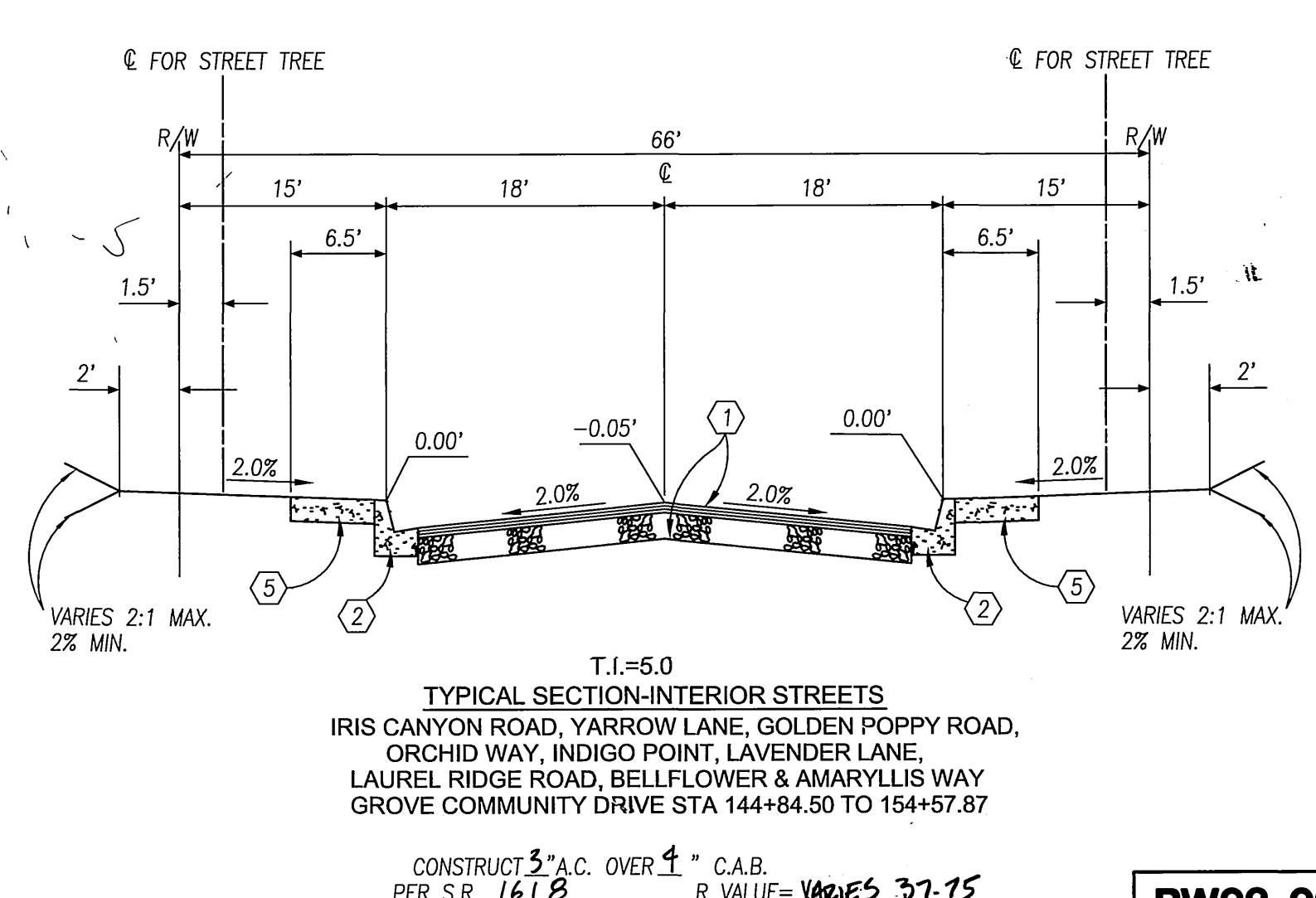
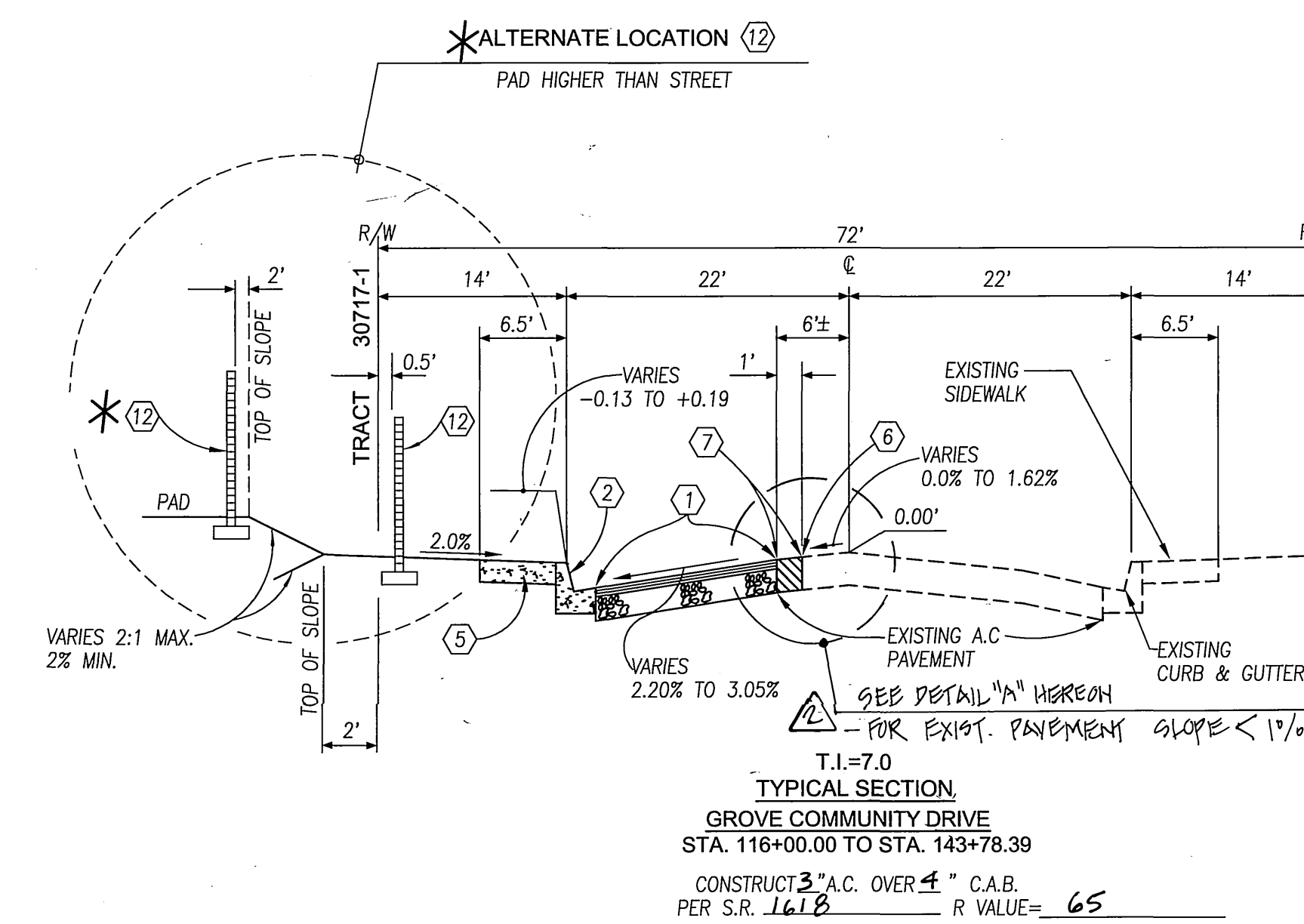
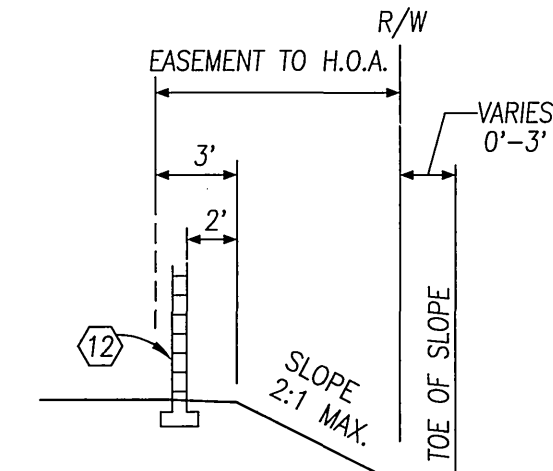


STREET SIGN SCHEDULE	BLOCK NUMBER
A	GROVE COMMUNITY DRIVE CLOVER CREEK ROAD 20500 8300
B	GROVE COMMUNITY DRIVE BAKAL DRIVE 20600 8300
C	GROVE COMMUNITY DRIVE GARDENIA VISTA DRIVE 20100 8200
D	GROVE COMMUNITY DRIVE YARROW LANE 20800 8200
E	GROVE COMMUNITY DRIVE GOLDEN POPPY ROAD 20800 8200
F	GROVE COMMUNITY DRIVE BELFLOWER 20800 8300
G	GROVE COMMUNITY DRIVE LAVENDER LANE 20800 8200
H	GROVE COMMUNITY DRIVE LAUREL RIDGE ROAD 20800 8200
I	YARROW LANE 8200
J	IRIS CANYON ROAD 20800 8200
K	GOLDEN POPPY ROAD 20800 8200
L	INDIGO POINT 20800 8200
M	INDIGO POINT 20800 8200
N	INDIGO POINT 20800 8200
O	BELFLOWER 8300
P	AMARYLLIS WAY 20800 8300
R	R1 STOP SIGN 36" 5 EA.
S	R1 STOP SIGN 30" 9 EA.

INSTALL PER CITY OF RIVERSIDE STANDARDS 662A AND 666

#### CONSTRUCTION NOTES & QUANTITY ESTIMATE

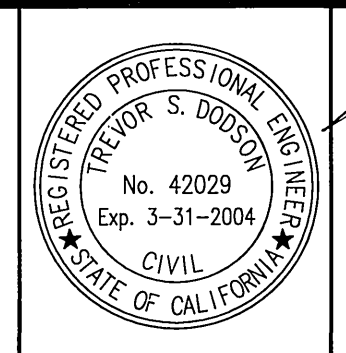
- |    |   |         |         |      |
|----|---|---------|---------|------|
| 1  | PLACE A.C. PAVING OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION   | 309,500 | 294,000 | S.F. |
| 2  | CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 200, TYPE I   |         | 17,238  | L.F. |
| 3  | CONSTRUCT PCC CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 220  |         | 3,236   | S.F. |
| 4  | CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I   |         | 32-33   | EA.  |
| 5  | CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325  |         | 101,446 | S.F. |
| 6  | SAWCUT EXISTING PAVEMENT ONE FOOT ± FROM EXISTING EDGE  | 490     | 2,905   | L.F. |
| 7  | REMOVE ONE FOOT ± OF PAVEMENT, JOIN AND PAVE WITH SECTION PER 1   | 490     | 2,905   | S.F. |
| 8  | REMOVE EXISTING BARRICADE   |         | 60      | L.F. |
| 9  | PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT  |         | 180     | EA.  |
| 10 | PAINT 12" SOLID WHITE STOP BAR 8" STOP LEGEND   |         | 2       | EA.  |
| 11 | CONSTRUCT WHEEL CHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE II   |         | 10-15   | EA.  |
| 12 | CONSTRUCT 6" HIGH BLOCK WALL PER CITY OF RIVERSIDE STD. DWG. No. 704 AND AS FOLLOWS:<br>BLOCK COLOR/TYPE: GRAY ORCO MEDIUM WEIGHT OR EQUIV. SPLIT FACE<br>BLOCK SIZE: 8" x 8" x 16"<br>CAP COLOR/TYPE: GRAY/PRECISION<br>CAP SIZE: 2" x 8" x 16"<br>MORTAR COLOR: GRAY<br>PILASTER: GRAY ORCO MEDIUM WEIGHT OR EQUIVALENT, VERTICAL SCORED SPLIT FACE BLOCK CAPPED WITH GRAY PRECISION BLOCK 2" x 8" x 16" PILASTER TO BE CONSTRUCTED AT THE CORNERS OF EACH LOT AND WITH AT LEAST ONE PILASTER IN BETWEEN. |         | 3,490   | L.F. |
| 13 | CONSTRUCT UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STD. DWG. 410  |         | 1       | EA.  |
| 14 | CURB HEIGHT TRANSITION=10' EACH SIDE.   |         | 144     | L.F. |
| 15 | CONSTRUCT METAL BEAM GUARD RAILING BARRICADE PER CITY OF RIVERSIDE STD. DWG. NO. 180  |         | 7       | EA.  |
| 16 | INSTALL 6" & 2" PVC SCHEDULE 40 SLEEVES FOR IRRIGATION LINE & ELECTRICAL  |         | 1       | EA.  |
| 17 | CONSTRUCT UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STD. DWG. No. 411  |         | 1       | EA.  |
| 18 | SAWCUT EXISTING PAVEMENT AT CENTERLINE  |         | 2,655   | LF   |
| 19 | REMOVE SIX FOOT ± OF PAVEMENT, JOIN & PAVE PER SECTION DETAIL "A" ON SHEET 1  |         | 15,330  | SF   |



REVIEWED BY:  
APPROVED BY: WESTERN MUNICIPAL WATER DISTRICT FOR NON-INTERFERENCE COMPLIANCE  
SHEET 1 THROUGH 12  
CIVIL ENGINEER RCE 46212  
DATE: 8-19-03



PRIVATE ENGINEERING NOTE:  
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE RESPONSIBLE 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 MAY BE AFFECTED BY THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RIVERSIDE AND THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RIVERSIDE AND THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RIVERSIDE AND THE STATE OF CALIFORNIA.



PREPARED UNDER THE DIRECTION OF:  
TREVOR S. DOOSON  
REGISTERED CIVIL ENGINEER No. 42029  
EXPIRATION DATE 3-31-2004 DATE 8/19/03

CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/03  
SCALE 1"=40'  
BENCH MARK: 88-13 ELV. 1665.160 DATE: 1997  
P.L. WALL AND CITY ENGINEER TAG ON THE SIDEWALK OVER THE TOP WALL OF A CATCH BASIN ALONG THE SIDE CURB OF ORANGE TERRACE PKWY, 100 FEET ELY OF TRAILHEAD ROAD. THE MARK IS 2 FEET 5.11 OF THE FACE OF CURB.  
ADJUSTED AND ENTERED: JUNE 1997

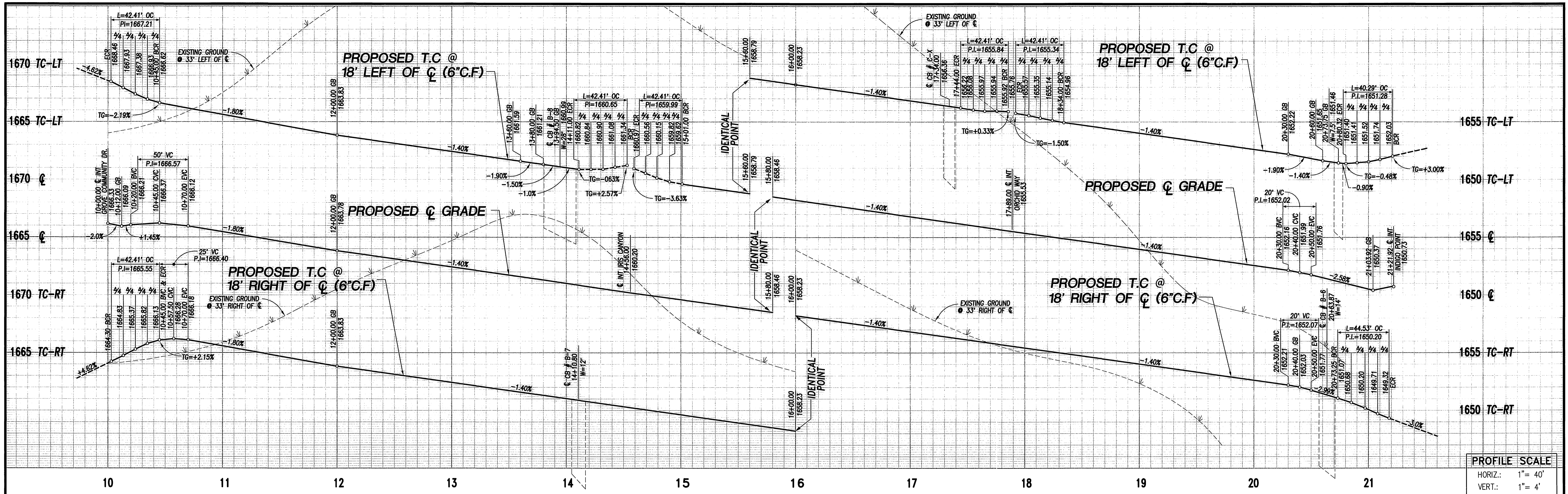
APPROVED BY: [Signature]  
PRINCIPAL ENGINEER  
DATE: 11/20/03  
CITY ENGINEER

CITY OF RIVERSIDE  
PUBLIC WORKS DEPARTMENT  
APPROVED BY: [Signature]  
DATE: 11/03/03  
CITY ENGINEER

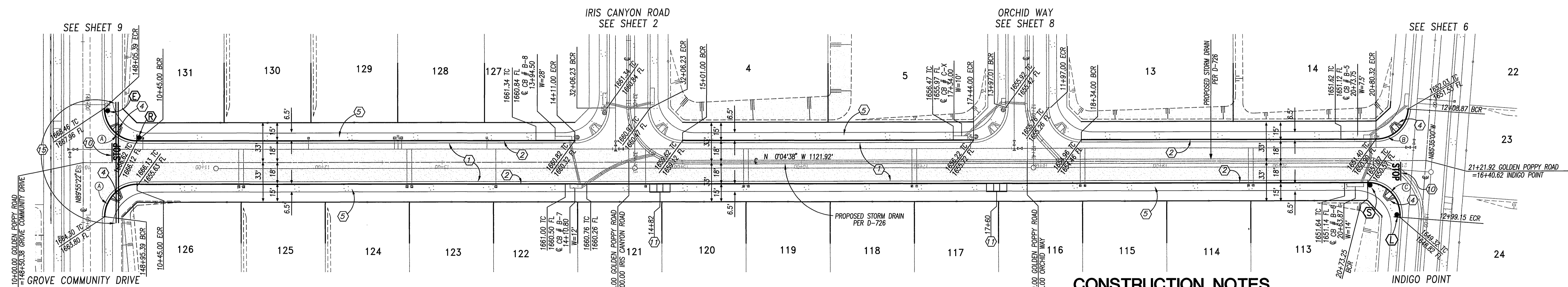
TRACT 30717-1  
STREET PLAN AND PROFILE  
TITLE

PW03-0010  
R-3701  
SHEET 1  
OF 12 SHEETS

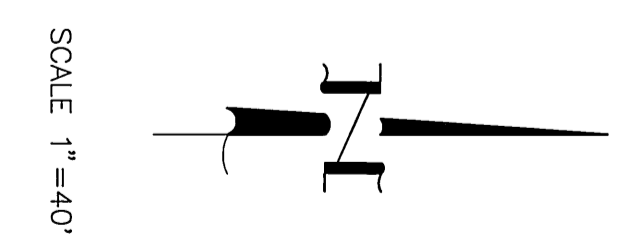




**PROFILE SCALE**  
 HORIZ.: 1" = 40'  
 VERT.: 1" = 4'



CURVE TABLE				
(#)	Δ	R	L	T
(A)	90°00'00"	27.00'	42.41'	27.00'
(B)	85°30'22"	27.00'	40.29'	24.96'
(C)	94°29'38"	27.00'	44.53'	29.21'

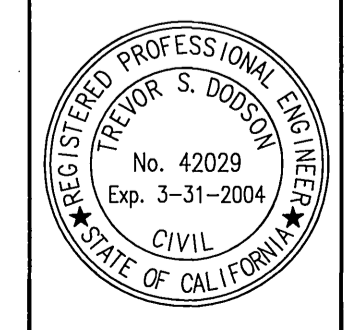


**CONSTRUCTION NOTES**

- 1 PLACE A.C. PAVING OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION
- 2 CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 200, TYPE I
- 3 CONSTRUCT PCC CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 220
- 4 CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
- 5 CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
- 6 SAWCUT EXISTING PAVEMENT ONE FOOT ± FROM EXISTING EDGE
- 7 REMOVE ONE FOOT ± OF PAVEMENT, JOIN AND PAVE WITH SECTION PER 1
- 8 REMOVE EXISTING BARRICADE
- 9 PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
- 10 PAINT 12" SOLID WHITE STOP BAR 8" STOP LEGEND
- 11 CONSTRUCT WHEEL CHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE II
- 12 INSTALL 6" & 2" PVC SCHEDULE 40 SLEEVES FOR IRRIGATIONS LINE & ELECTRICAL



**Underground Service Alert**  
 Call: TOLL FREE  
**1-800-227-2600**



PREPARED UNDER THE DIRECTION OF:  
*T.S. Dodson*  
 TREVOR S. DODSON  
 REGISTERED CIVIL ENGINEER No. 42029

**MDS CONSULTING**  
 17229 Red Hill Ave., Suite 200, Irvine, CA 92614  
 Phone: 949-251-8823, Fax: 949-251-0510

CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/03  
 SCALE 1"=40' BENCH MARK: 88+33 ELEV. 1665.160 DATE: 1997  
 P.K. MAIL AND CITY ENGINEER DO NOT SIGN OVER THE WET SEAL OF A CIVIL ENGINEER ALONG THE CITY CURB OF GRADING TRUSSES PER 100 FEET ELY OF TRAMMATION ROAD. THE MARK IS 2 FEET STY OF THE FACE OF CURB.

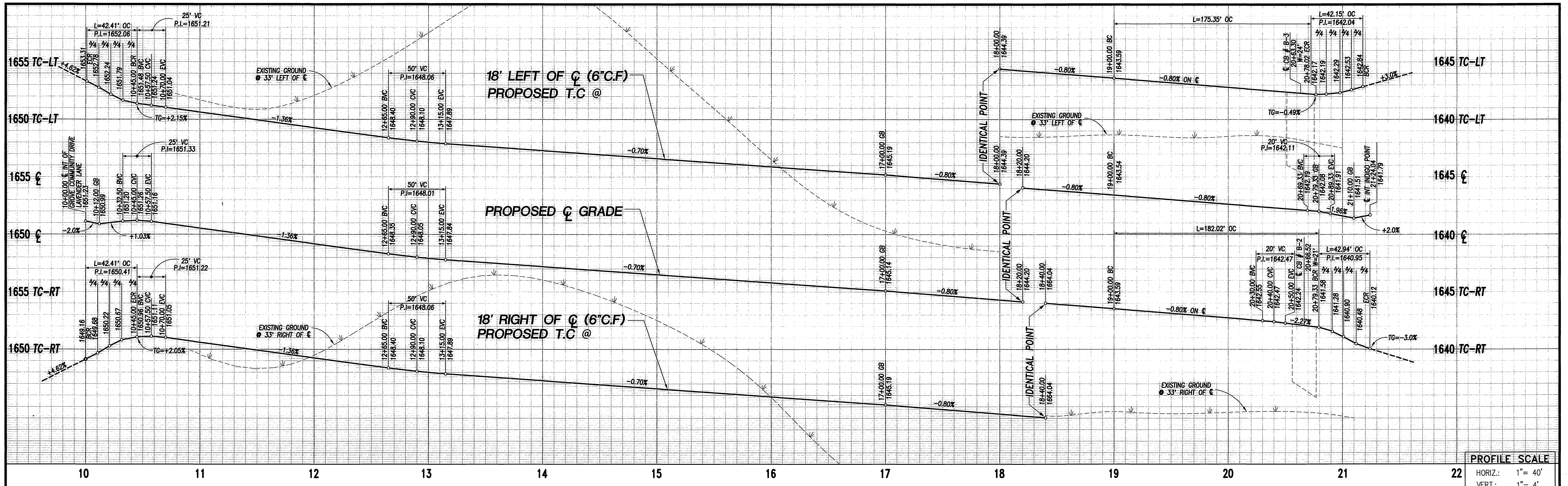
MARK	REVISIONS	APP'D	DATE

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**

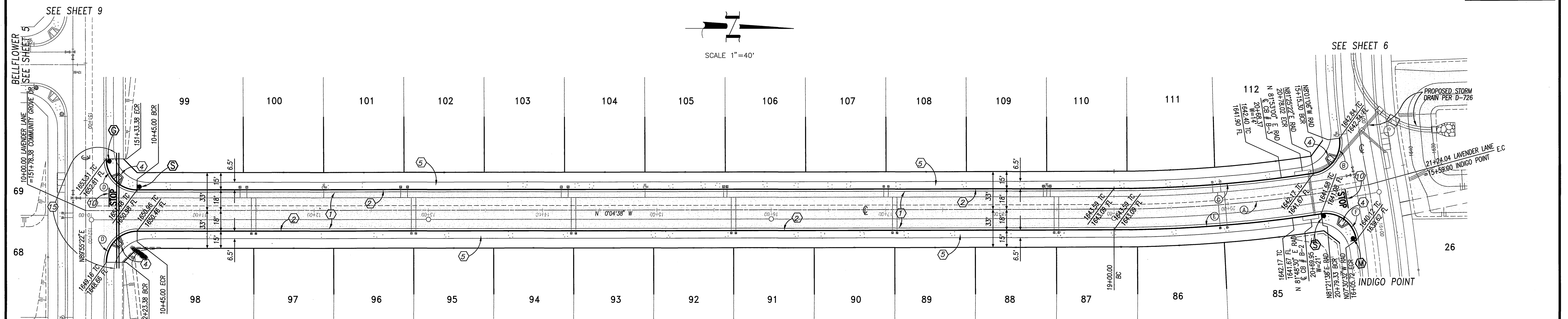
APPROVED BY: DATE: BY: APPROVED BY:  
 PRINCIPAL ENGINEER 11/3/03 [Signature]  
 PARK DEPARTMENT 9/26/03 [Signature]  
 TRAFFIC DIVISION 9/23/03 [Signature]  
 PLANNING DEPT. 12/6/03 [Signature]

**TRACT 30717-1 STREET PLAN AND PROFILE**  
**GOLDEN POPPY ROAD**  
 STA 10+00.00 TO 21+192

**PW03-0010**  
**R-3701**  
 SHEET 3 OF 12 SHEETS



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



**CURVE TABLE**

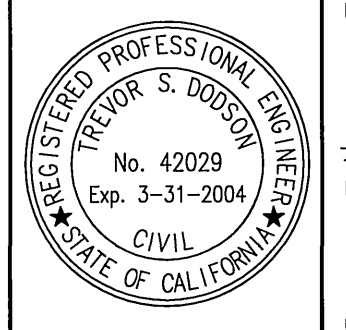
Curve	Δ	R	L	T
(A)	10°41'49"	1200.00'	224.04'	112.34'
(B)	89°26'28"	27.00'	42.15'	26.74'
(C)	8°30'00"	1182.00'	175.35'	87.84'
(D)	90°00'00"	27.00'	42.41'	27.00'
(E)	8°33'44"	1218.00'	182.02'	91.18'
(F)	91°07'49"	27.00'	42.94'	27.54'

**CONSTRUCTION NOTES**

- ① PLACE A.C. PAVING OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION
- ② CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 200, TYPE I
- ③ CONSTRUCT PCC CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 220
- ④ CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
- ⑤ CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
- ⑥ SAWCUT EXISTING PAVEMENT ONE FOOT ± FROM EXISTING EDGE
- ⑦ REMOVE ONE FOOT ± OF PAVEMENT, JOIN AND PAVE WITH SECTION PER ①
- ⑧ REMOVE EXISTING BARRICADE
- ⑨ PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
- ⑩ PAINT 12" SOLID WHITE STOP BAR 8" STOP LEGEND
- ⑪ INSTALL 6" & 2" PVC SCHEDULE 40 SLEEVE FOR IRRIGATION LINE & ELECTRICAL

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

**PRIVATE ENGINEERING NOTE:**  
 CONSTRUCTION CONTRACTOR ACKNOWLEDGES 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, WITHOUT LIMITATION, THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR AGREES TO ACCEPT FULL LIABILITY FOR ANY AND ALL COSTS AND DAMAGES, INCLUDING REPAIRS TO ANY AND ALL ADJACENT PROPERTY, ARISING FROM ANY AND ALL NEGLIGENCE, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXISTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:  
  
 TREVOR S. DODSON  
 REGISTERED CIVIL ENGINEER No. 42029  
 EXPIRATION DATE 3-31-2004 DATE 8-5-03

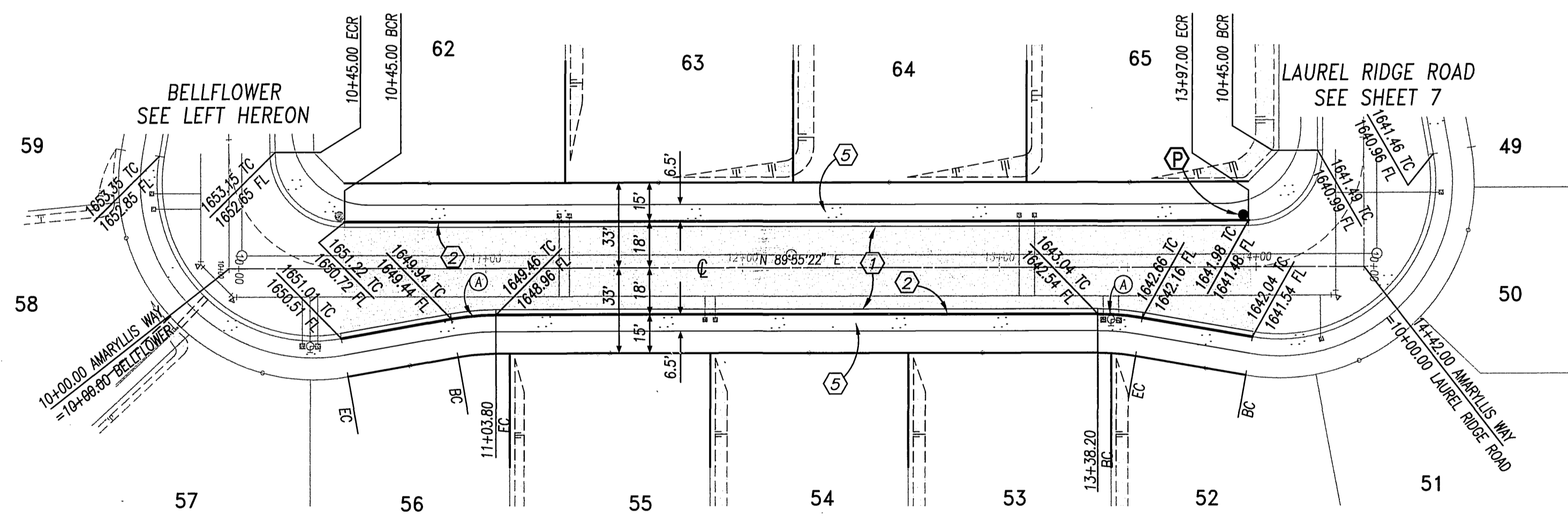
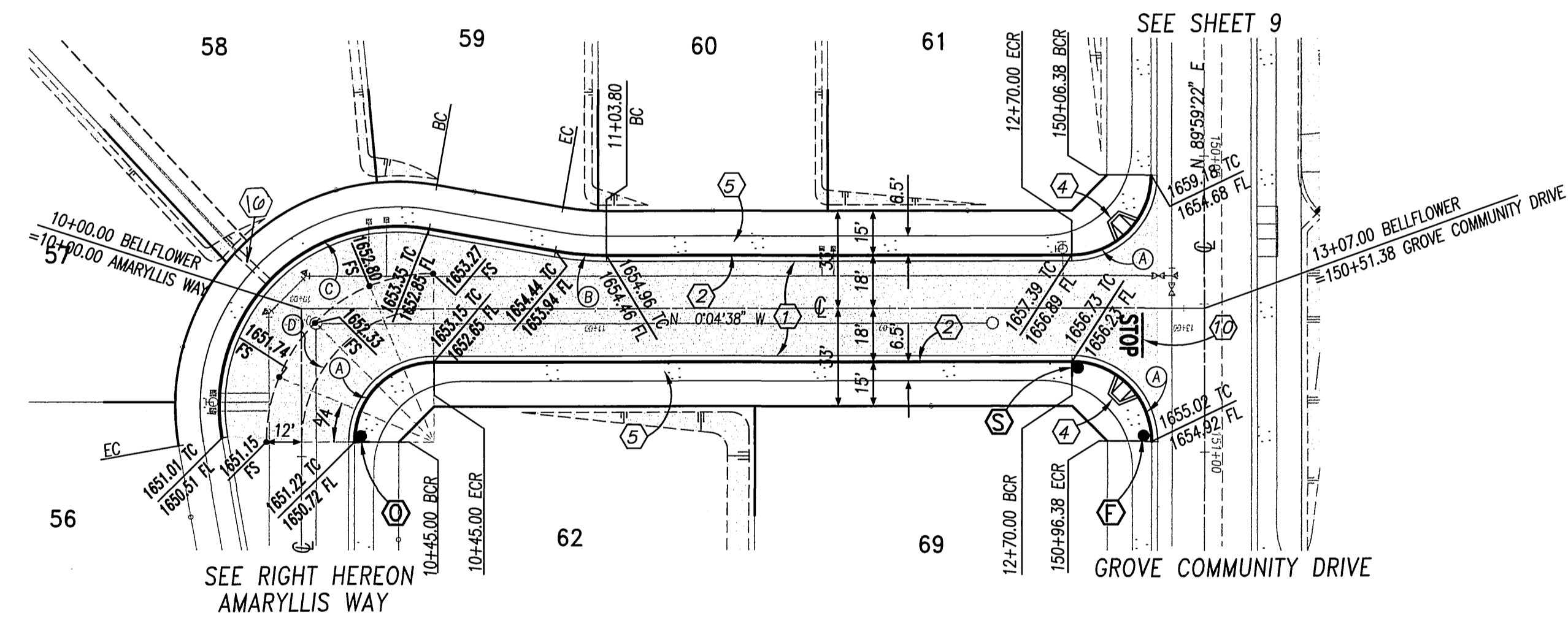
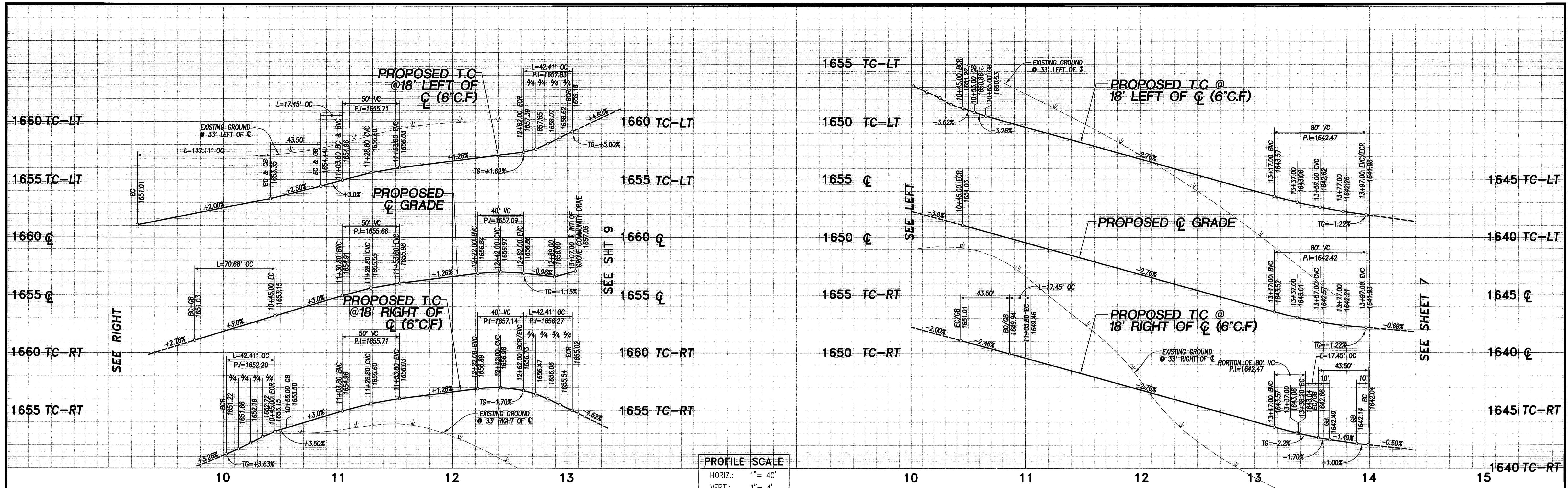
**MDS CONSULTING**  
 17250 Buell Ave., Suite 200, Irvine, CA 92614  
 Phone: 949-251-0811 Fax: 949-251-0816  
 PLANNERS ENGINEERS SURVEYORS  
 CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/03  
 SCALE: 1" = 40' BENCH MARK: 88+3.5 ELEV. 1665.160 DATE: 1997  
 P.K. NAIL AND CITY ENGINEER TAG ON THE SIDEWALK OVER THE WEST WALL OF A CURB IN ON THE SIX (6) CURB OF CHANGE TERMINAL POINT, 100 FEET ELY OF TRAFFIC ROAD. THE MARK IS 2 FEET ELY OF THE FACE OF CURB. ADJUSTED AND ENTERED: JUNE 1997

MARK	REVISIONS	APP'D	DATE

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: DATE: BY: APPROVED BY:  
 PRINCIPAL ENGINEER: 11/30/03 [Signature] [Signature]  
 PARK DEPARTMENT: 3/30/03 [Signature]  
 CITY ENGINEER: [Signature]  
 TRAFFIC DIVISION: 1/23/03 [Signature]  
 PLANNING DEPT.: 10/16/03 [Signature]

TRACT 30717-1  
**STREET PLAN AND PROFILE LAVENDER LANE**  
 STA 10+00.00 TO 21+24.04  
 COMMUNITIES SOUTHWEST W.O.F.S. FILE No.

**PW03-0010**  
**R-3701**  
 SHEET 4 OF 12 SHEETS



**CONSTRUCTION NOTES**

- ① PLACE A.C. PAVING OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION
- ② CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 200, TYPE I
- ③ CONSTRUCT PCC CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 220
- ④ CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
- ⑤ CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
- ⑥ SAWCUT EXISTING PAVEMENT ONE FOOT ± FROM EXISTING EDGE
- ⑦ REMOVE ONE FOOT ± OF PAVEMENT, JOIN AND PAVE WITH SECTION PER ①
- ⑧ REMOVE EXISTING BARRICADE
- ⑨ PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
- ⑩ PAINT 12" SOLID WHITE STOP BAR 8" STOP LEGEND
- ⑪ CONSTRUCT UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STD. DWG. 140.111

**CURVE TABLE**

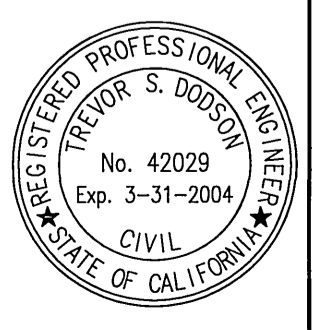
Station	Δ	R	L	T
(A)	90°00'00"	27.00'	42.41'	27.00'
(B)	10°00'00"	100.00'	17.45'	8.75'
(C)	110°00'00"	61.00'	117.11'	87.12'
(D)	90°00'00"	45.00'	70.68'	45.00'

**CURVE TABLE**

Station	Δ	R	L	T
(A)	10°00'00"	100.00'	17.45'	8.75'



**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 SAFETY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO OBTAIN NECESSARY AND HOLD DESIGN PROFESSIONAL WORKERS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:  
*Trevor S. Dodson*  
TREVOR S. DODSON  
REGISTERED CIVIL ENGINEER No. 42029  
EXPIRATION DATE 3-31-2004 DATE: 8-5-03

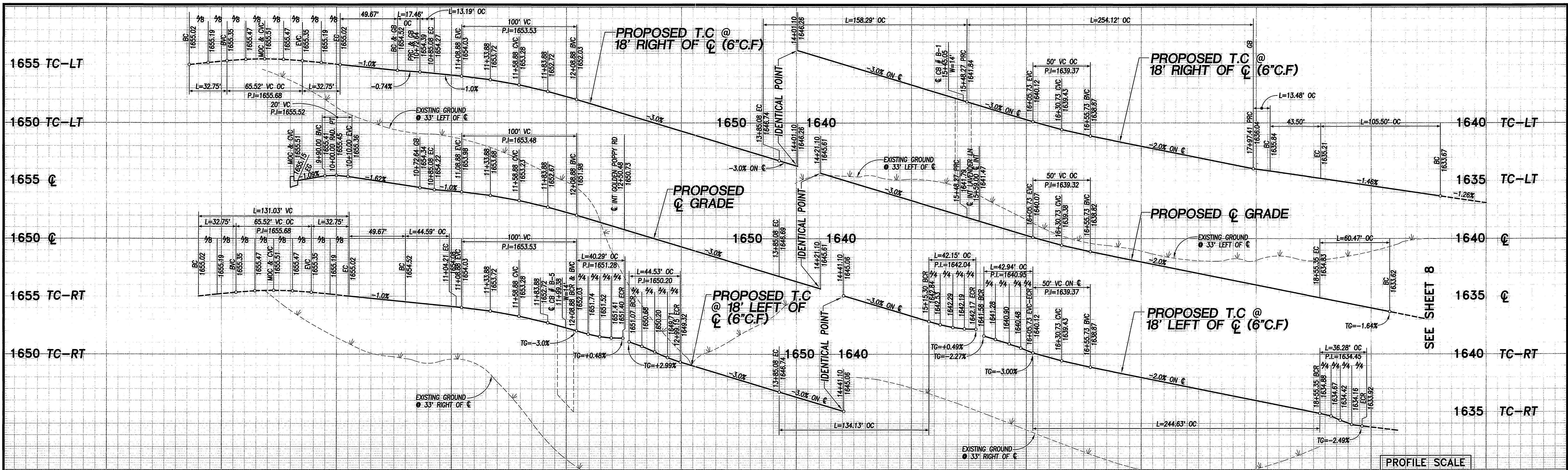
**MDS CONSULTING**  
MORSE 17200 Red Hill Ave.  
DIXON Irvine, CA 92614  
Schultz 949-251-8811  
Schultz 949-251-0314  
PLANNERS ENGINEERS SURVEYORS  
CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/03  
SCALE: 1"=40' BENCH MARK: 58+3.3 ELEV. 1655.160 DATE: 1997  
P.K. NAIL AND CITY ENGINEER TAG ON THE SIDEWALK OVER THE KEY HULL OF A CATCH BASIN ALONG THE EXIST. CURB OF ORANGE TURFACE PAVT. 100 FEET ELEV. OF TROUTEN ROAD, THE MARK IS 2 FEET SWY OF THE FACE OF CURB. ADJUSTED AND ENTERED: JUNE 1997

MARK	REVISIONS	APP'D	DATE

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
APPROVED BY: DATE: BY: APPROVED BY:  
PRINCIPAL ENGINEER 11/3/03 [Signature] CITY ENGINEER  
PARK DEPARTMENT 9/20/03 [Signature]  
TRAFFIC DIVISION 9/23/03 [Signature]  
PLANNING DEPT. 8/7/03 [Signature] DATE: 11/3/03

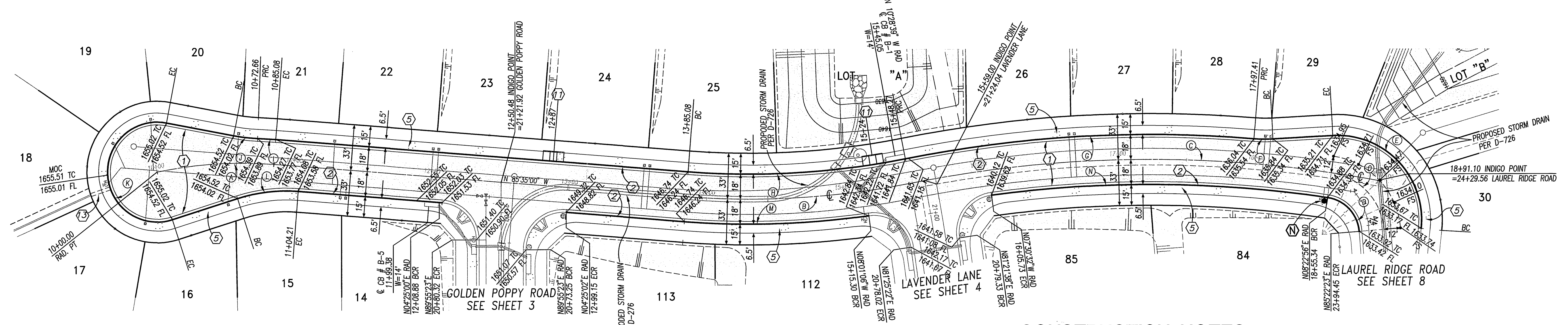
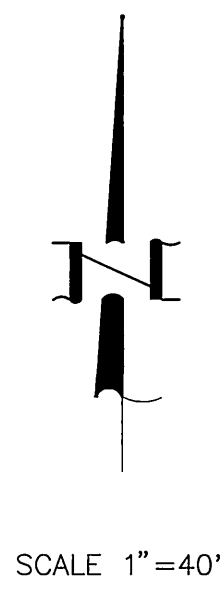
TRACT 30717-1  
STREET PLAN AND PROFILE  
AMARYLLIS WAY  
STA 10+00.00 TO 14+42.00  
BELLFLOWER  
STA 10+00.00 TO 13+07.00  
FOR: COMMUNITIES SOUTHWEST W.O.F.B. FILE No.

**PW03-0010**  
**R-3701**  
SHEET 5  
OF 12 SHEETS



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

SEE SHEET 8



CURVE TABLE				
(H)	Δ	R	L	T
(A)	16°15'00"	300.00'	85.08'	42.83'
(B)	15°35'00"	600.00'	163.19'	82.10'
(C)	21°49'30"	900.00'	342.83'	173.52'
(D)	76°59'26"	27.00'	36.28'	21.47'
(E)	99°05'53"	61.00'	105.50'	71.55'
(F)	7°55'38"	100.00'	13.84'	6.93'
(G)	15°51'38"	918.00'	254.12'	127.88'
(H)	15°35'00"	582.00'	158.29'	79.64'
(I)	2°22'36"	318.00'	13.19'	6.60'
(J)	8°41'55"	115.00'	17.46'	8.75'
(K)	208°32'10"	36.00'	131.03'	
(L)	22°12'51"	115.00'	44.59'	22.58'
(M)	12°26'06"	618.00'	134.13'	67.33'
(N)	15°53'29"	882.00'	244.63'	123.10'
(O)	76°59'26"	45.00'	60.47'	35.79'

**INDIGO POINT**

**CONSTRUCTION NOTES**

- ① PLACE A.C. PAVING OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION
- ② CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 200, TYPE I
- ③ CONSTRUCT PCC CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 220
- ④ CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
- ⑤ CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
- ⑥ SAWCUT EXISTING PAVEMENT ONE FOOT ± FROM EXISTING EDGE
- ⑦ REMOVE ONE FOOT ± OF PAVEMENT, JOIN AND PAVE WITH SECTION PER ⑦
- ⑧ REMOVE EXISTING BARRICADE
- ⑨ PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
- ⑩ PAINT 12" SOLID WHITE STOP BAR 8" STOP LEGEND
- ⑪ CONSTRUCT WHEEL CHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE II
- ⑫ CONSTRUCT UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STD. DWG. 410
- ⑬ CURB HEIGHT TRANSITION=10' EACH SIDE.



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 PROPERTIES 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:  
  
 TREVOR S. DODSON  
 REGISTERED CIVIL ENGINEER No. 42029  
 EXPIRATION DATE 3-31-2004 DATE: 8.5.03

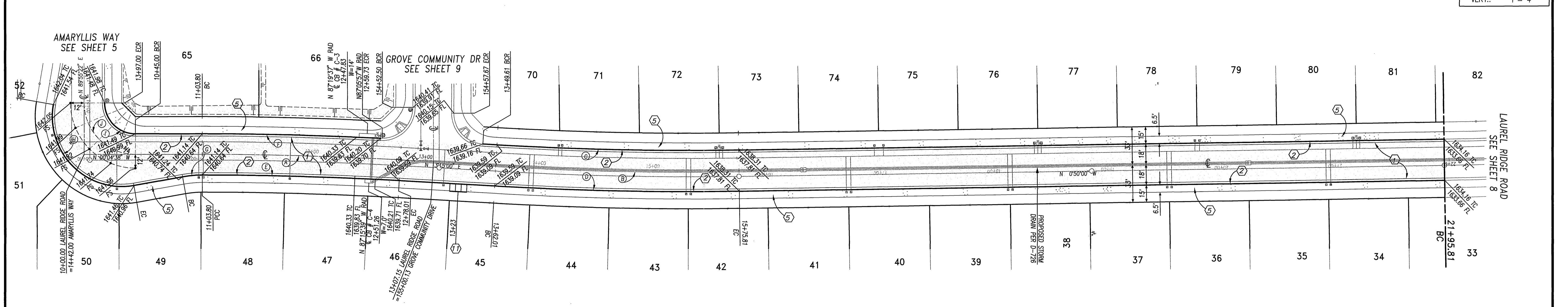
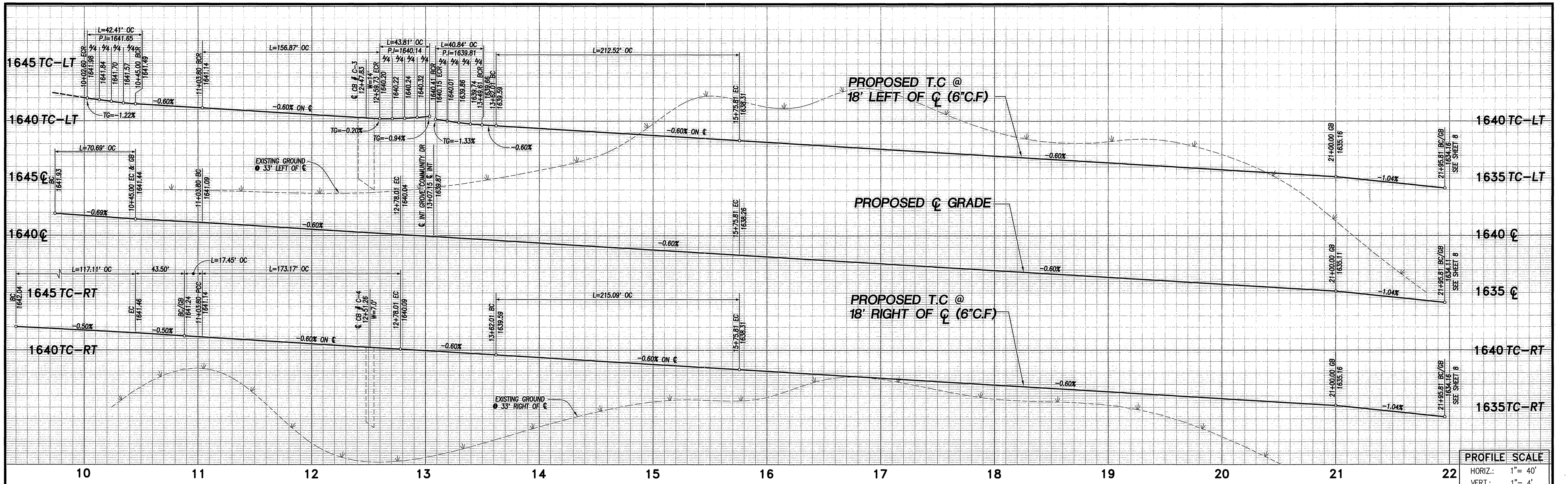
MDS CONSULTING  
 17220 Buell Ave. Suite 300 Irvine, CA 92614  
 Phone: 949-251-0811 FAX: 949-251-0814  
 SCHWITZ  
 PLANNERS ENGINEERS SURVEYORS  
 CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE: 5/25/03  
 SCALE: 1"=40' BENCH MARK: ADJUSTED AND ENTERED, JUNE 1997

MARK: DESIGNED BY: D.C. REVISIONS: DRAWN BY: S.Z. CHECKED BY: T.D. APP'D: DATE: PLANNING DEPT.

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT  
 APPROVED BY: DATE: 11/20/03 BY: APPROVED BY: DATE: 11/20/03  
 PRINCIPAL ENGINEER: PARK DEPARTMENT: TRAFFIC DIVISION: PLANNING DEPT.

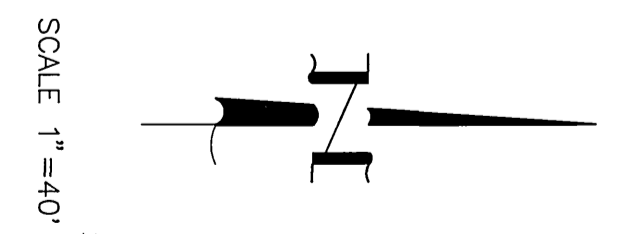
TRACT 30717-1  
 STREET PLAN AND PROFILE  
 INDIGO POINT  
 STA 10+00.00 TO 18+91.10  
 FOR: COMMUNITES SOUTHWEST W.O.F.B. FILE No.

PW03-0010  
 R-3701  
 SHEET 6 OF 12 SHEETS



**CURVE TABLE**

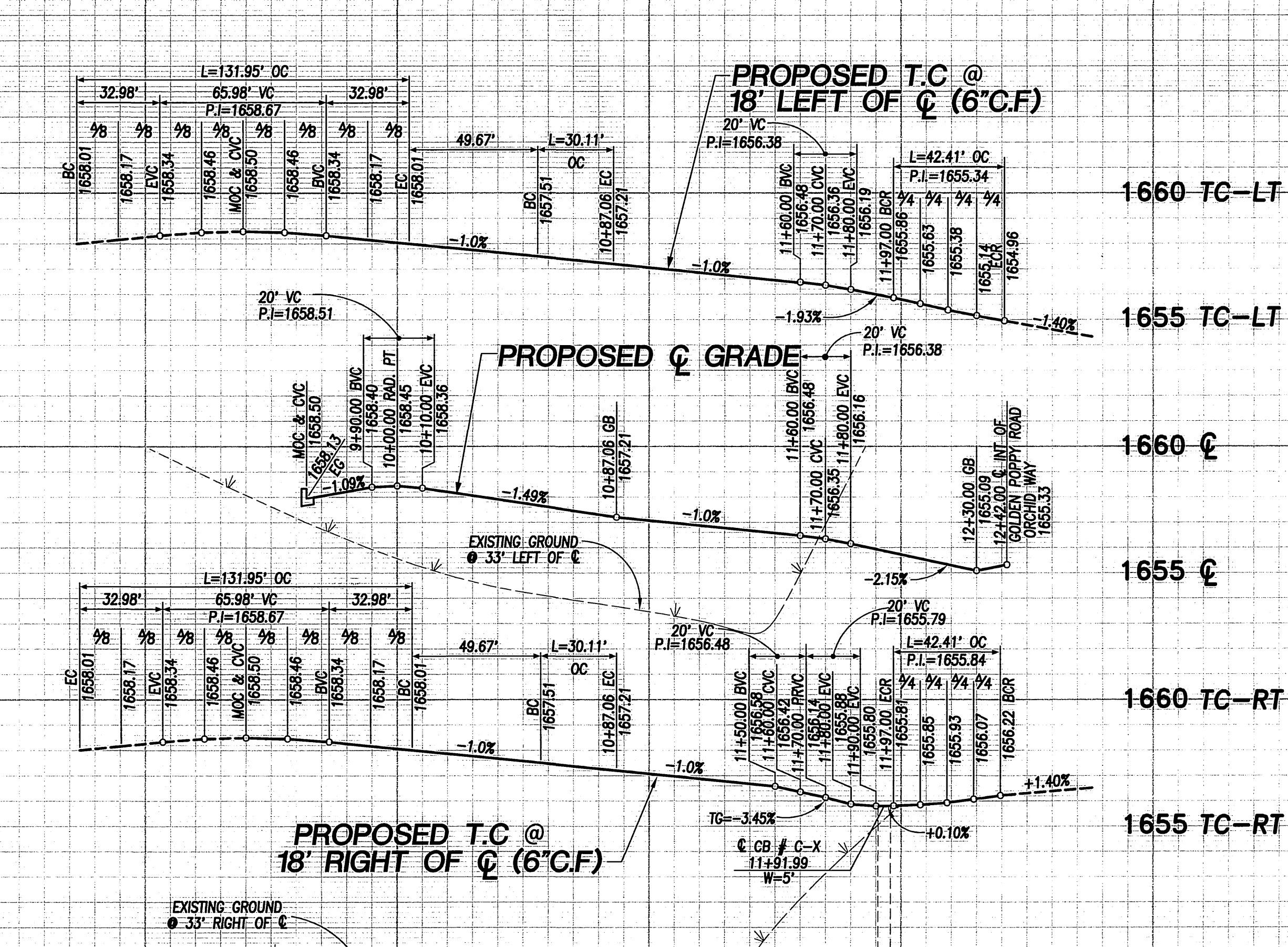
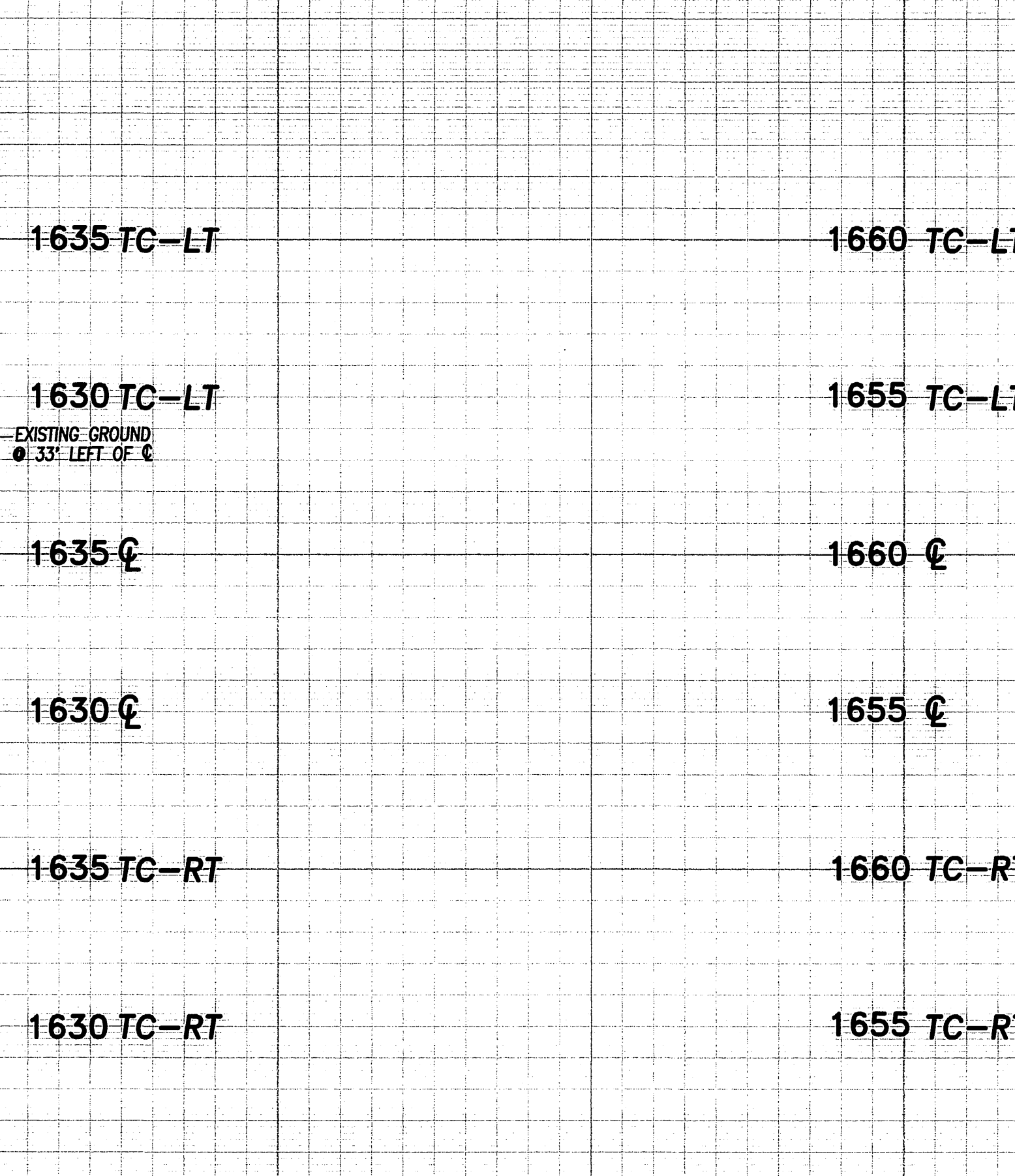
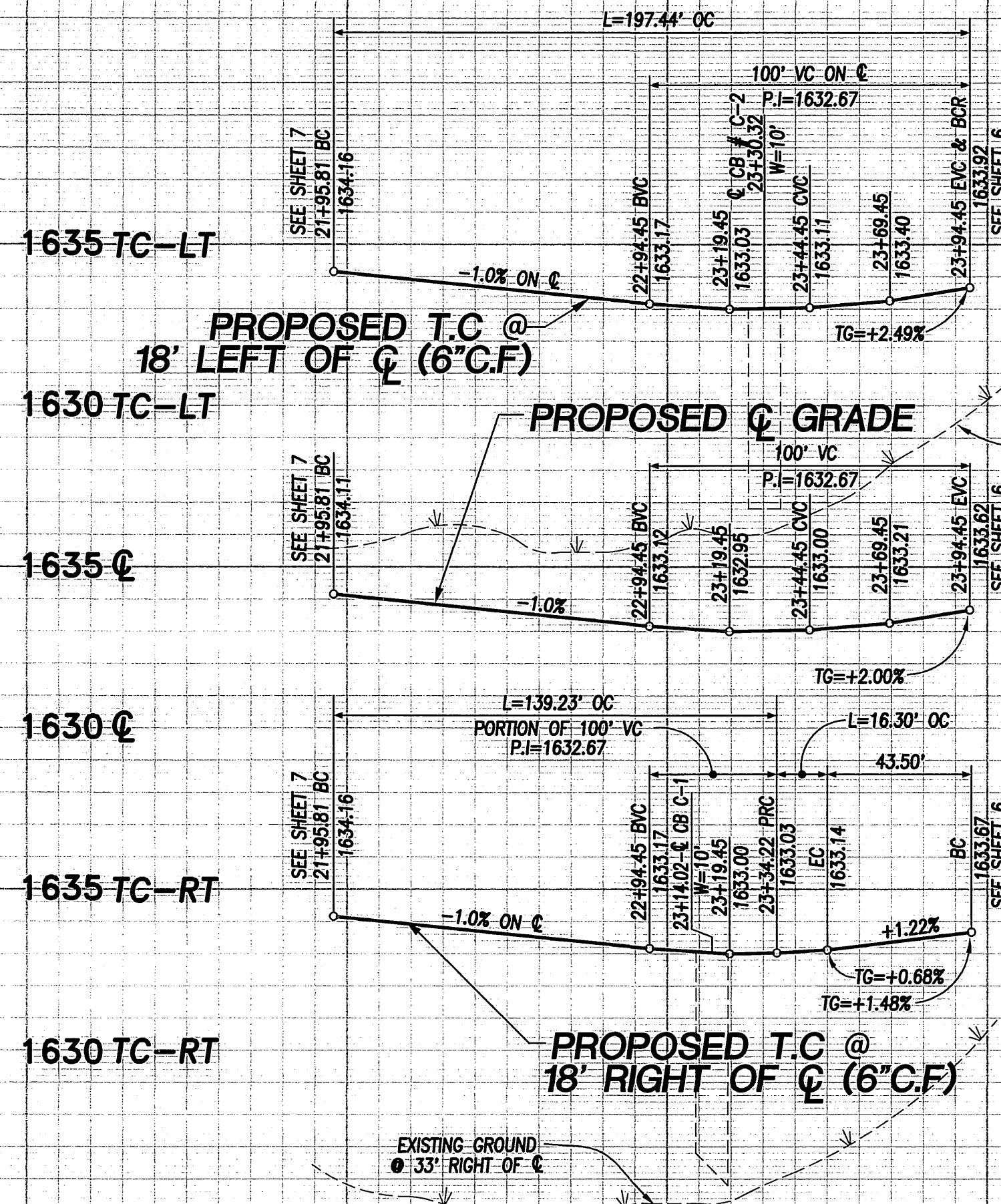
Station	Δ	R	L	T
10+00.00	3°19'38"	3000.00'	174.21'	87.13'
10+45.00	4°05'00"	3000.00'	213.89'	106.95'
10+90.00	4°05'00"	2982.00'	212.52'	106.31'
11+35.00	4°05'00"	3018.00'	215.09'	107.59'
11+80.00	3°19'38"	2982.00'	173.17'	86.61'
12+25.00	2°58'41"	3018.00'	156.87'	78.45'
12+70.00	10°00'00"	100.00'	17.45'	8.75'
13+15.00	11°00'00"	61.00'	117.11'	87.12'
13+76.00	9°00'00"	27.00'	42.41'	27.00'
14+03.80	9°00'00"	45.00'	70.69'	45.00'



**CONSTRUCTION NOTES**

- ① PLACE A.C. PAVING OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION
- ② CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 200, TYPE I
- ③ CONSTRUCT PCC CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 220
- ④ CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
- ⑤ CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
- ⑥ SAWCUT EXISTING PAVEMENT ONE FOOT ± FROM EXISTING EDGE
- ⑦ REMOVE ONE FOOT ± OF PAVEMENT, JOIN AND PAVE WITH SECTION PER ①
- ⑧ REMOVE EXISTING BARRICADE
- ⑨ PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
- ⑩ PAINT 12" SOLID WHITE STOP BAR 8" STOP LEGEND
- ⑪ CONSTRUCT WHEEL CHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE II

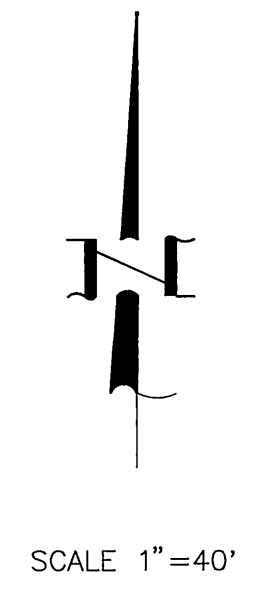
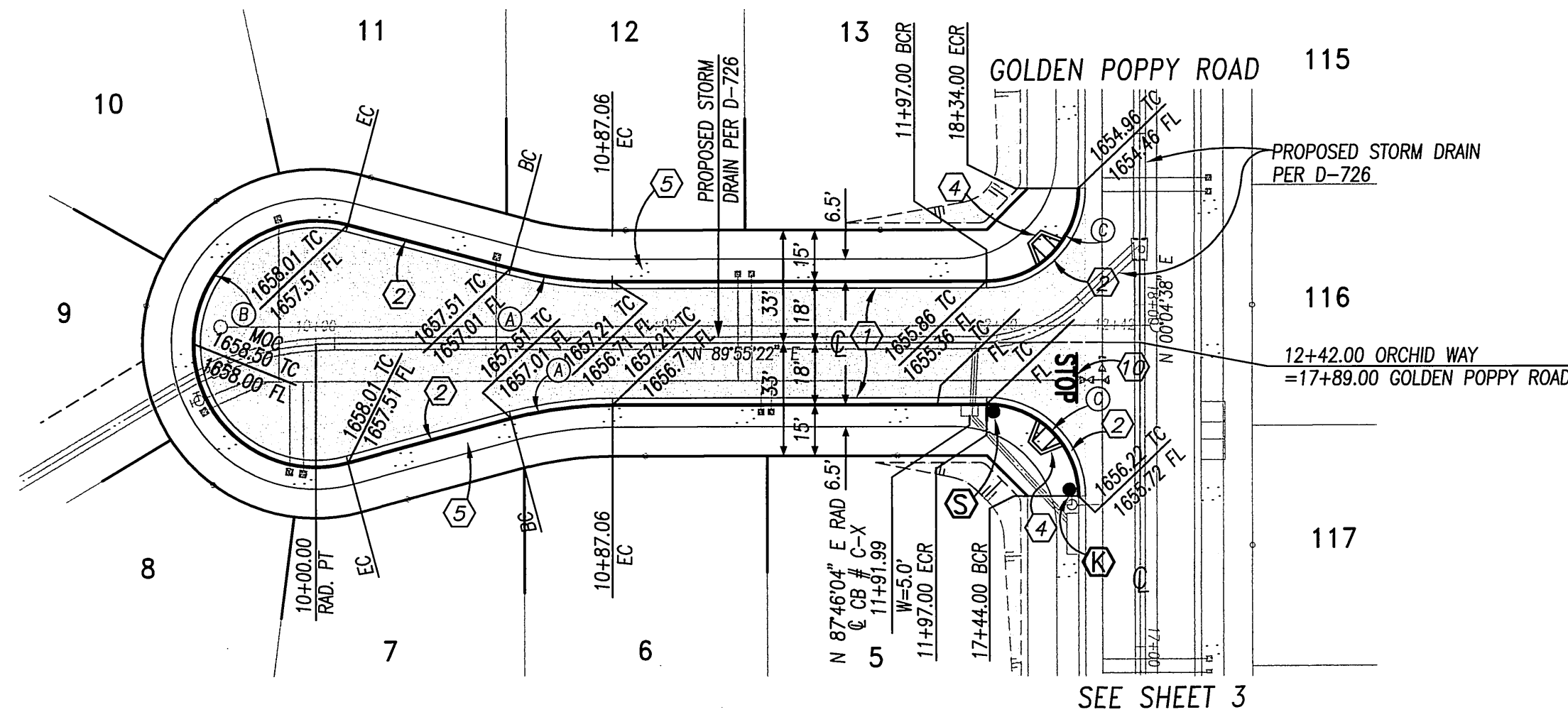
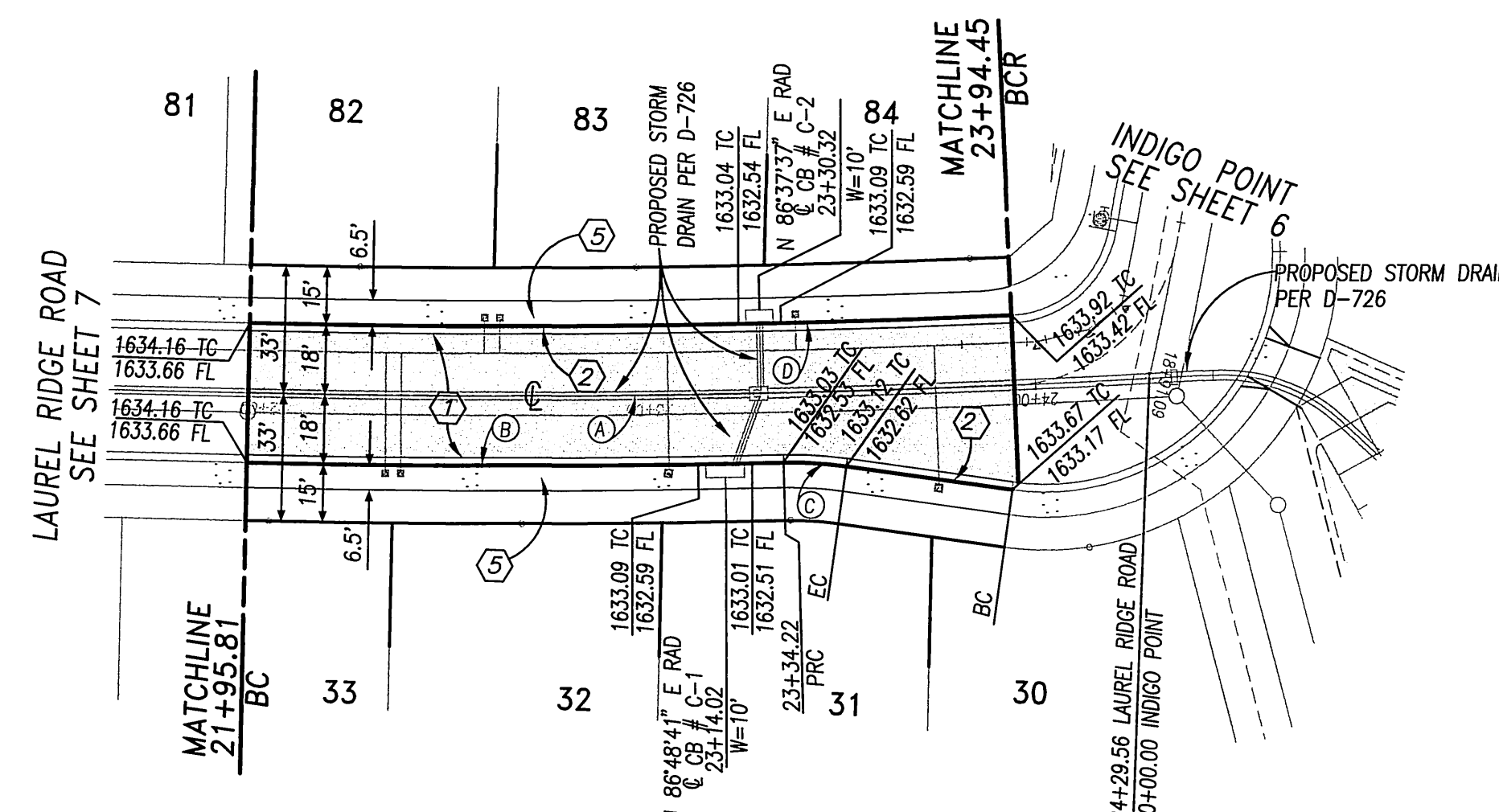
<p><b>Underground Service Alert</b>          Call: TOLL FREE  <b>1-800-227-2600</b></p> <p>TWO WORKING DAYS BEFORE YOU DIG</p>	<p>PRIVATE ENGINEERING NOTE:          CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE 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, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.</p>	<p>PREPARED UNDER THE DIRECTION OF:            TREVOR S. DODSON          REGISTERED CIVIL ENGINEER No. 42029          EXPIRATION DATE 3-31-2004 DATE 8-5-03</p>	<p><b>MDS CONSULTING</b>          PLANNERS ENGINEERS SURVEYORS          17200 Redhill Ave.          Suite 300          Irvine, CA 92614          Phone: 949-251-4821          Fax: 949-251-0514</p>	<p>CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/03          SCALE 1"=40' BENCH MARK: ER-F3 ELEV. 1665.160 DATE: 1997          P.A. MAIL AND CITY ENGINEER TAG ON THE SIDEWALK OVER THE W.P. WALL OF A CATCH BASIN ALONG THE CITY CURB OF ORANGE TERRACE FROM 100 FEET ELY OF TREATMENT ROAD. THE MARK IS 2 FEET ELY OF THE FACE OF CURB. ADJUSTED AND ENTERED: JUNE 1997</p>	<p><b>CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>APPROVED BY:</td> <td>DATE:</td> <td>BY:</td> <td>APPROVED BY:</td> </tr> <tr> <td>PRINCIPAL ENGINEER</td> <td>11/20/07</td> <td>JK</td> <td><i>Dem Boyd</i></td> </tr> <tr> <td>PARK DEPARTMENT</td> <td>9/20/03</td> <td>ED</td> <td>CITY ENGINEER</td> </tr> <tr> <td>TRAFFIC DIVISION</td> <td>10/23/03</td> <td>ES</td> <td></td> </tr> <tr> <td>PLANNING DEPT.</td> <td>8/7/03</td> <td>ES</td> <td></td> </tr> <tr> <td></td> <td>10/16/03</td> <td>ES</td> <td></td> </tr> </table> <p>DESIGNED BY: D.C. DRAWN BY: S.Z. CHECKED BY: T.D.</p>	APPROVED BY:	DATE:	BY:	APPROVED BY:	PRINCIPAL ENGINEER	11/20/07	JK	<i>Dem Boyd</i>	PARK DEPARTMENT	9/20/03	ED	CITY ENGINEER	TRAFFIC DIVISION	10/23/03	ES		PLANNING DEPT.	8/7/03	ES			10/16/03	ES		<p>TRACT 30717-1  <b>STREET PLAN AND PROFILE</b>  <b>LAUREL RIDGE ROAD</b>          STA 10+00.00 TO 21+24.04</p> <p>FOR: <b>COMMUNITIES SOUTHWEST</b> W.O.F.B. FILE No.</p>	<p><b>PW03-0010</b>  <b>R-3701</b>          SHEET 7          OF 12 SHEETS</p>
APPROVED BY:	DATE:	BY:	APPROVED BY:																												
PRINCIPAL ENGINEER	11/20/07	JK	<i>Dem Boyd</i>																												
PARK DEPARTMENT	9/20/03	ED	CITY ENGINEER																												
TRAFFIC DIVISION	10/23/03	ES																													
PLANNING DEPT.	8/7/03	ES																													
	10/16/03	ES																													



**PROFILE SCALE**

HORIZ.: 1" = 40'

VERT.: 1" = 4'



SCALE 1" = 40'

**CURVE TABLE**

Station	Δ	R	L	T
(A)	4°27'51"	3000.00'	233.74'	116.93'
(B)	2°38'36"	3018.00'	139.23'	69.63'
(C)	9°20'29"	100.00'	16.30'	8.17'
(D)	3°47'37"	2982.00'	197.44'	98.76'

**CONSTRUCTION NOTES**

- ① PLACE A.C. PAVING OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION
- ② CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 200, TYPE I
- ③ CONSTRUCT PCC CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 220
- ④ CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
- ⑤ CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
- ⑥ SAWCUT EXISTING PAVEMENT ONE FOOT ± FROM EXISTING EDGE
- ⑦ REMOVE ONE FOOT ± OF PAVEMENT, JOIN AND PAVE WITH SECTION PER ①
- ⑧ REMOVE EXISTING BARRICADE
- ⑨ PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
- ⑩ PAINT 12" SOLID WHITE STOP BAR 8" STOP LEGEND

**CURVE TABLE**

Station	Δ	R	L	T
(A)	15°00'00"	115.00'	30.11'	15.14'
(B)	21°00'01"	36.00'	131.95'	
(C)	9°00'00"	27.00'	42.41'	27.00'



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



PREPARED UNDER THE DIRECTION OF:  
*Trevor S. Doodson*  
TREVOR S. DOODSON  
REGISTERED CIVIL ENGINEER No. 42029  
EXPIRATION DATE 3-31-2004 DATE 8/5/03

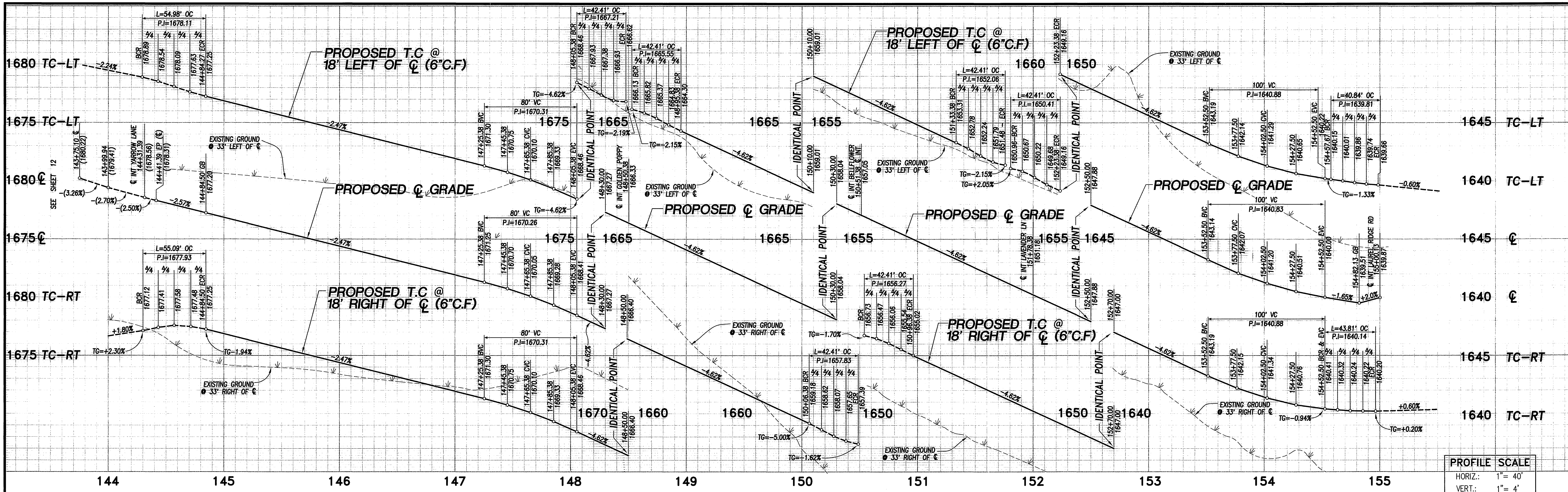
CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/03  
SCALE 1" = 40' BENCH MARK: SB-F3 ELEV. 1665.160 DATE: 1997  
MDS CONSULTING ENGINEERS  
17200 Red Hill Ave., Suite 200, Irvine, CA 92614  
Phone: 949-251-0811 Fax: 949-251-0154  
PLANNERS ENGINEERS SURVEYORS  
DESIGNED BY: D.C. DRAWN BY: S.Z. CHECKED BY: T.D. DATE: 4/18/07

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature] DATE: 4/18/07  
PRINCIPAL ENGINEER: [Signature] DATE: 4/18/07  
PARK DEPARTMENT: [Signature] DATE: 4/18/07  
TRAFFIC DIVISION: [Signature] DATE: 4/18/07  
PLANNING DEPT.: [Signature] DATE: 4/18/07

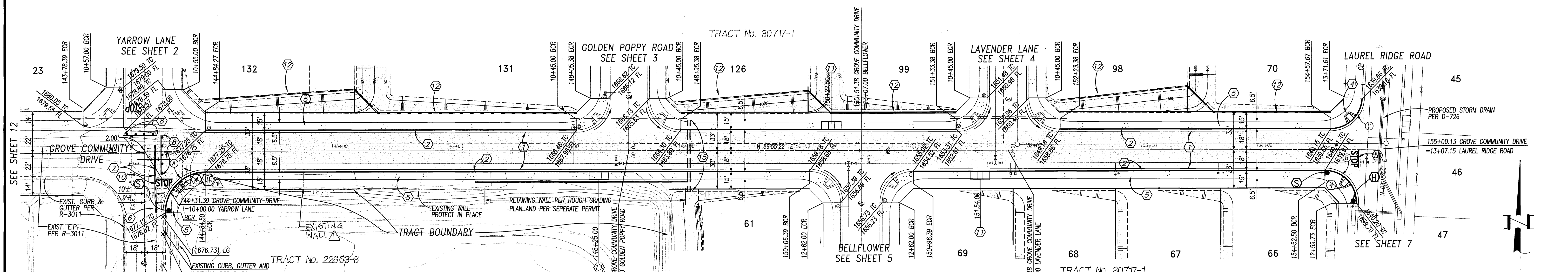
TRACT 30717-1  
STREET PLAN AND PROFILE  
ORCHID WAY  
STA 10+00.00 TO 12+42.00  
LAUREL RIDGE ROAD  
STA 10+00.00 TO 21+24.04  
FOR: COMMUNITIES SOUTHWEST W.O.F.B. FILE No.

PW03-0010  
R-3701  
SHEET 8 OF 12 SHEETS





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



**GROVE COMMUNITY DRIVE**

**CONSTRUCTION NOTES**

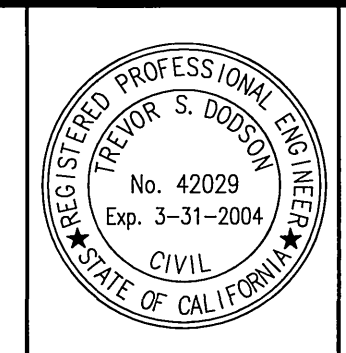
- ① PLACE A.C. PAVING OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION
- ② CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 200, TYPE I
- ③ CONSTRUCT PCC CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 220
- ④ CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
- ⑤ CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
- ⑥ SAWCUT EXISTING PAVEMENT ONE FOOT ± FROM EXISTING EDGE
- ⑦ REMOVE ONE FOOT ± OF PAVEMENT, JOIN AND PAVE WITH SECTION PER ①
- ⑧ REMOVE EXISTING BARRICADE
- ⑨ PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
- ⑩ PAINT 12" SOLID WHITE STOP BAR 8" STOP LEGEND
- ⑪ CONSTRUCT WHEEL CHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE II
- ⑫ CONSTRUCT 6' HIGH BLOCK WALL PER CITY OF RIVERSIDE STD. DWG. No. 704 AND AS FOLLOWS:  
 BLOCK COLOR/TYPE: GRAY ORCO, 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  
 PILASTER: GRAY ORCO MEDIUM WEIGHT OR EQUIVALENT, VERTICAL SCORED SPLIT FACE BLOCK CAPPED WITH GRAY PRECISION BLOCK 2" x 8" x 16". PILASTER TO BE CONSTRUCTED AT THE CORNERS OF EACH LOT AND WITH AT LEAST ONE PILASTER IN BETWEEN.
- ⑬ INSPECTION & PERMIT REQUIRED FROM PUBLIC WORKS ENGINEERING DIVISION
- ⑭ INSTALL 6" & 2" PVC SCHEDULE 40 SLEEVES FOR IRRIGATION & ELECTRICAL

**CURVE TABLE**

Station	Δ	R	L	T
(A)	90°11'07"	35.00'	55.09'	35.11'
(B)	92°58'41"	27.00'	43.81'	28.44'
(C)	86°40'22"	27.00'	40.84'	25.48'



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



PREPARED UNDER THE DIRECTION OF:  
**Trevor S. Doodson**  
 REGISTERED CIVIL ENGINEER No. 42029  
 EXPIRATION DATE 3-31-2004 DATE 8.5.03

**MDS CONSULTING**  
 PLANNERS ENGINEERS SURVEYORS  
 17200 Redell Ave. Suite 300 Irvine, CA 92614  
 Phone: 949-251-8821 Fax: 949-251-8516

CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/03

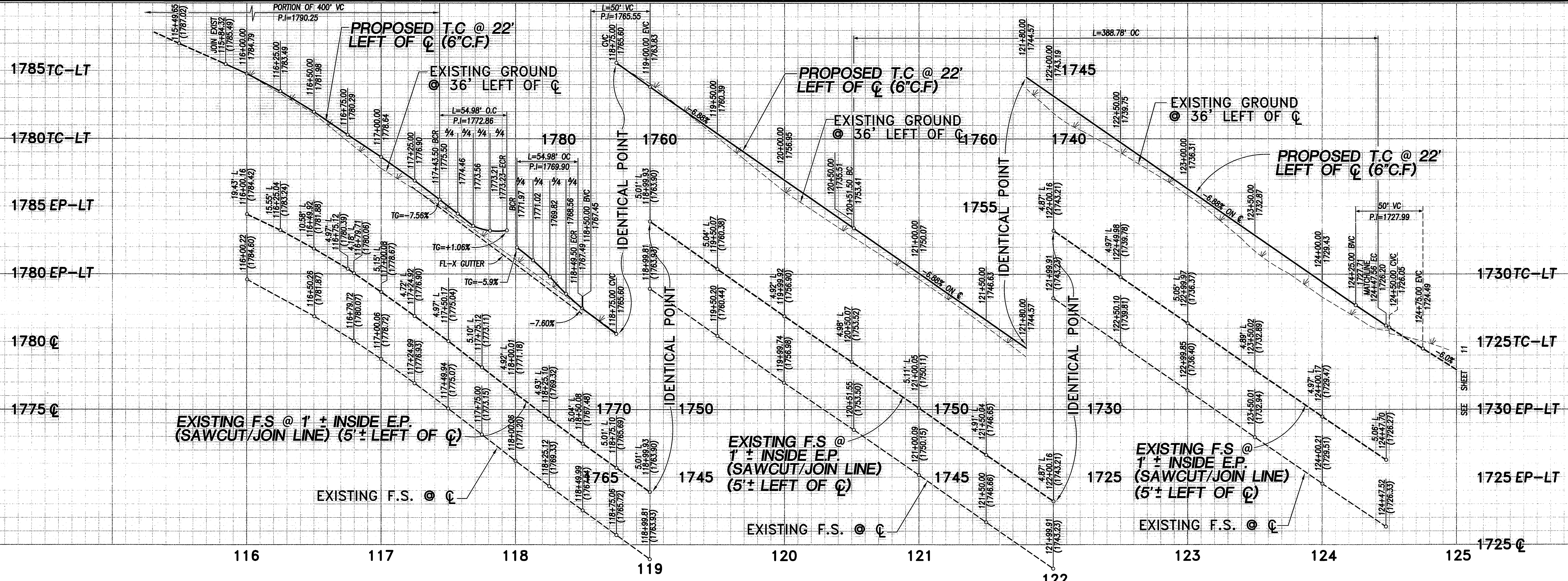
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BENCH MARK	EG-F3 ELEV. 1665.160 DATE: 1997
DATE	11/2/03

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**

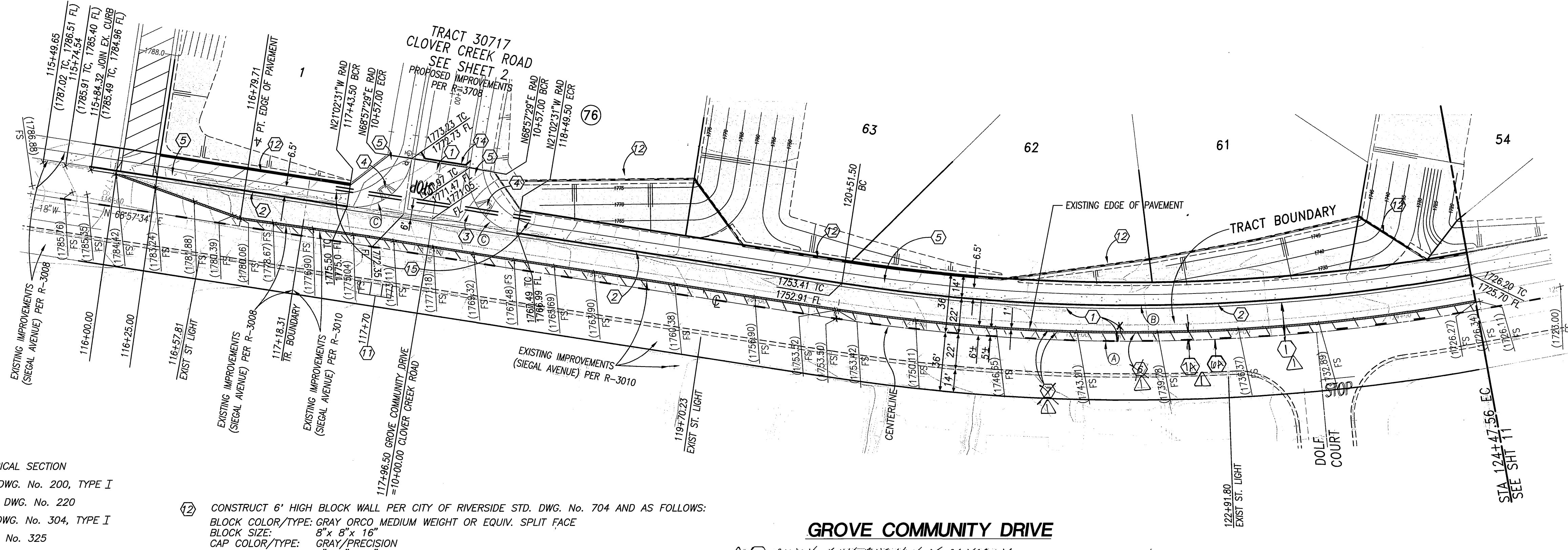
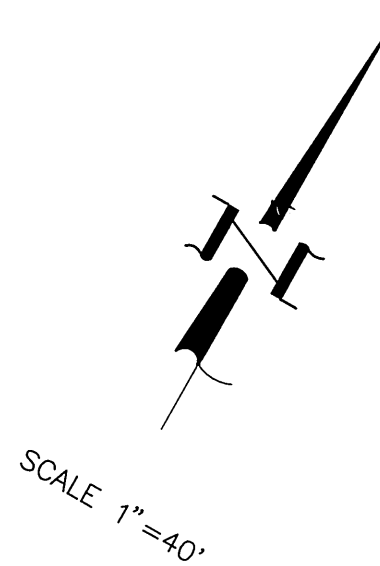
APPROVED BY:	DATE:	BY:	APPROVED BY:
PRINCIPAL ENGINEER	11/2/03	AW	Tom Bird
PARK DEPARTMENT	11/2/03	AW	CITY ENGINEER
TRAFFIC DIVISION	11/2/03	AW	
PLANNING DEPT.	11/2/03	AW	

**TRACT 30717-1**  
**STREET PLAN AND PROFILE**  
**GROVE COMMUNITY DRIVE**  
 STA 144+31.39 TO 155+00.13

**PW03-0010**  
**R-3701**  
 SHEET 9 OF 12 SHEETS



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



**CONSTRUCTION NOTES**

- ① PLACE A.C. PAVING OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION
- ② CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 200, TYPE I
- ③ CONSTRUCT PCC CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 220
- ④ CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
- ⑤ CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
- ⑥ SAWCUT EXISTING PAVEMENT ONE FOOT ± FROM EXISTING EDGE
- ⑦ REMOVE ONE FOOT ± OF PAVEMENT, JOIN AND PAVE WITH SECTION PER ①
- ⑧ REMOVE EXISTING BARRICADE
- ⑨ PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
- ⑩ PAINT 12" SOLID WHITE STOP BAR 8" STOP LEGEND
- ⑪ CONSTRUCT WHEEL CHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE II

- ⑫ CONSTRUCT 6' HIGH BLOCK WALL PER CITY OF RIVERSIDE STD. DWG. No. 704 AND AS FOLLOWS:  
 BLOCK COLOR/TYPE: GRAY ORCO 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  
 PLASTER: GRAY ORCO MEDIUM WEIGHT OR EQUIVALENT, VERTICAL SCOPED SPLIT FACE BLOCK CAPPED WITH GRAY PRECISION BLOCK 2" x 8" x 16". PILASTER TO BE CONSTRUCTED AT THE CORNERS OF EACH LOT AND WITH AT LEAST ONE PILASTER IN BETWEEN.
- ⑬ INSPECTION & PERMIT REQUIRED FROM PUBLIC WORKS ENGINEERING DIVISION
- ⑭ CONSTRUCT METAL BEAM GUARD RAILING BARRICADE PER CITY OF RIVERSIDE STD. DWG.180
- ⑮ INSTALL 6" & 2" PVC SCHEDULE 40 SLEEVES FOR IRRIGATION & ELECTRICAL

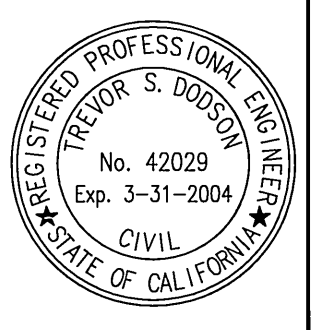
**GROVE COMMUNITY DRIVE**

- ⑰ SAWCUT EXIST. PAVEMENT AT CENTERLINE
- ⑱ REMOVE SIX FOOT ± OF PAVEMENT, JOIN AND PAVE PER SECTION DETAIL "A" ON SHT. 1

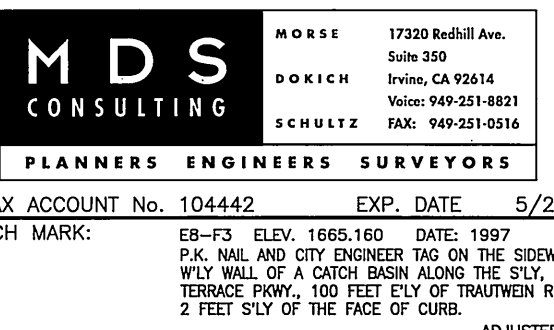
Station	Δ	R	L	T
(A)	18°57'29"	1197.00'	396.06'	199.86'
(B)	18°57'29"	1175.00'	388.78'	196.19'
(C)	90°00'00"	35.00'	54.98'	35.00'



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



PREPARED UNDER THE DIRECTION OF:  
 Trevor S. Dossod  
 REGISTERED CIVIL ENGINEER No. 42029  
 EXPIRATION DATE 3-31-2004 DATE 8-5-03

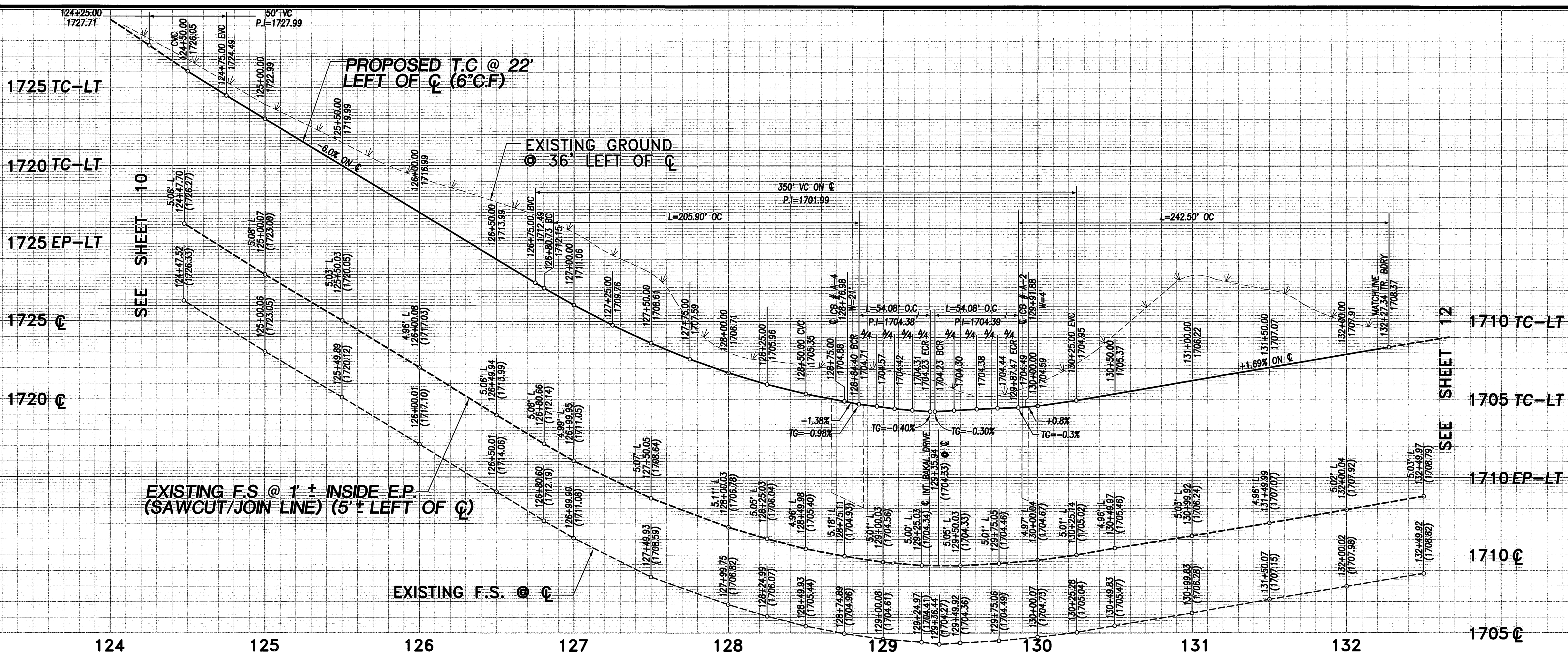


CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/03  
 SCALE: 1" = 40'  
 BENCH MARK: 88-53 ELIV. 1665.10 DATE: 1997  
 P.A. NAL AND CITY ENGINEER TAG ON THE SIDEWALK OVER THE WEST WALL OF A CURB BUSH ALONG THE SIXV. CURB OF GROUND TERRACE FROM 100 FEET ELEV OF TRAVELIN ROAD. THE MARK IS 2 FEET SIX OF THE FACE OF CURB. ADAPTED AND ENTERED: JUNE 1997

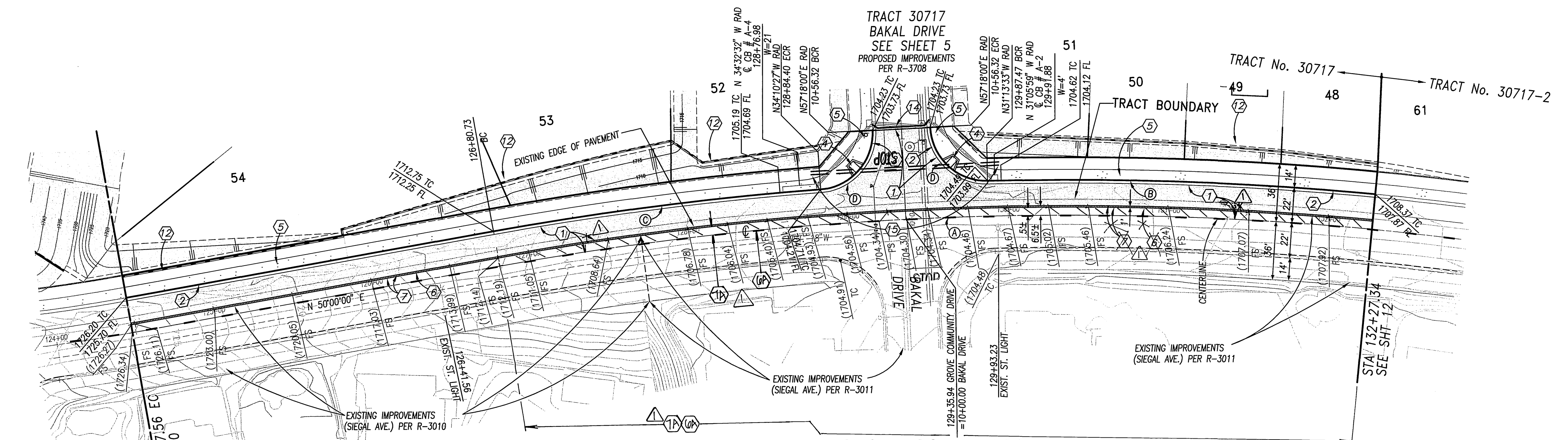
**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: [Signature] DATE: 9/10/03  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION: [Signature] DATE: 9/10/03  
 DESIGNED BY: D.C. DRAWN BY: S.Z. CHECKED BY: T.D. PLANNING DEPT. DATE: 11/3/03

TRACT 30717-1  
**STREET PLAN AND PROFILE**  
**GROVE COMMUNITY DRIVE**  
 STA 116+00.00 TO 124+47.56

**PW03-0010**  
**R-3701**  
 SHEET 10  
 OF 12 SHEETS



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



**CONSTRUCTION NOTES**

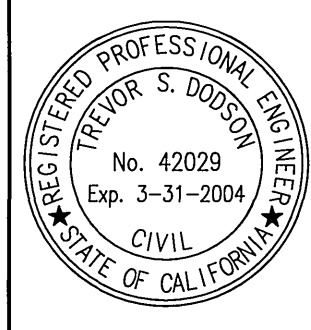
- 1 PLACE A.C. PAVING OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION
- 2 CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 200, TYPE I
- 3 CONSTRUCT PCC CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 220
- 4 CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
- 5 CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
- 6 SAWCUT EXISTING PAVEMENT ONE FOOT ± FROM EXISTING EDGE
- 7 REMOVE ONE FOOT ± OF PAVEMENT, JOIN AND PAVE WITH SECTION PER 1
- 8 REMOVE EXISTING BARRICADE
- 9 PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
- 10 PAINT 12" SOLID WHITE STOP BAR 8" STOP LEGEND
- 11 CONSTRUCT 6" HIGH BLOCK WALL PER CITY OF RIVERSIDE STD. DWG. No. 704 AND AS FOLLOWS:  
 BLOCK COLOR/TYPE: GRAY ORCO 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  
 PILASTER: GRAY ORCO MEDIUM WEIGHT OR EQUIVALENT, VERTICAL SCORED SPLIT FACE BLOCK CAPPED WITH GRAY/PRECISION BLOCK 2" x 8" x 16". PILASTER TO BE CONSTRUCTED AT THE CORNERS OF EACH LOT AND WITH AT LEAST ONE PILASTER IN BETWEEN.
- 12 REMOVE SIX FOOT ± OF PAVEMENT, JOIN AND PAVE PER SECTION DETAIL "A" ON SHEET 1
- 13 INSPECTION & PERMIT REQUIRED FROM PUBLIC WORKS ENGINEERING DIVISION
- 14 CONSTRUCT METAL BEAM GUARD RAILING BARRICADE PER CITY OF RIVERSIDE STD. DWG. 180
- 15 INSTALL 6" & 2" PVC SCHEDULE 40 SLEEVES FOR IRRIGATION & ELECTRICAL

**CURVE TABLE**

Station	Δ	R	L	T
(A)	15°38'08"	2003.00'	546.61'	275.01'
(B)	6°51'41"	2025.00'	242.50'	121.40'
(C)	5°49'33"	2025.00'	205.90'	103.04'
(D)	88°31'33"	35.00'	54.08'	34.11'



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 RETAIN, REPAIR AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:  
 Trevor S. Dodson  
 REGISTERED CIVIL ENGINEER No. 42029  
 EXPIRATION DATE 3-31-2004 DATE 9-5-03

**MDS CONSULTING**  
 PLANNERS ENGINEERS SURVEYORS  
 CITY OF RIVERSIDE BUSINESS TAX ACCOUNT NO. 104442 EXP. DATE 5/25/03  
 SCALE 1"=40' BENCH MARK: 08-15 ELEV. 1665.160 DATE 1997  
 P.K. NAIL AND CITY ENGINEER TAG ON THE SIDEWALK OVER THE REAR WALL OF A CRACK DRIVE ALONG THE SIX' CURB OF DRIVE TERENCE POINT, 100 FEET ELY OF TRAMWAY ROAD, THE MARK IS 2 FEET ELY OF THE FACE OF CURB. ADJUSTED AND ENTERED: JUNE 1997

REV. LIMITS OF PAVEMENT REMOVAL

MARK	REVISIONS	APPR'D	DATE
1	R/S	3/10/04	

DESIGNED BY: D.C. DRAWN BY: S.Z. CHECKED BY: T.D.

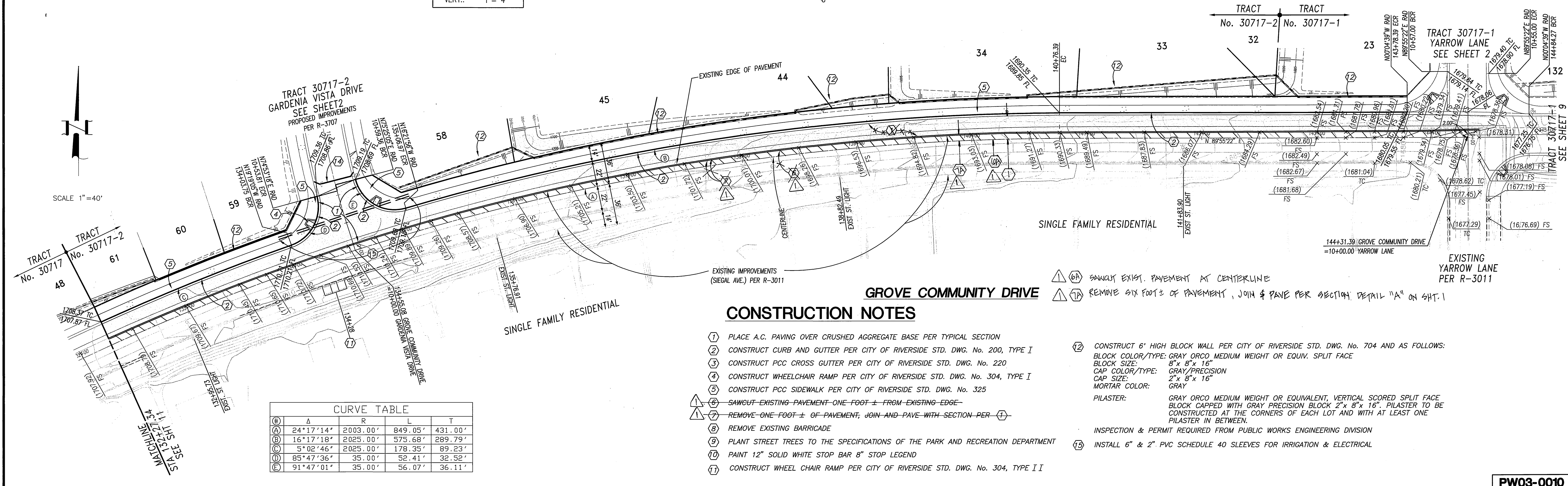
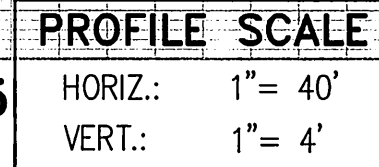
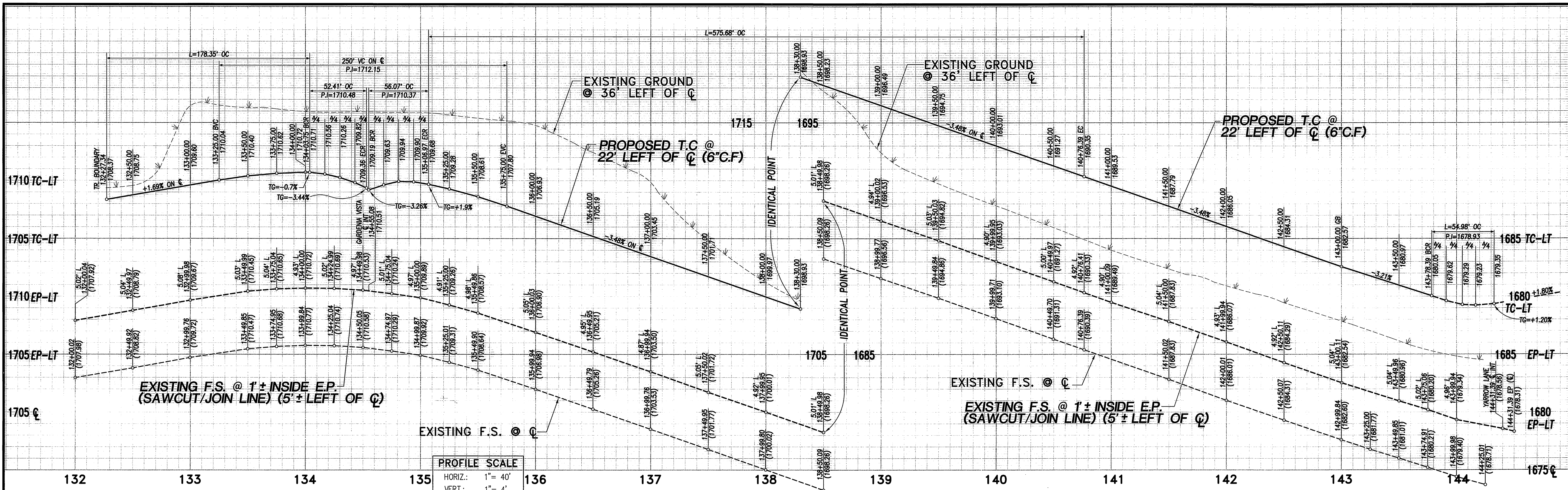
**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**

APPROVED BY:	DATE:	BY:	APPROVED BY:
PRINCIPAL ENGINEER	10/20/03	TS	Tom Boyd
PARK DEPARTMENT	9/20/03	TS	CITY ENGINEER
TRAFFIC DIVISION	10/23/03	TS	
PLANNING DEPT.	10/23/03	TS	

DATE 11/3/03

TRACT 30717-1  
**STREET PLAN AND PROFILE**  
 GROVE COMMUNITY DRIVE  
 STA 124+47.56 TO 132+27.34  
 FOR: COMMUNITIES SOUTHWEST W.O.F.B. FILE No.

**PW03-0010**  
**R-3701**  
 SHEET 11  
 OF 12 SHEETS



Station	Δ	R	L	T
(A)	24°17'14"	2003.00'	849.05'	431.00'
(B)	16°17'18"	2025.00'	575.68'	289.79'
(C)	5°02'46"	2025.00'	178.35'	89.23'
(D)	85°47'36"	35.00'	52.41'	32.52'
(E)	91°47'01"	35.00'	56.07'	36.11'

- ### CONSTRUCTION NOTES
- PLACE A.C. PAVING OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION
  - CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 200, TYPE I
  - CONSTRUCT PCC CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 220
  - CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
  - CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
  - SAWCUT EXISTING PAVEMENT ONE FOOT ± FROM EXISTING EDGE
  - REMOVE ONE FOOT ± OF PAVEMENT, JOIN AND PAVE WITH SECTION PER (1)
  - REMOVE EXISTING BARRICADE
  - PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
  - PAINT 12" SOLID WHITE STOP BAR 8" STOP LEGEND
  - CONSTRUCT WHEEL CHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE II
  - CONSTRUCT 6" HIGH BLOCK WALL PER CITY OF RIVERSIDE STD. DWG. No. 704 AND AS FOLLOWS:  
BLOCK COLOR/TYPE: GRAY ORCO 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  
PILASTER: GRAY ORCO MEDIUM WEIGHT OR EQUIVALENT, VERTICAL SCORED SPLIT FACE BLOCK CAPPED WITH GRAY PRECISION BLOCK 2" x 8" x 16". PILASTER TO BE CONSTRUCTED AT THE CORNERS OF EACH LOT AND WITH AT LEAST ONE PILASTER IN BETWEEN.
  - INSPECTION & PERMIT REQUIRED FROM PUBLIC WORKS ENGINEERING DIVISION
  - INSTALL 6" & 2" PVC SCHEDULE 40 SLEEVES FOR IRRIGATION & ELECTRICAL

**CALL BEFORE YOU DIG**  
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 THE SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE A PART OF ALL BIDDING 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:  
**TREVOR S. DODSON**  
REGISTERED CIVIL ENGINEER No. 42029  
EXPIRATION DATE 3-31-2004 DATE 9-5-03

**MDS CONSULTING**  
17220 Buell Ave., Suite 200, Irvine, CA 92614  
Phone: 949-251-8811 Fax: 949-251-0514  
CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE: 5/25/03  
SCALE: 1" = 40' BENCH MARK: 88-F3 ELEV. 1665.160 DATE: 1997  
P.K. NAIL AND CITY ENGINEER TAG ON THE SPOKESMAN OVER THE WEST WALL OF A CATCH BASIN ALONG THE S.W. CURB OF GROVE COMMUNITY DRIVE, 100 FEET ELY OF TRAUTMANN ROAD. THE MARK IS 2 FEET ELY OF THE FACE OF CURB. ADJUSTED AND ENTERED: JUNE 1997

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature] DATE: 11/20/03 BY: [Signature] DATE: 11/20/03  
PRINCIPAL ENGINEER: [Signature] DATE: 11/20/03  
PARK DEPARTMENT: [Signature] DATE: 11/20/03  
TRAFFIC DIVISION: [Signature] DATE: 11/20/03  
PLANNING DEPT.: [Signature] DATE: 11/20/03

**TRACT 30717-1 STREET PLAN AND PROFILE GROVE COMMUNITY DRIVE STA 132+27.34 TO 144+31.39**  
FOR: **COMMUNITES SOUTHWEST** W.O.F.B. FILE No.

**PW03-0010 R-3701**  
SHEET 12 OF 12 SHEETS