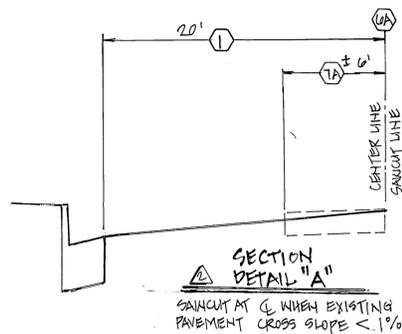
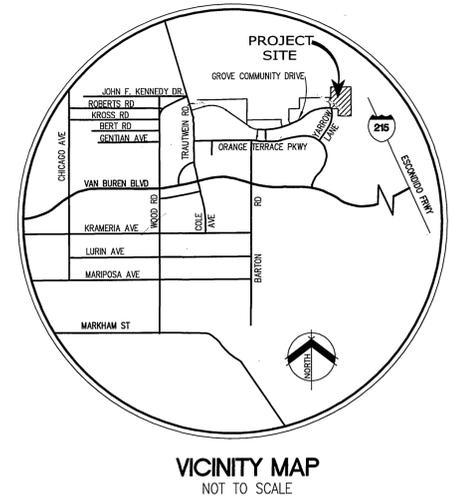


STREET IMPROVEMENT PLANS

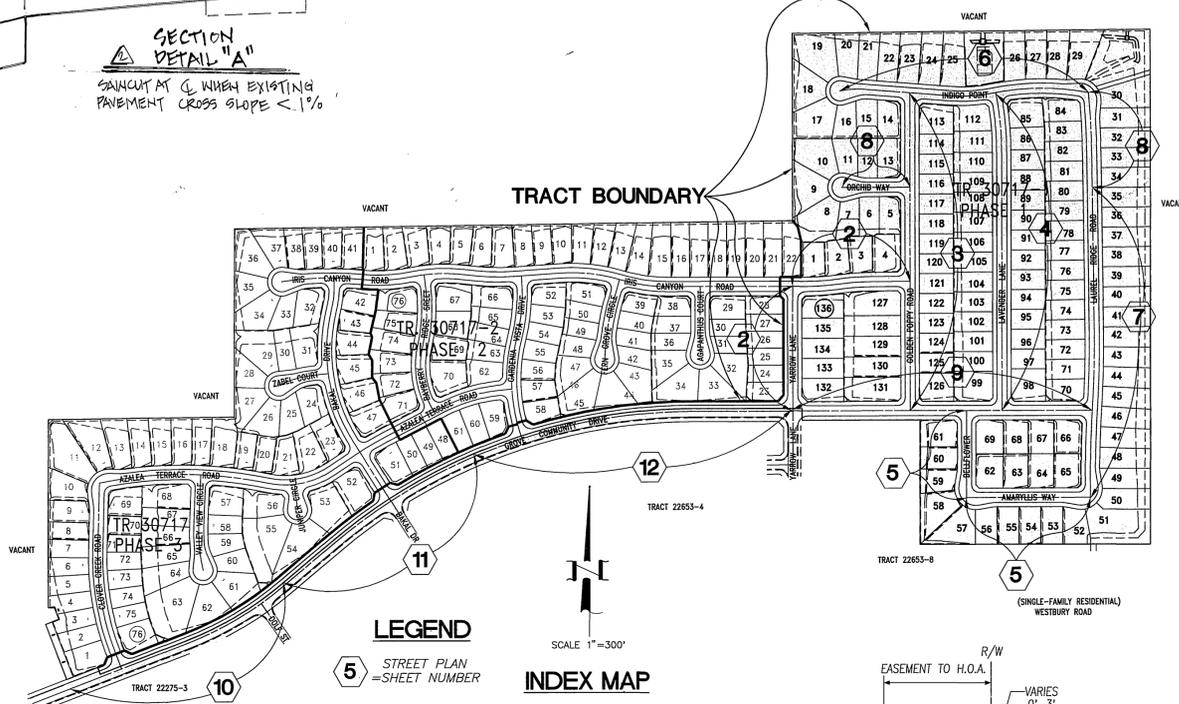
TRACT No. 30717-1

CITY OF RIVERSIDE



19 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.



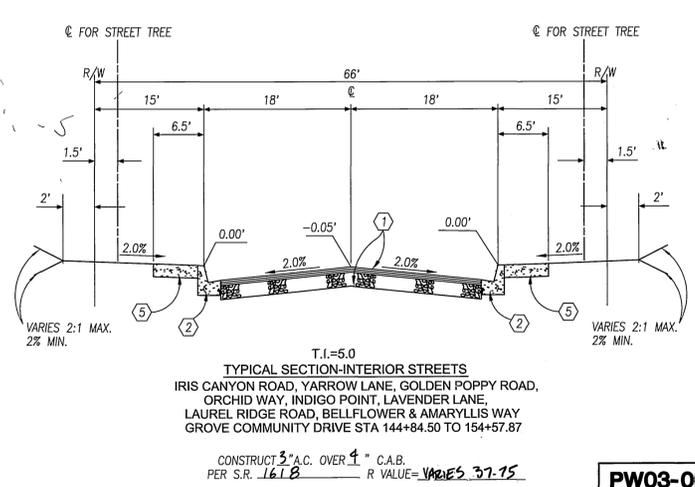
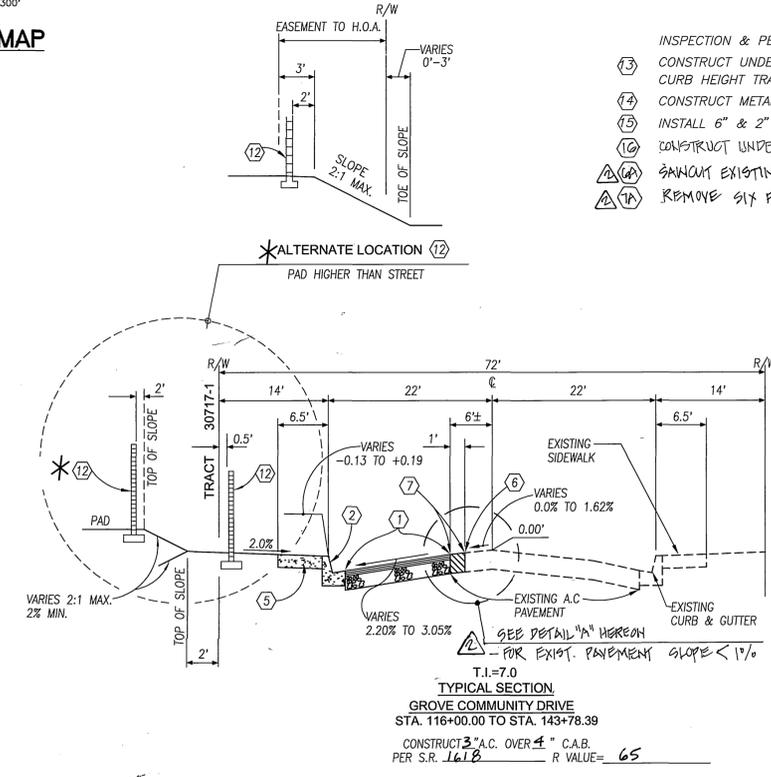
STREET SIGN SCHEDULE	BLOCK NUMBER
A	GROVE COMMUNITY DRIVE CLOVER CREEK ROAD 20500 8300
B	GROVE COMMUNITY DRIVE BAKAL DRIVE 20600 8300
C	GROVE COMMUNITY DRIVE GARDENIA VISTA DRIVE 20100 8200
D	GROVE COMMUNITY DRIVE YARROW LANE 20800 8200
E	GROVE COMMUNITY DRIVE GOLDEN POPPY ROAD 20800 8200
F	GROVE COMMUNITY 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 GOLDEN POPPY ROAD 20800 8200
M	INDIGO POINT LAVENDER LANE 20800 8200
N	INDIGO POINT LAUREL RIDGE ROAD 20800 8200
O	BELFLOWER AMARYLLIS WAY 8300 20800
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	SAW CUT 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: 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.		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	SAW CUT 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

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



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.

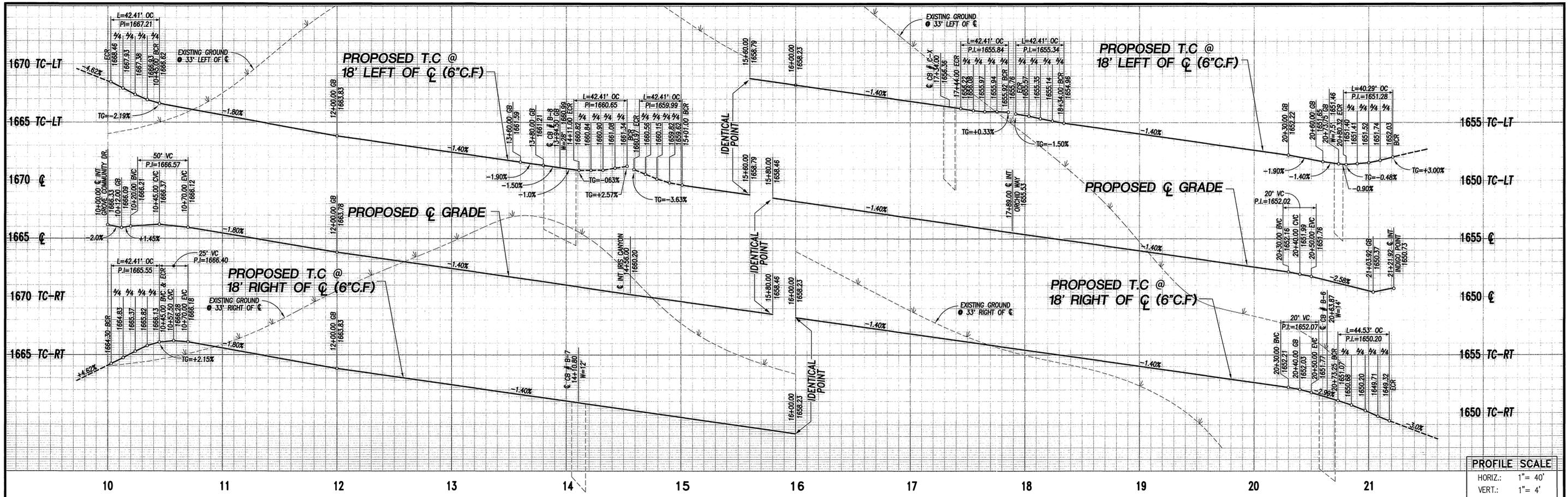
PREPARED UNDER THE DIRECTION OF:
 TREVOR S. DOOSON
 REGISTERED CIVIL ENGINEER No. 42029
 EXPIRATION DATE 3-31-2004 DATE: 8/16/03

MDS CONSULTING
 PLANNERS ENGINEERS SURVEYORS
 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.E. MAL 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 TOWNHOM ROAD, THE MARK IS 2 FEET 5.11 OF THE FACE OF CURB.
 ADJUSTED AND ENTERED: JUNE 1997

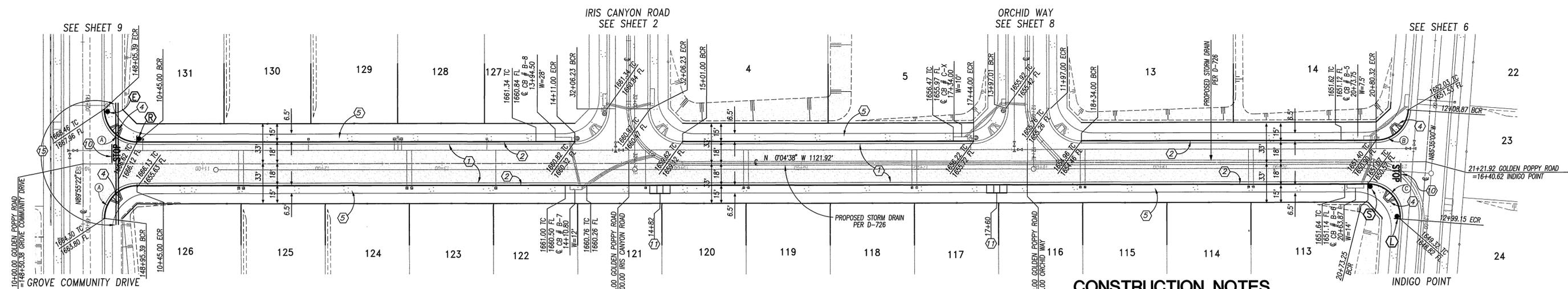
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: DATE: BY: APPROVED BY:
 PRINCIPAL ENGINEER 11/3/03
 PARK DEPARTMENT 11/3/03
 TRAFFIC DIVISION 11/3/03
 PLANNING DEPT. 11/3/03

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 TRACT 30717-1
 STREET PLAN AND PROFILE
 TITLE

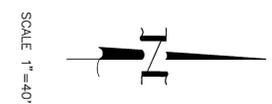
PW03-0010
 R-3701
 SHEET 1 OF 12 SHEETS
 COMMUNITIES SOUTHWEST W.G.F.B. FILE No.
 I:\52604\IMPLANS\30717-1\SIP-01.dwg 7/21/03



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

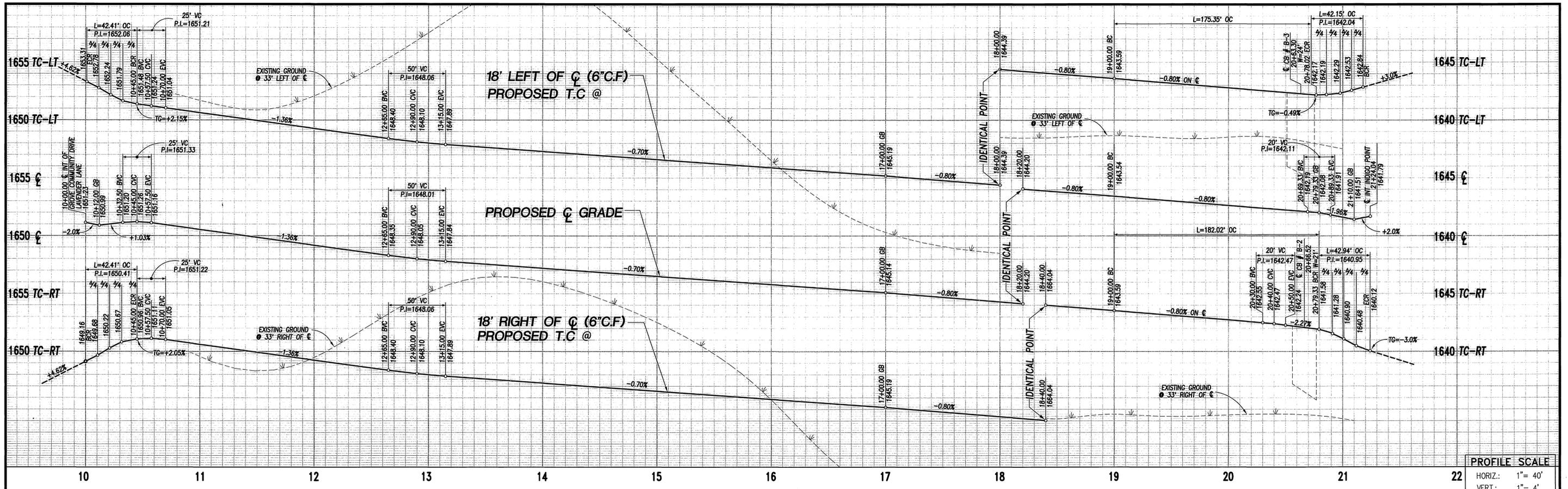
MARK	REVISIONS	APP'D	DATE

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

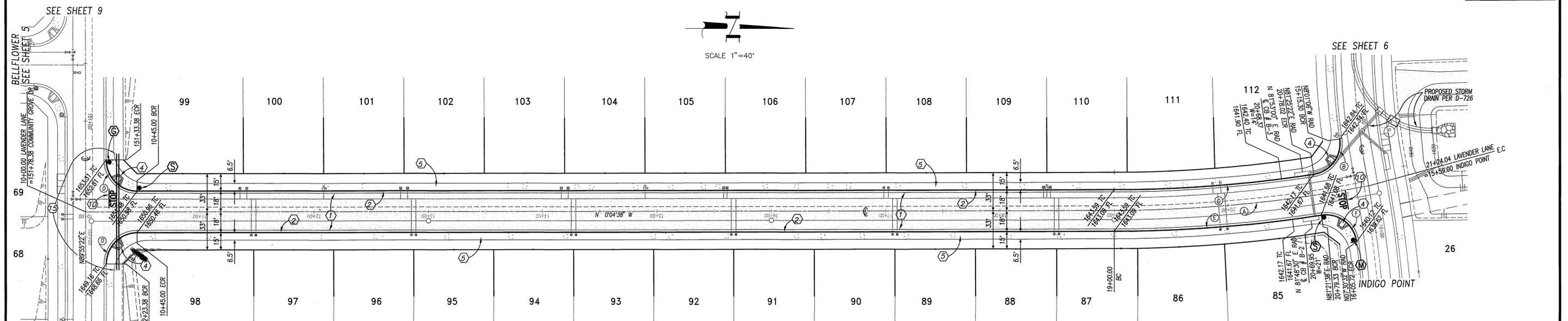
PW03-0010
R-3701
 SHEET 3 OF 12 SHEETS



PROFILE SCALE

HORIZ.: 1" = 40'

VERT.: 1" = 4'



LAVENDER LANE

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

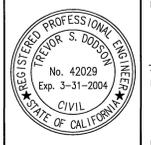
CALL BEFORE YOU DIG

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

TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE:

CONSTRUCTION CONTRACTOR 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, 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 REFUND, PROMPTLY AND HOLD IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ANY 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

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 SIXTH CURB OF CHANGE TERMINATE FROM 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: 11/20/03 [Signature]

PARK DEPARTMENT: 3/30/03 [Signature]

CITY ENGINEER: [Signature]

TRAFFIC DIVISION: Straits

PLANNING DEPT. DATE: 4/13/03

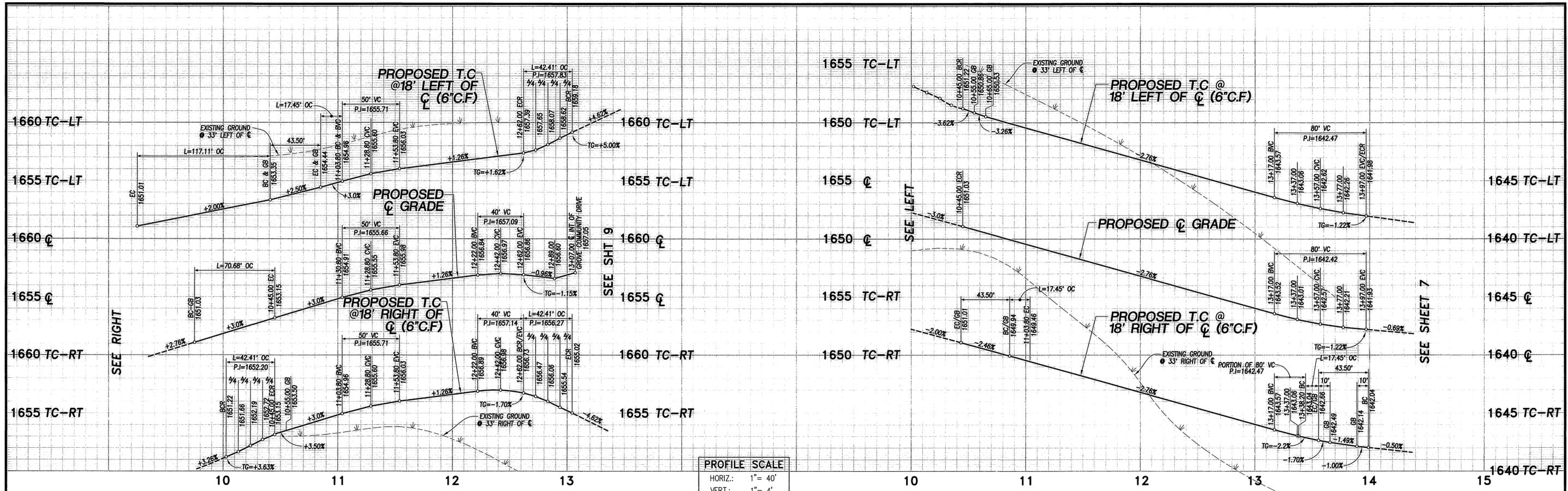
TRACT 30717-1
STREET PLAN AND PROFILE LAVENDER LANE
STA 10+00.00 TO 21+24.04

FOR: **COMMUNITES SOUTHWEST** W.O.F.S. FILE No.

PW03-0010

R-3701

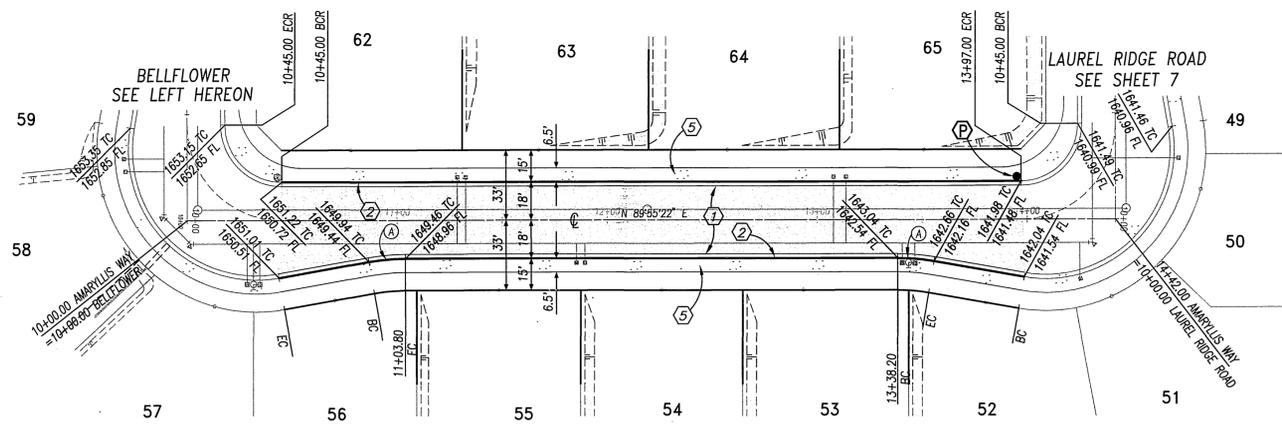
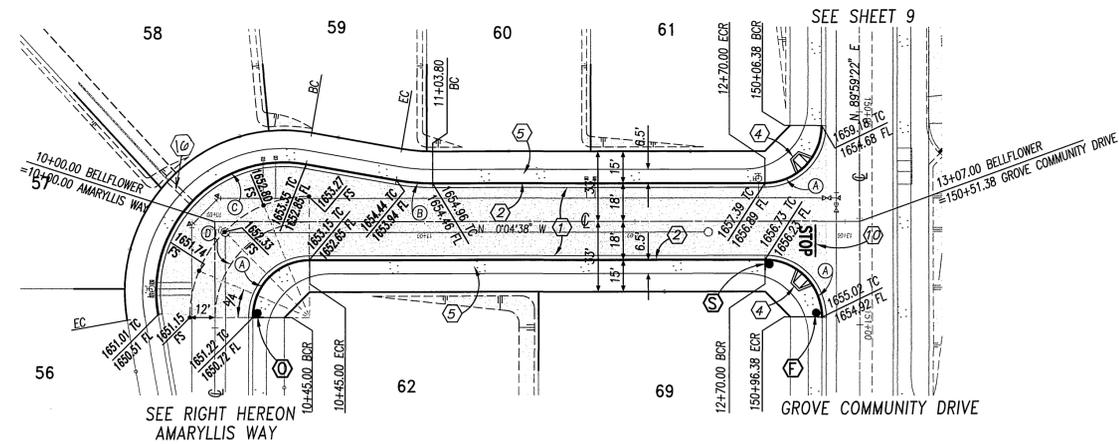
SHEET 4 OF 12 SHEETS



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 UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STD. DWG. NO. 411

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

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

SCALE: 1"=40' BENCH MARK:

MDS CONSULTING

MORSE 17200 Red Hill Ave. Suite 200 Irvine, CA 92614 Phone: 949-251-8811 FAX: 949-251-0314

PLANNERS ENGINEERS SURVEYORS

EXP. DATE 5/25/03

DATE: 11/3/03

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: 11/20/03 [Signature]

TRAFFIC DIVISION: 11/23/03 [Signature]

PLANNING DEPT.: 11/3/03 [Signature]

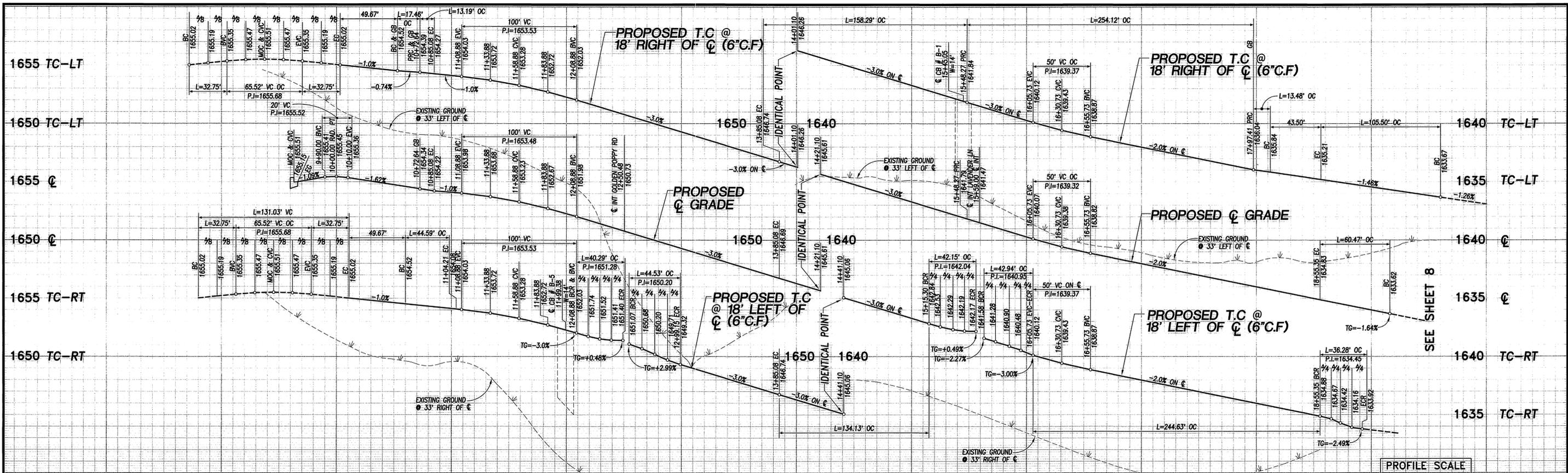
TRACT 30717-1 STREET PLAN AND PROFILE AMARYLLIS WAY STA 10+00.00 TO 14+42.00 BELLFLOWER STA 10+00.00 TO 13+07.00

FOR: **COMMUNITES SOUTHWEST** W.O.F.B. FILE No.

PW03-0010

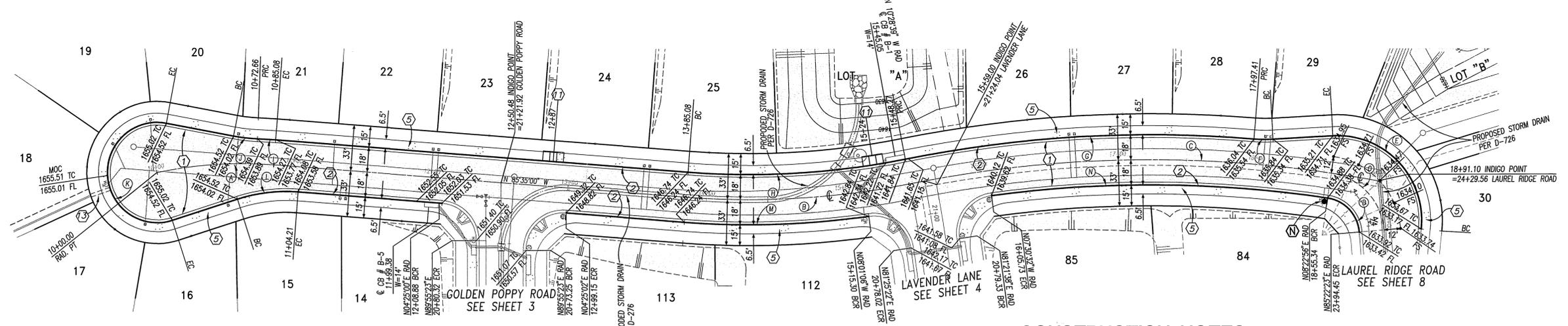
R-3701

SHEET 5 OF 12 SHEETS



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

SEE SHEET 8



CURVE TABLE				
Station	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'

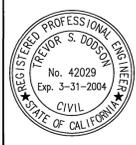
INDIGO POINT

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 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 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

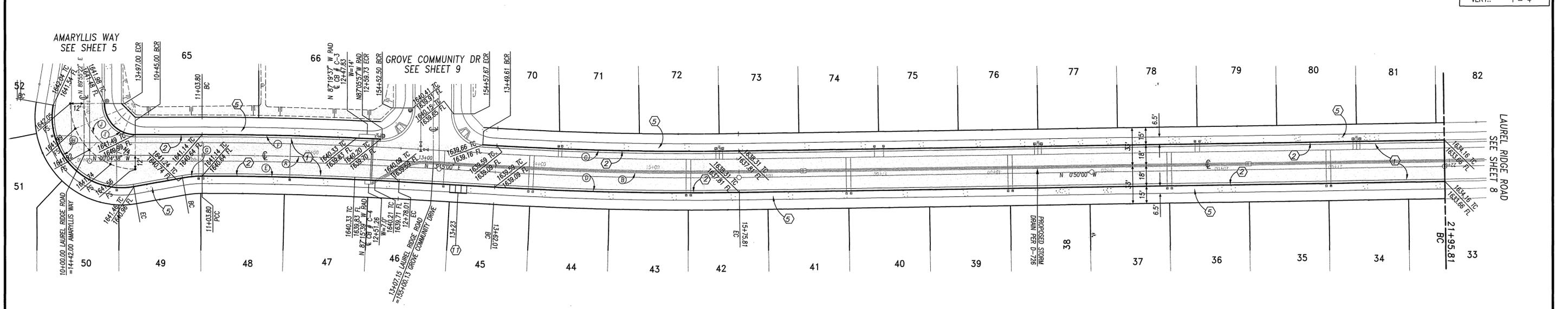
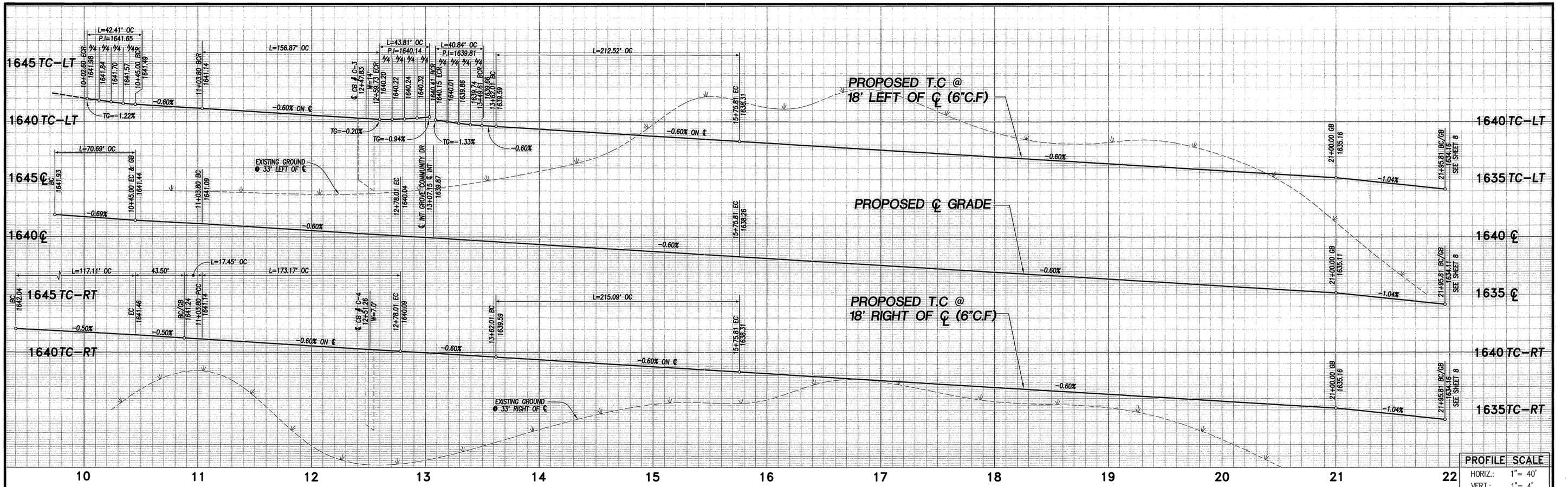
MDS CONSULTING
 PLANNERS ENGINEERS SURVEYORS
 CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE: 5/25/03
 SCALE: 1"=40' BENCH MARK:

MARK: _____
 DESIGNED BY: D.C. REVISIONS: S.Z. CHECKED BY: T.D.
 DATE: _____

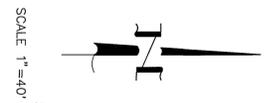
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: _____ DATE: 11/20/03
 PRINCIPAL ENGINEER: _____
 PARK DEPARTMENT: _____
 TRAFFIC DIVISION: _____
 PLANNING DEPT.:

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



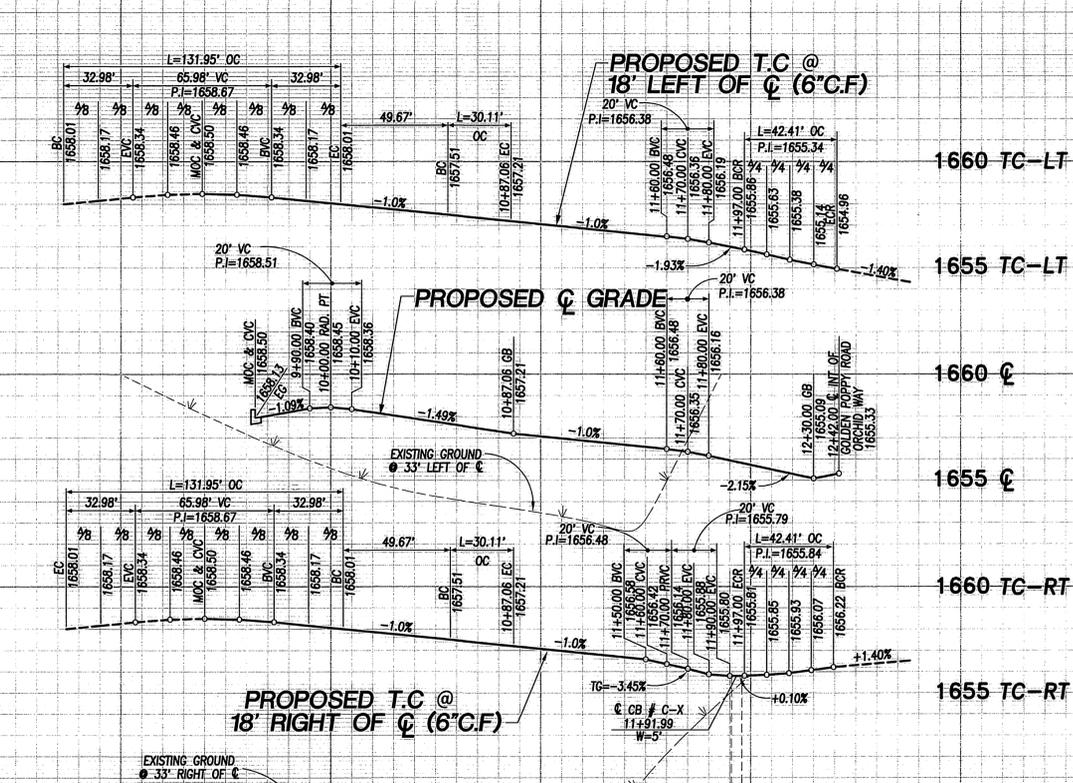
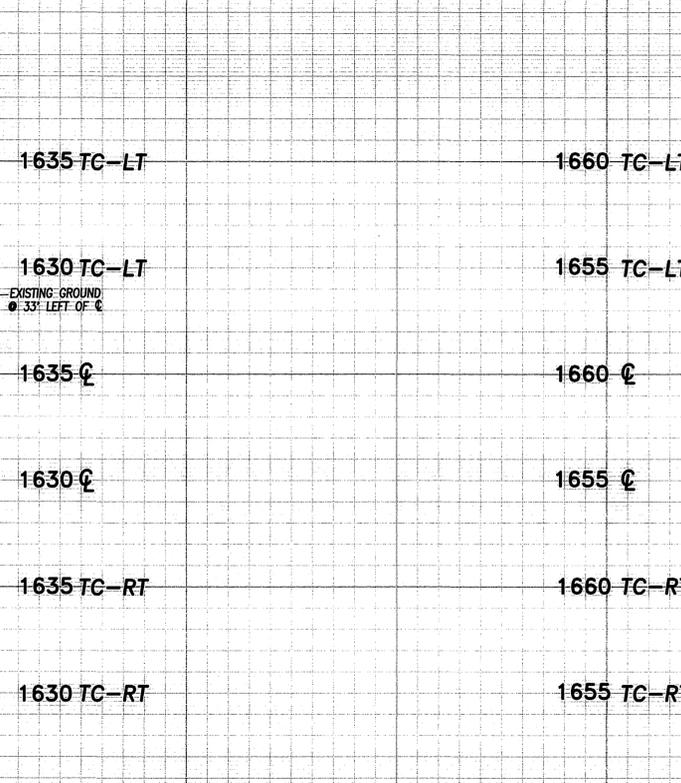
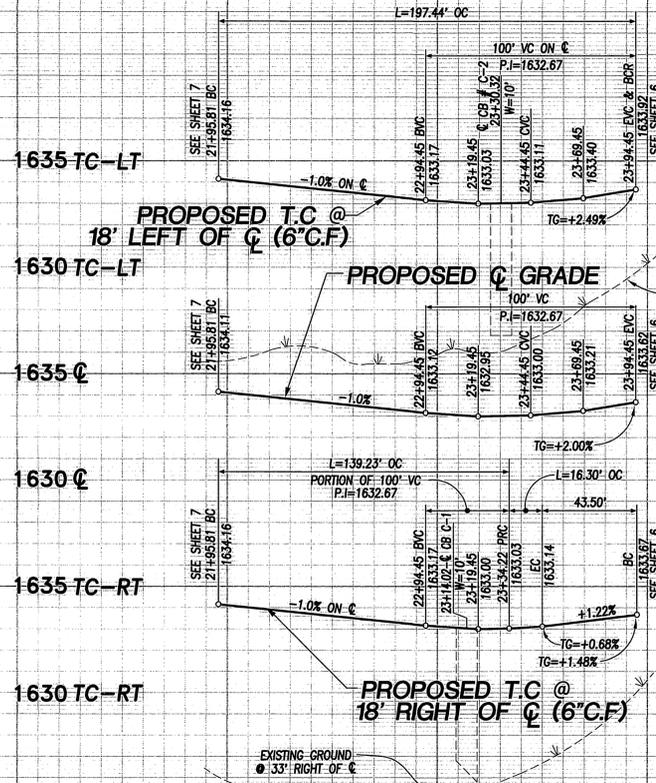
Δ	R	L	T
3°19'38"	3000.00'	174.21'	87.13'
4°05'00"	3000.00'	213.89'	106.95'
4°05'00"	2982.00'	212.52'	106.31'
4°05'00"	3018.00'	215.09'	107.59'
3°19'38"	2982.00'	173.17'	86.61'
2°58'41"	3018.00'	156.87'	78.45'
10°00'00"	100.00'	17.45'	8.75'
11°00'00"	61.00'	117.11'	87.12'
90°00'00"	27.00'	42.41'	27.00'
90°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

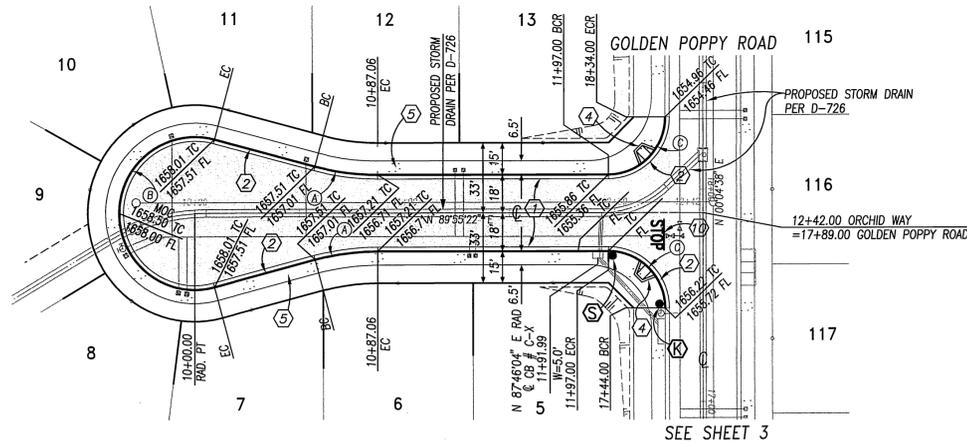
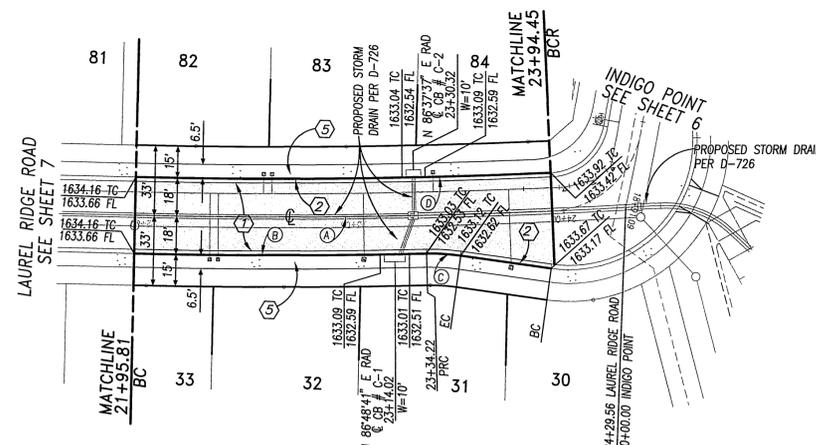
<p>Underground Service Alert Call: TOLL FREE 1-800-227-2600</p> <p>TWO WORKING DAYS BEFORE YOU DIG</p>	<p>PRIVATE ENGINEERING NOTE:</p> <p>CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE 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:</p> <p><i>Trevor S. Dodson</i> TREVOR S. DODSON REGISTERED CIVIL ENGINEER No. 42029</p> <p>EXPIRATION DATE 3-31-2004 DATE 8-5-03</p>	<p>MDS CONSULTING</p> <p>PLANNERS ENGINEERS SURVEYORS</p> <p>CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/03</p> <p>SCALE 1"=40' BENCH MARK: ER-F3 ELEV. 1665.160 DATE: 1997</p>	<p>CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT</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>10/23/07</td> <td>EB</td> <td></td> </tr> <tr> <td>PLANNING DEPT.</td> <td>8/7/03</td> <td>10/03</td> <td>11/3/03</td> </tr> </table>	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	10/23/07	EB		PLANNING DEPT.	8/7/03	10/03	11/3/03	<p>TRACT 30717-1 STREET PLAN AND PROFILE LAUREL RIDGE ROAD STA 10+00.00 TO 21+24.04</p> <p>FOR: COMMUNITIES SOUTHWEST W.O.F.B. FILE No.</p>	<p>PW03-0010</p> <p>R-3701</p> <p>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	10/23/07	EB																								
PLANNING DEPT.	8/7/03	10/03	11/3/03																							



PROFILE SCALE

HORIZ.: 1" = 40'

VERT.: 1" = 4'



SCALE 1" = 40'



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'

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'

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



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

MDS CONSULTING
MOSSE 17200 Red Hill Ave. Suite 200 Irvine, CA 92614 Phone: 949-251-0811 FAX: 949-251-0214
PLANNERS ENGINEERS SURVEYORS
CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/03
SCALE 1" = 40' BENCH MARK: 88+35 ELEV. 1665.160 DATE: 1997
P.K. MAIL AND CITY ENGINEER TAG ON THE SIDEWALK OVER THE NEW WALL OF A CATCH BASIN ALONG THE EX. CURB OF ORCHID TERRACE FROM 100 FEET ELEV. OF TRAUTWEN ROAD. THE MARK IS 2 FEET 5/8" OF THE FACE OF CURB. ADJUSTED AND ENTERED: JUNE 1997

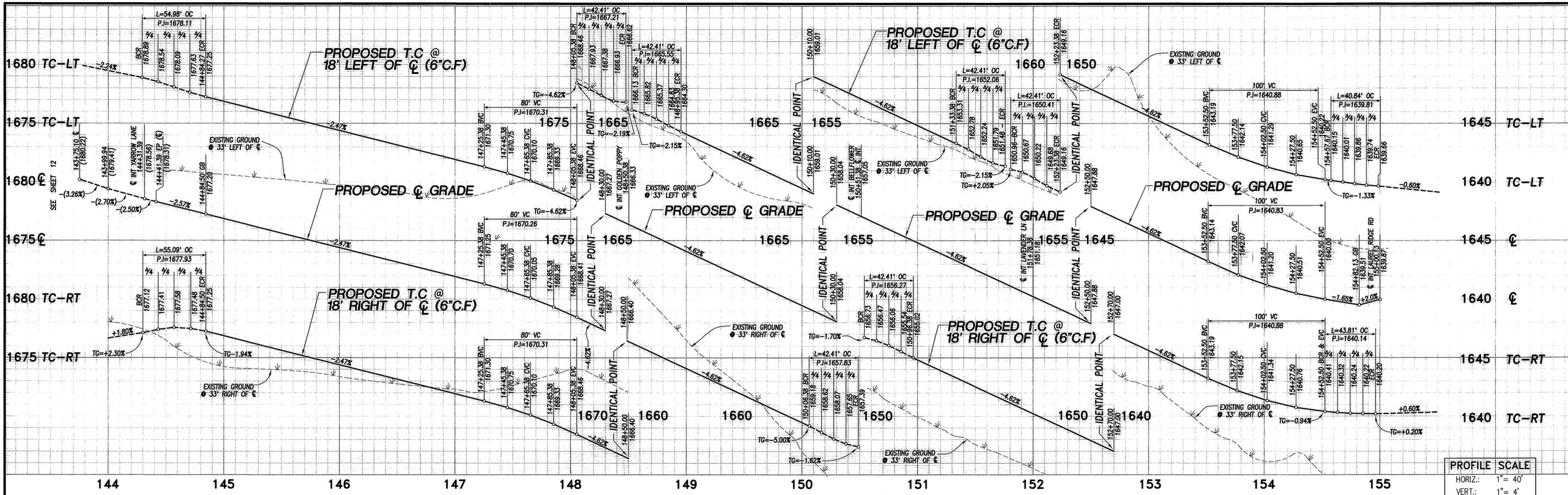
MARK	REVISIONS	APP'D	DATE

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

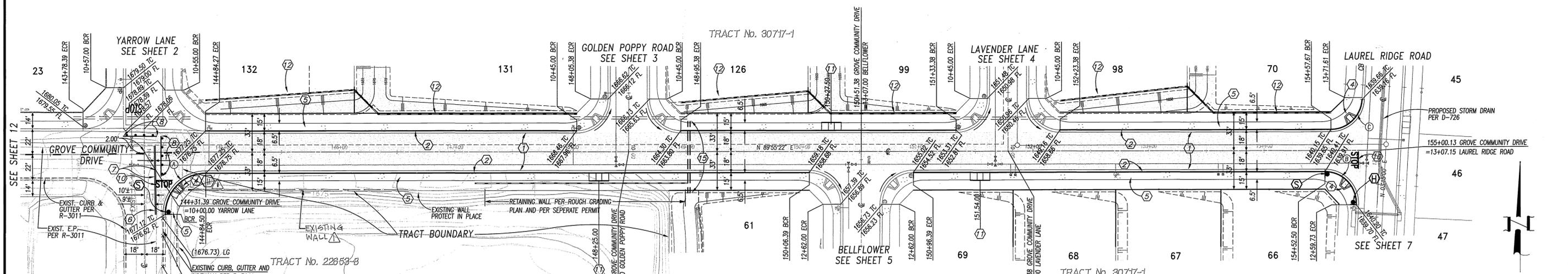
APPROVED BY: [Signature] DATE: 4/18/07
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
PLANNING DEPT.

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

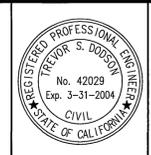
- ① PLACE A.C. PAVING OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION
- ② CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 200, TYPE I
- ③ CONSTRUCT PCC CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 220
- ④ CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
- ⑤ 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

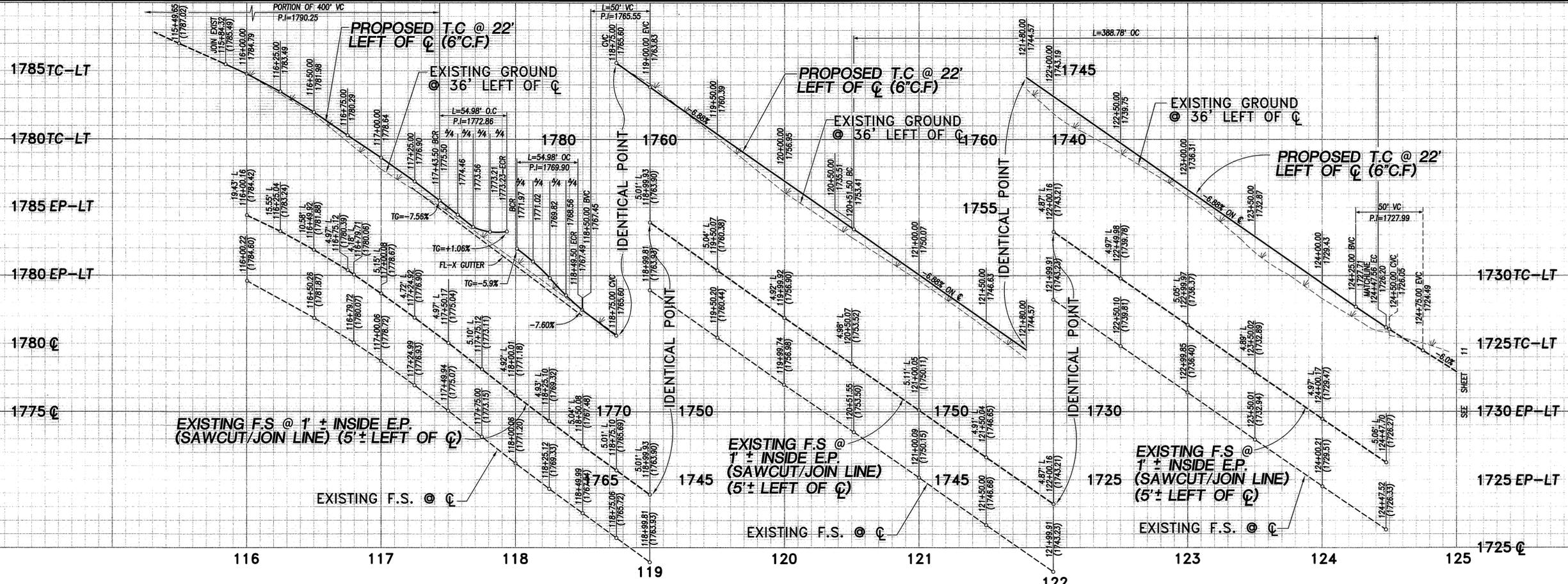
SCALE: 1"=40'	BENCH MARK: EG-F3 ELEV. 1665.160 DATE: 1997
DATE: 11/2/03	ADJUSTED AND ENTERED: JUNE 1997

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

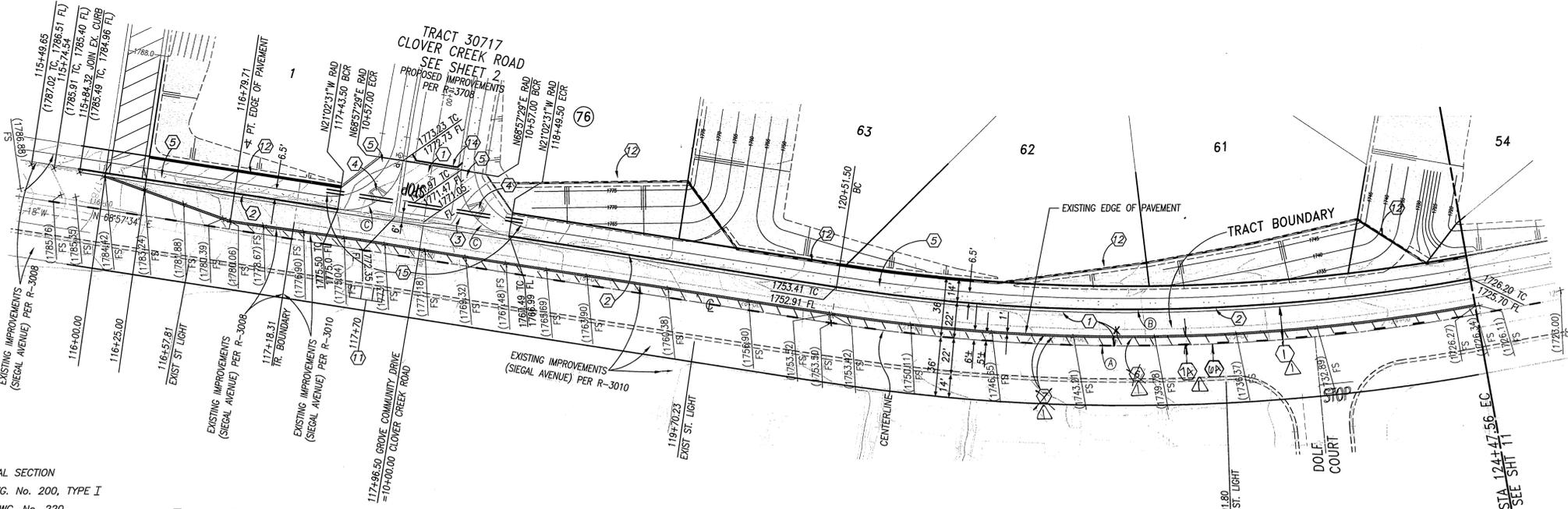
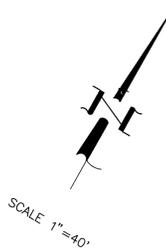
APPROVED BY: [Signature]	DATE: 11/2/03	BY: [Signature]	APPROVED BY: [Signature]
PRINCIPAL ENGINEER		PARK DEPARTMENT	CITY ENGINEER
TRAFFIC DIVISION		PLANNING DEPT.	

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

- ① SAWCUT EXIST. PAVEMENT AT CENTERLINE
- ② REMOVE SIX FOOT ± OF PAVEMENT, JOIN AND PAVE PER SECTION DETAIL "A" ON SHT. 1

CURVE TABLE				
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. Doodson
 REGISTERED CIVIL ENGINEER No. 42029
 EXPIRATION DATE 3-31-2004 DATE 8-5-03

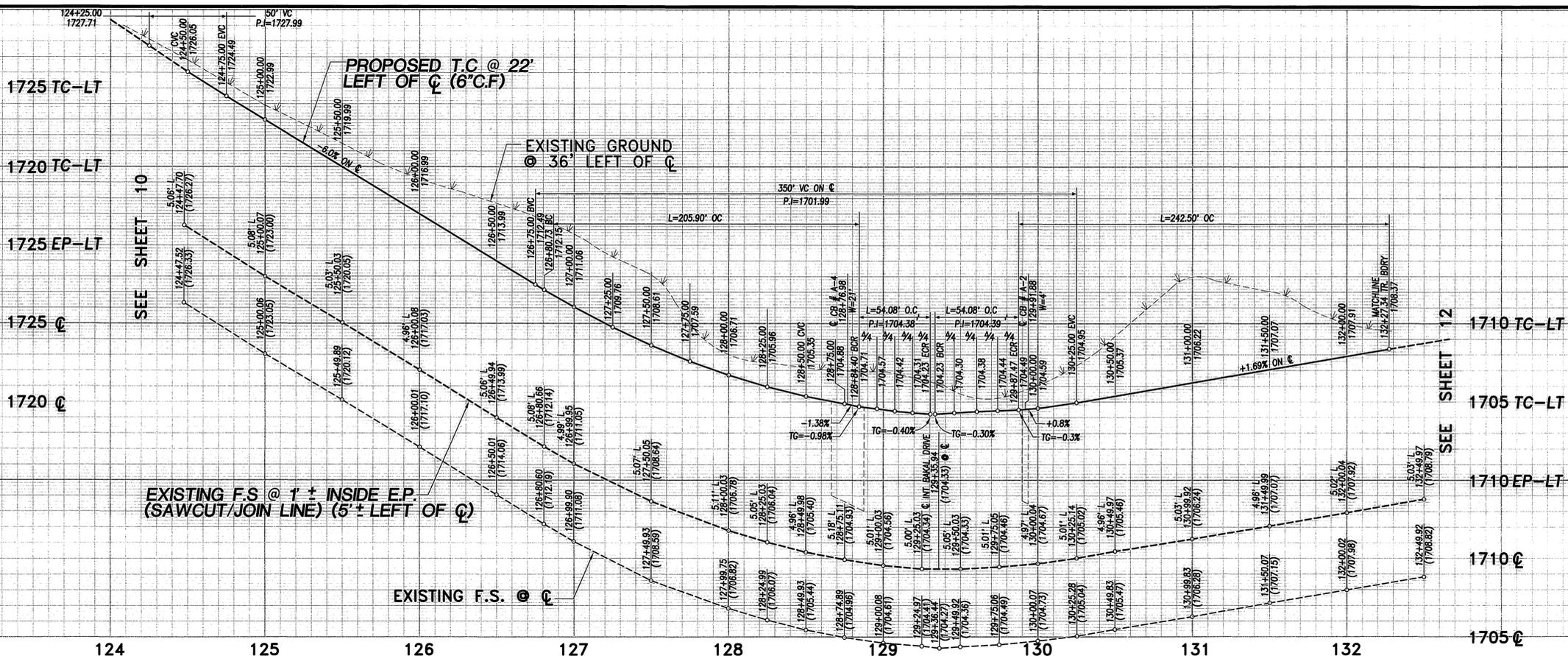
MDS CONSULTING
 PLANNERS ENGINEERS SURVEYORS
 CITY OF RIVERSIDE BUSINESS TAX ACCOUNT NO. 104442 EXP. DATE 5/25/03
 SCALE: 1" = 40' BENCH MARK: 88-23 ELIV. 1665.10 DATE: 1997
 P.A. NAL AND CITY ENGINEER TAG ON THE SIDEWALK OVER THE WEST WALL OF A CURB BUSH ALONG THE SIX' CURB OF GRADE TERRACE FROM 100 FEET ELEV OF TRAVELIN ROAD. THE MARK IS 2 FEET SIX OF THE FACE OF CURB. ADAPTED AND ENTERED: JUNE 1997

MARK	REVISIONS	APP'D	DATE
△	REV. LIMITS OF PAVEMENT REMOVAL	3/2	3-10-04

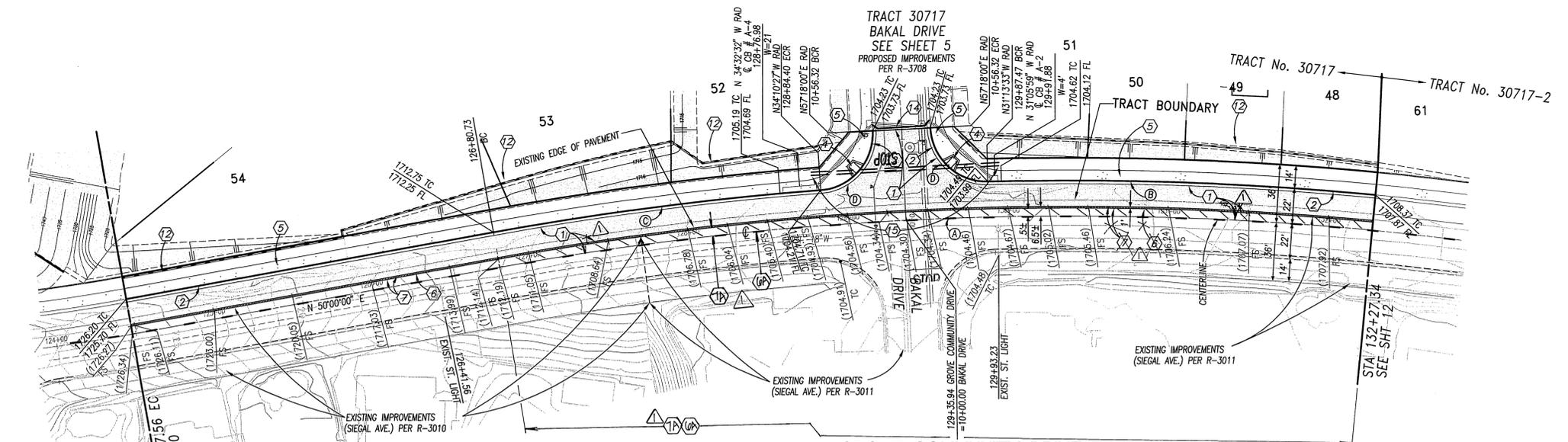
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 11/3/03
 PRINCIPAL ENGINEER: [Signature] DATE: 11/3/03
 PARK DEPARTMENT: [Signature] DATE: 11/3/03
 TRAFFIC DIVISION: [Signature] DATE: 11/3/03
 PLANNING DEPT. DATE: 11/3/03

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 CONDOMINIUMS AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO RETAIN, REPAIR, RENEW 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 ORANGE TERRACE FROM 100 FEET ELY OF TRAMWAY ROAD. THE MARK IS 2 FEET ELY OF THE FACE OF CURB. ADJUSTED AND ENTERED: JUNE 1997

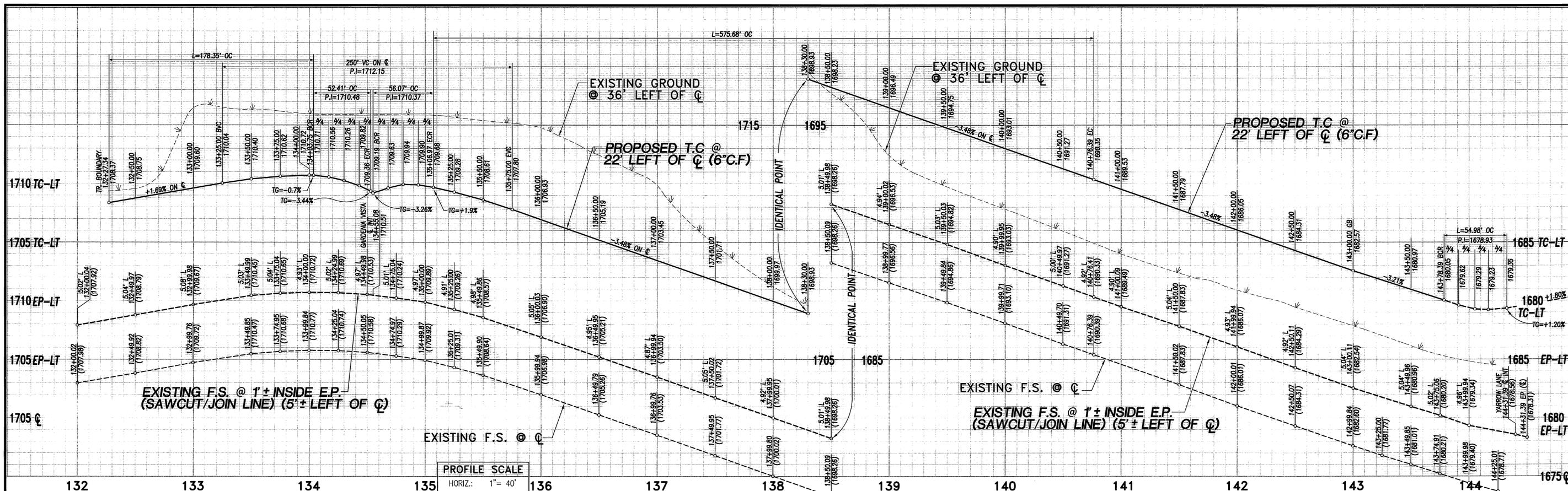
REV. LIMITS OF PAVEMENT REMOVAL

MARK	REVISIONS	APPD	DATE
1	D.C	S.Z	4/13/03

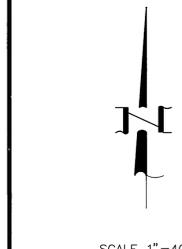
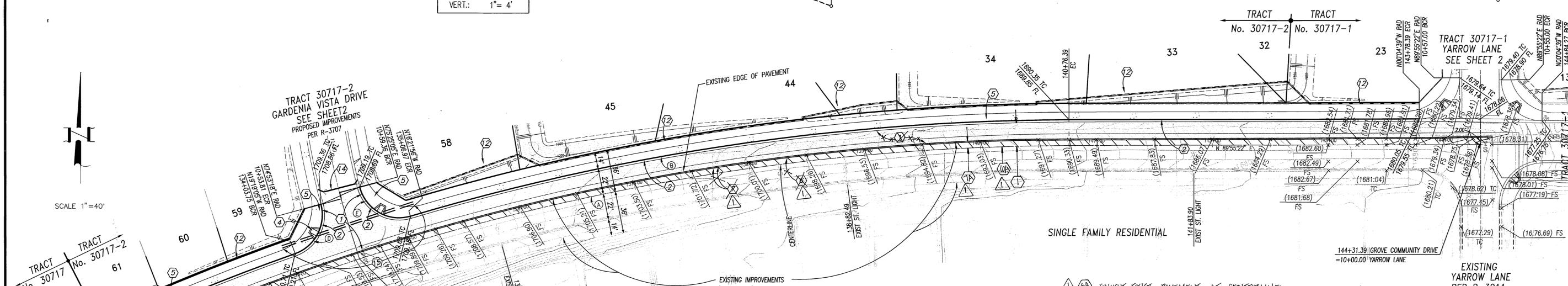
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 4/13/03
 PRINCIPAL ENGINEER: [Signature] DATE: 4/13/03
 PARK DEPARTMENT: [Signature] DATE: 4/13/03
 TRAFFIC DIVISION: [Signature] DATE: 4/13/03
 PLANNING DEPT. DATE: 4/13/03

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



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



TRACT 30717-2
 GARDENIA VISTA DRIVE
 SEE SHEET 2
 PROPOSED IMPROVEMENTS
 PER R-3707

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
- 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



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 BY THE CITY OF RIVERSIDE 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
 PLANNERS ENGINEERS SURVEYORS
 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 SIGNALMAID OVER THE WEST WALL OF A CATCH BASIN ALONG THE SLYV 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: DATE: 11/20/03 BY:
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 PLANNING DEPT.
 DESIGNED BY: D.C. DRAWN BY: S.Z. CHECKED BY: T.D.
 REVISIONS: R12 3-18-04
 APP'D DATE: 8/7/03
 DATE: 4/13/03

TRACT 30717-1
 STREET PLAN AND PROFILE
 GROVE COMMUNITY DRIVE
 STA 132+27.34 TO 144+31.39
 FOR: COMMUNITIES SOUTHWEST W.O.F.B. FILE No.
 PW03-0010
 R-3701
 SHEET 12 OF 12 SHEETS