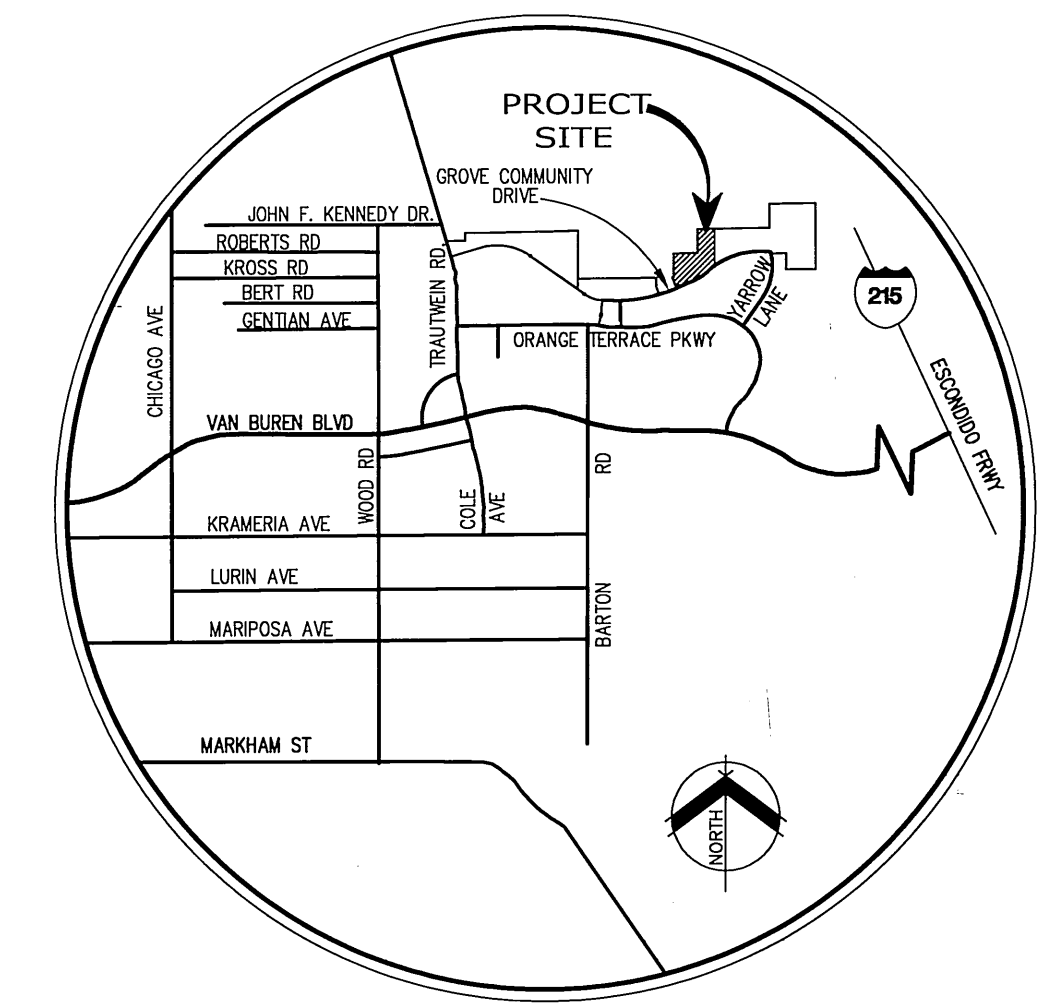


STREET IMPROVEMENT PLANS

TRACT No. 30717

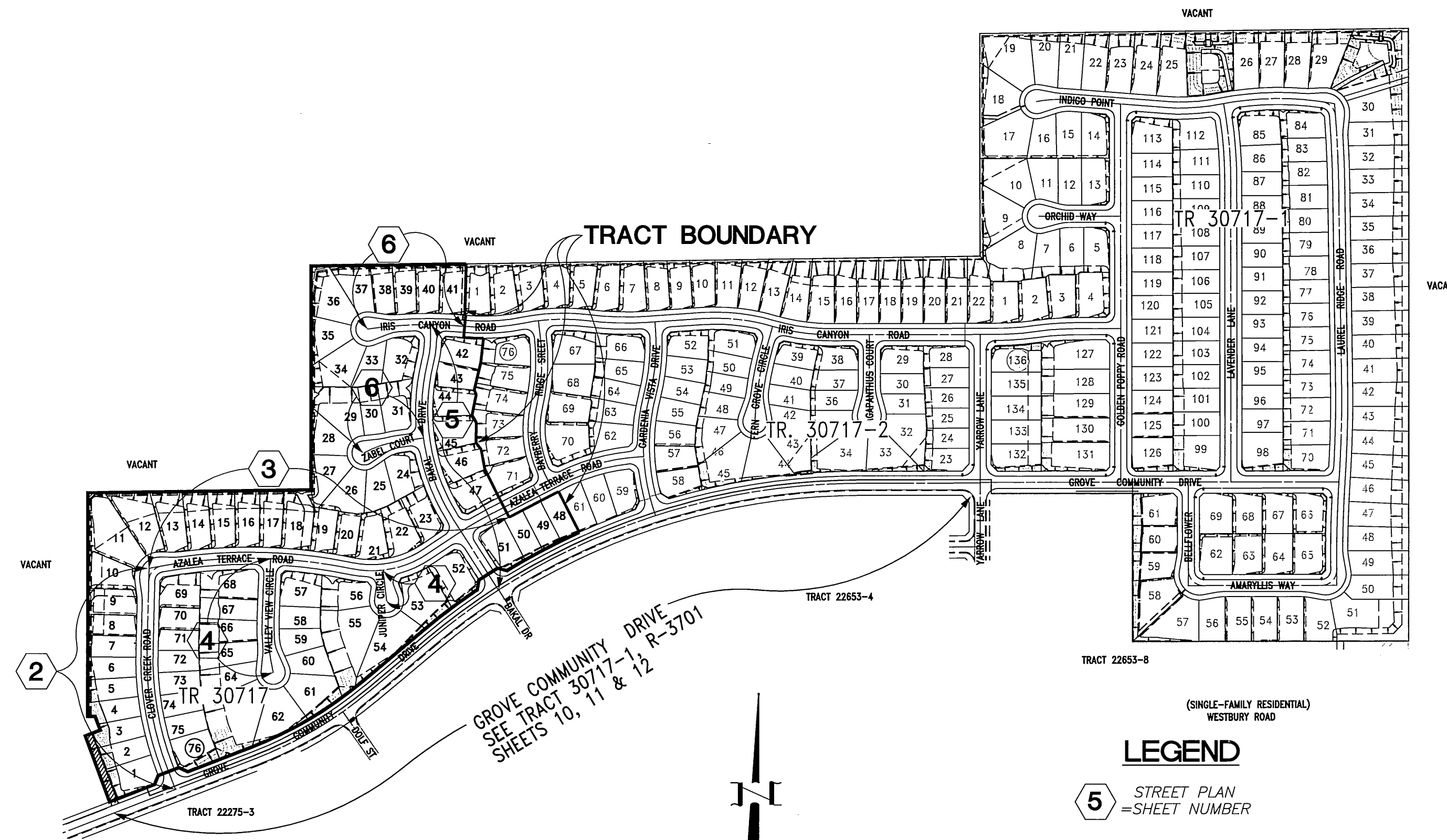
CITY OF RIVERSIDE



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- 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 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.



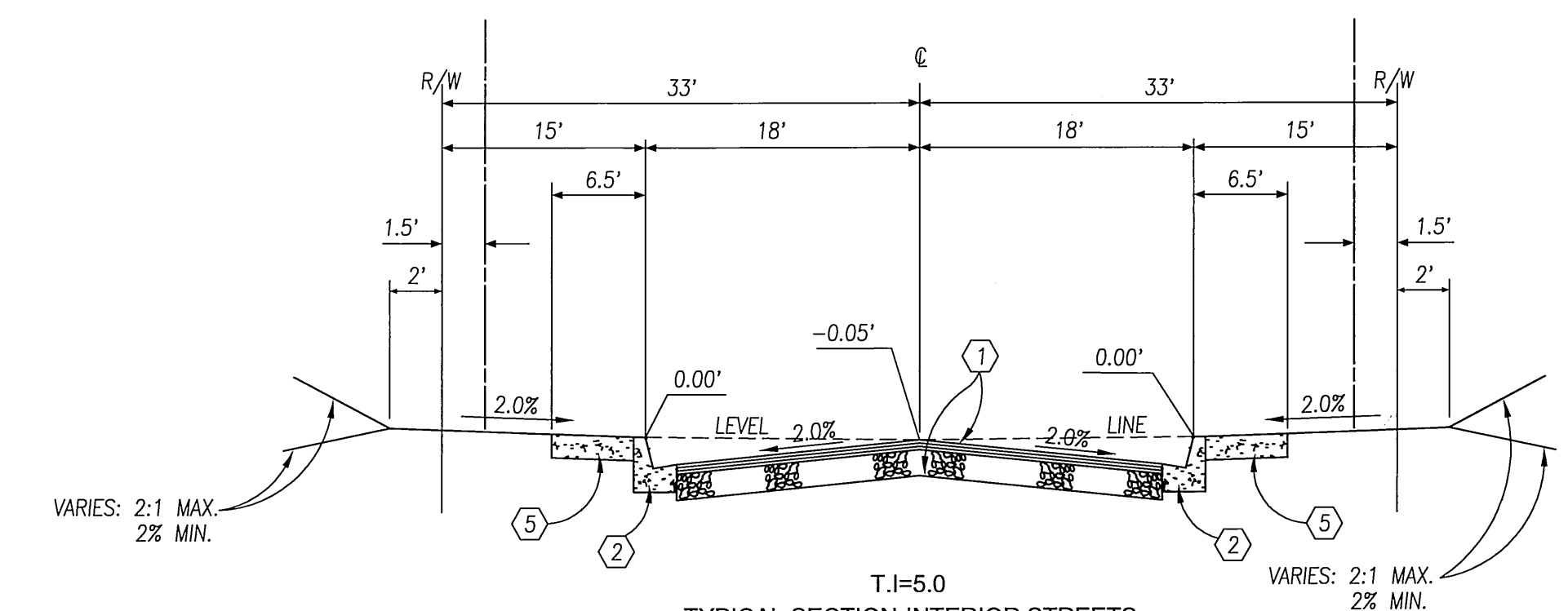
INDEX MAP

STREET SIGN SCHEDULE	BLOCK NUMBER
(A) CLOVER CREEK ROAD	8300
(A) AZALEA TERRACE ROAD	20500
(B) AZALEA TERRACE ROAD	20600
(B) VALLEY VIEW CIRCLE	8300
(C) AZALEA TERRACE ROAD	20600
(C) JUNIPER CIRCLE	8300
(D) AZALEA TERRACE ROAD	20600
(D) BAKAL DRIVE	8300
(E) BAKAL DRIVE	8200
(E) ZABEL COURT	20600
(F) IRIS CANYON ROAD	20600
(F) BAKAL DRIVE	8200
(R) R1 STOP SIGN 36"	— EA.
(S) R1 STOP SIGN 30"	7 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	125,605 S.F.
② CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 200, TYPE I	7,042 L.F.
③ CONSTRUCT PCC CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 220	2,436 S.F.
④ CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I	18 EA.
⑤ CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325	42,252 S.F.
⑧ REMOVE EXISTING BARRICADE	— L.F.
⑨ PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT	120 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 I I	4 EA.



T.I.=5.0
TYPICAL SECTION-INTERIOR STREETS
CLOVER CREEK ROAD, AZALEA TERRACE ROAD,
VALLEY VIEW CIRCLE, JUNIPER CIRCLE, BAKAL DRIVE
ZABEL COURT, IRIS CANYON ROAD

CONST. 2.0" A.C. OVER 4.0" C.A.B.
PER S.R. 1625 R-VALUE=64

NOTE:
FOR PUBLIC LANDSCAPE IMPROVEMENTS, SEE PUBLIC LANDSCAPE PLAN #R-3701-L
AS PREPARED BY RANDOLPH HLUBIK & ASSOCIATES, DATED: AUGUST , 2003

REVIEWED BY: APPROVED BY: WESTERN MUNICIPAL WATER DISTRICT FOR NON-INTERFERENCE COMPLIANCE	REVIEWED BY: APPROVED BY: CHARTER COMMUNICATIONS
SHEET 1 THROUGH 6	SHEET 1 THROUGH 6
CIVIL ENGINEER: <i>[Signature]</i> DATE: 10-13-03	BY: <i>[Signature]</i> NAME: Kocitl Ortega DATE: 9-19-03

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 LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, OBTAIN 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.

PREPARED UNDER THE DIRECTION OF:
[Signature]
TREVOR S. DODSON
REGISTERED CIVIL ENGINEER No. 42029
EXPIRATION DATE 3-31-2004 DATE: 9-15-03

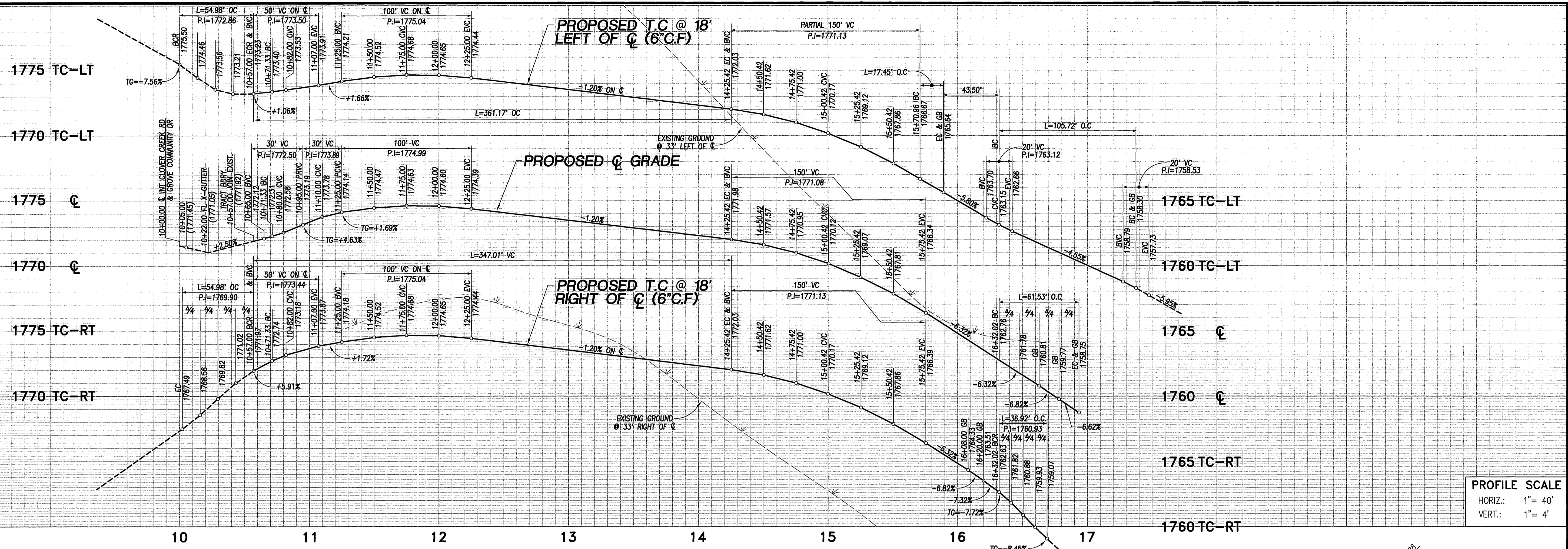
MDS CONSULTING
PLANNERS ENGINEERS SURVEYORS
CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/04
SCALE: 1"=40' BENCH MARK: 88-83 ELEV. 1665.160 DATE: 1997
P.I.C. INAL AND CITY ENGINEER TAG ON THE SIDEWALK OVER THE W.Y. WALL OF A CATCH BASIN ALONG THE S.W. CURB OF ORANGE TERRACE PKWY., 100 FEET ELEV. OF TRAUTMANN ROAD. THE WORK IS 2 FEET S.W. OF THE FACE OF CURB.
ADJUSTED AND ENTERED: JUNE 1997

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: DATE: BY: *[Signature]*
PRINCIPAL ENGINEER: 12/3/03
PARK DEPARTMENT: 9/10/03
TRAFFIC DIVISION: 12/13/03
STREET SERVICES: 12/10/03
PLANNING DEPT.: 10/6/03

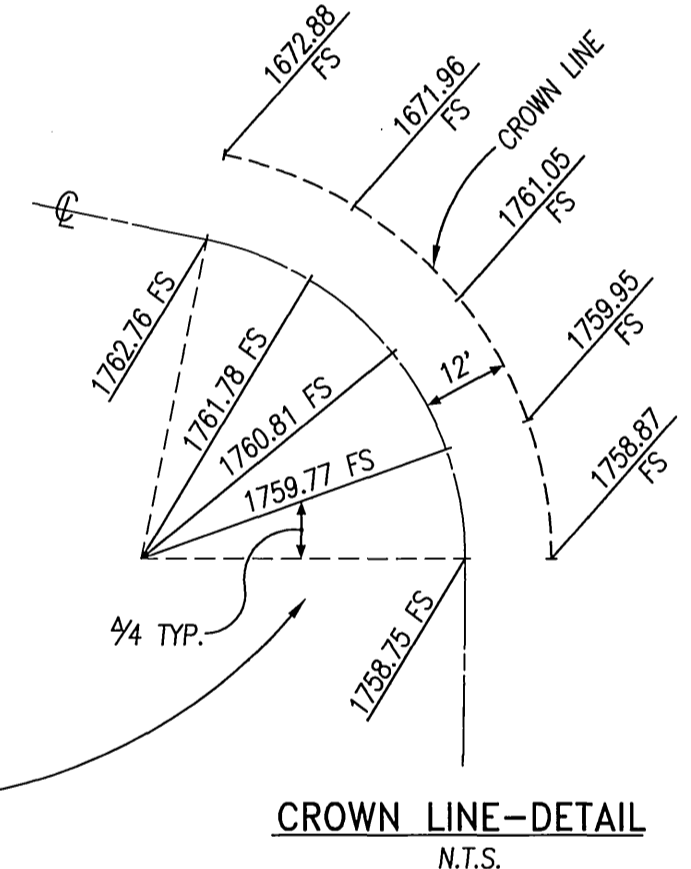
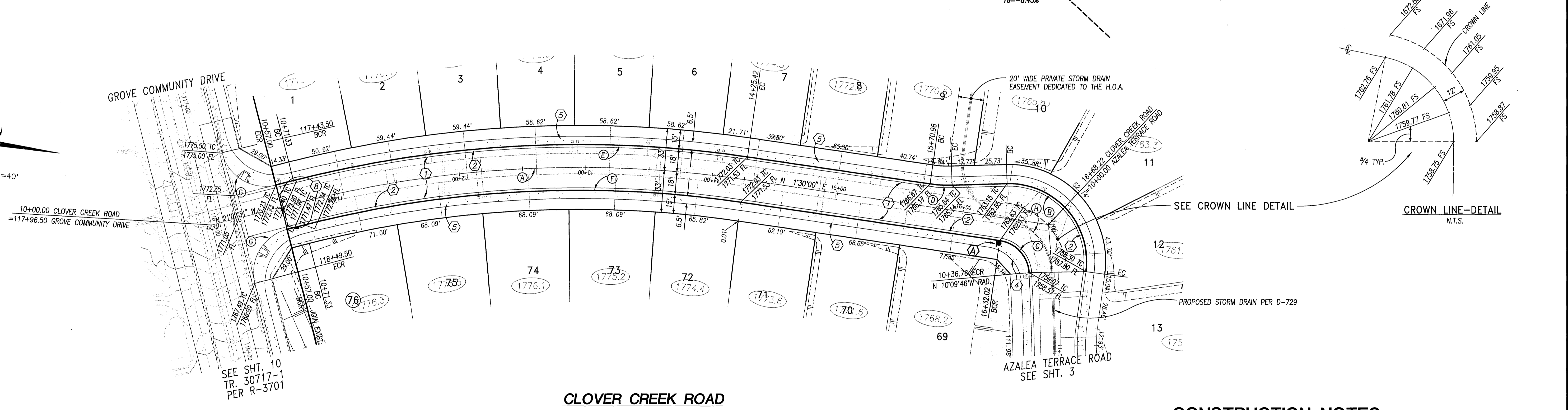
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: DATE: BY: *[Signature]*
PRINCIPAL ENGINEER: 12/3/03
PARK DEPARTMENT: 9/10/03
TRAFFIC DIVISION: 12/13/03
STREET SERVICES: 12/10/03
PLANNING DEPT.: 10/6/03

TRACT 30717
STREET PLAN AND PROFILE
TITLE SHEET

R-3708
SHEET 1 OF 6 SHEETS



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

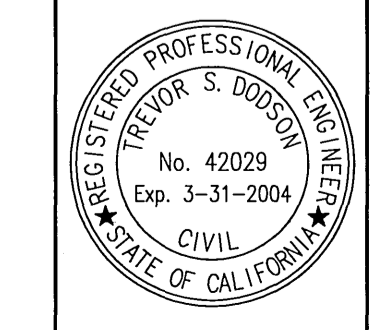


CURVE TABLE				
Station	Δ	R	L	T
(A)	22°32'31"	900.00'	354.09'	179.36'
(B)	99°18'15"	61.00'	105.72'	71.81'
(C)	78°20'14"	27.00'	36.92'	22.00'
(D)	10°00'00"	100.00'	17.45'	8.75'
(E)	22°32'31"	918.00'	361.17'	182.95'
(F)	22°32'31"	882.00'	347.01'	175.78'
(G)	90°00'00"	35.00'	54.98'	35.00'
(H)	78°20'14"	45.00'	61.53'	36.66'

- 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 WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
 - CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
 - REMOVE EXISTING BARRICADE
 - PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
 - 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. Dodson
 TREVOR S. DODSON
 REGISTERED CIVIL ENGINEER No. 42029
 EXPIRATION DATE 3-31-2004 DATE 9-15-03

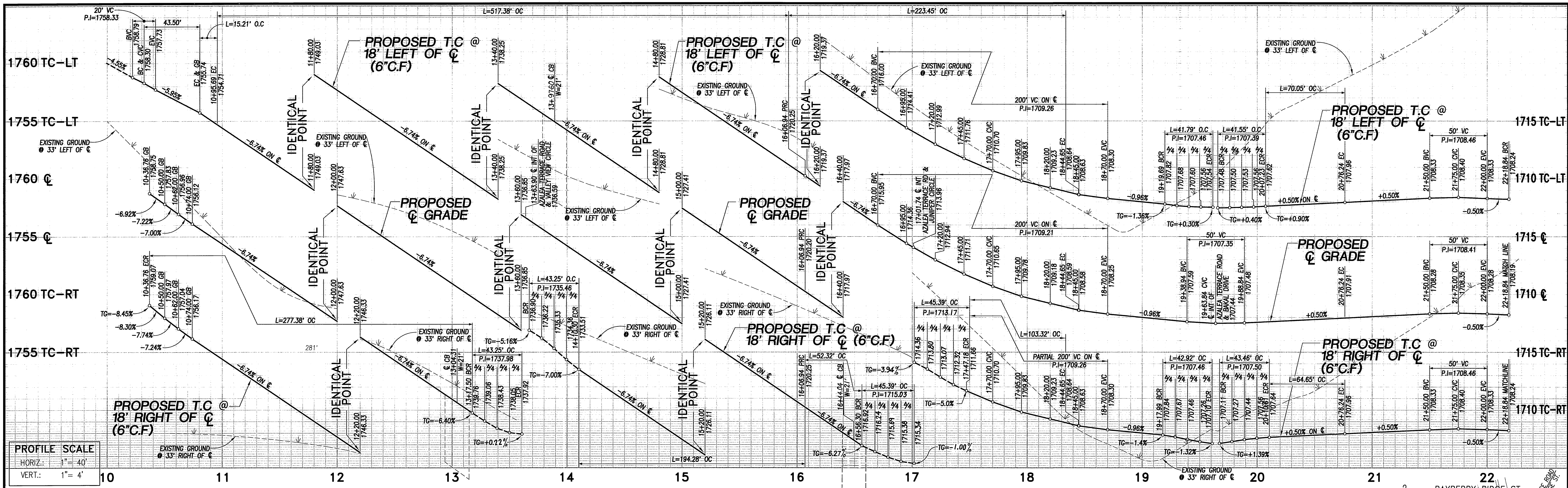
MDS CONSULTING
 PLANNERS ENGINEERS SURVEYORS
 17220 Red Hill Ave., Suite 300, Irvine, CA 92614
 Phone: 949-251-4881, Fax: 949-251-0516
 CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/04
 SCALE 1" = 40' BENCH MARK: ER-#3 ELEV. 1665.160 DATE: 1997
 P.A.C. WALL AND CITY ENGINEER TAG ON THE SIDEWALK OVER THE W.P.V. WALL OF A CATCH BASIN ALONG THE CITY CURB OF ORANGE TERRACE ROW. 100 FEET ELEV. OF TRAFFIC ROAD. THE MARK IS 2 FEET ELEV. OF THE FACE OF CURB. ADJUSTED AND ENTERED: JUNE 1997

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

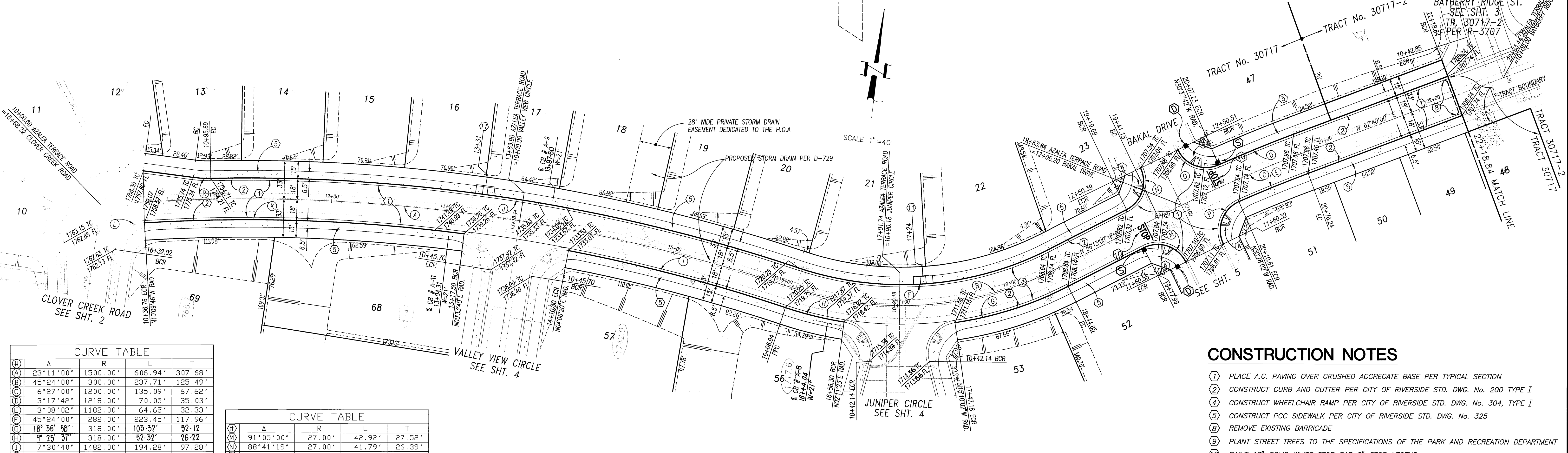
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 12/1/03
 PRINCIPAL ENGINEER: [Signature] DATE: 12/1/03
 PARK DEPARTMENT: [Signature] DATE: 12/1/03
 TRAFFIC DIVISION: [Signature] DATE: 12/1/03
 STREET SERVICES: [Signature] DATE: 12/1/03
 PLANNING DEPT.: [Signature] DATE: 12/1/03

TRACT 30717
STREET PLAN AND PROFILE
CLOVER CREEK ROAD
STA 10+00.00 TO 16+68.22

R-3708
 SHEET 2 OF 6 SHEETS



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



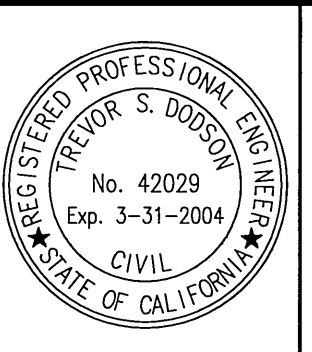
Station	Δ	R	L	T
(A)	23°11'00"	1500.00'	606.94'	307.68'
(B)	45°24'00"	300.00'	237.71'	125.49'
(C)	6°27'00"	1200.00'	135.09'	67.62'
(D)	3°17'42"	1218.00'	70.05'	35.03'
(E)	3°08'02"	1182.00'	64.65'	32.33'
(F)	45°24'00"	282.00'	223.45'	117.96'
(G)	18°36'58"	318.00'	103.32'	52.12'
(H)	9°25'37"	318.00'	52.32'	26.22'
(I)	7°30'40"	1482.00'	194.28'	97.28'
(J)	19°31'42"	1518.00'	517.38'	261.23'
(K)	10°43'25"	1482.00'	277.38'	139.09'
(L)	78°20'14"	27.00'	36.92'	22.00'

Station	Δ	R	L	T
(M)	91°05'00"	27.00'	42.92'	27.52'
(N)	88°41'19"	27.00'	41.79'	26.39'
(O)	88°10'27"	27.00'	41.55'	26.15'
(P)	92°13'58"	27.00'	43.46'	28.07'
(R)	8°42'56"	100.00'	15.21'	7.62'

- 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 WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
 - CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
 - 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



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 THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO CONSTRUCTION CONTRACTOR AND NOT BE LIMITED TO ANY OTHER PARTY. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES 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 9/15/03

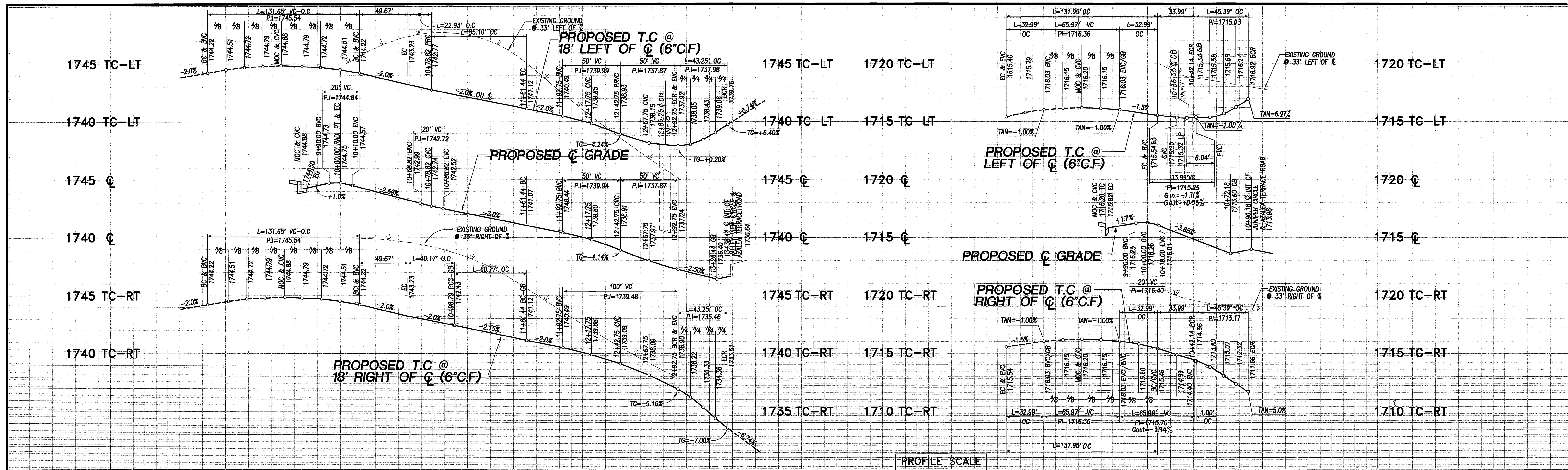
MDS CONSULTING
 PLANNERS ENGINEERS SURVEYORS
 17220 Redhill Ave., Suite 200, Irvine, CA 92614
 (949) 453-8821 FAX: (949) 453-0516
 CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/04
 SCALE: 1" = 40' BENCH MARK: EB-F3 ELEV. 1665.160 DATE: 1997
 P.L. NAL AND CITY ENGINEER TAG ON THE SIDEWALK OVER THE WLY WALL OF A CURB BARRIAGE ALONG THE SIX' CURB OF STORM TERRACE ROAD, 100 FEET ELEV. OF TRAVELER ROAD, THE MARK IS 2 FEET SIX' OF THE FACE OF CURB. ADJUSTED AND ENTERED, JUNE 1997

MARK	REVISIONS	APP'D	DATE

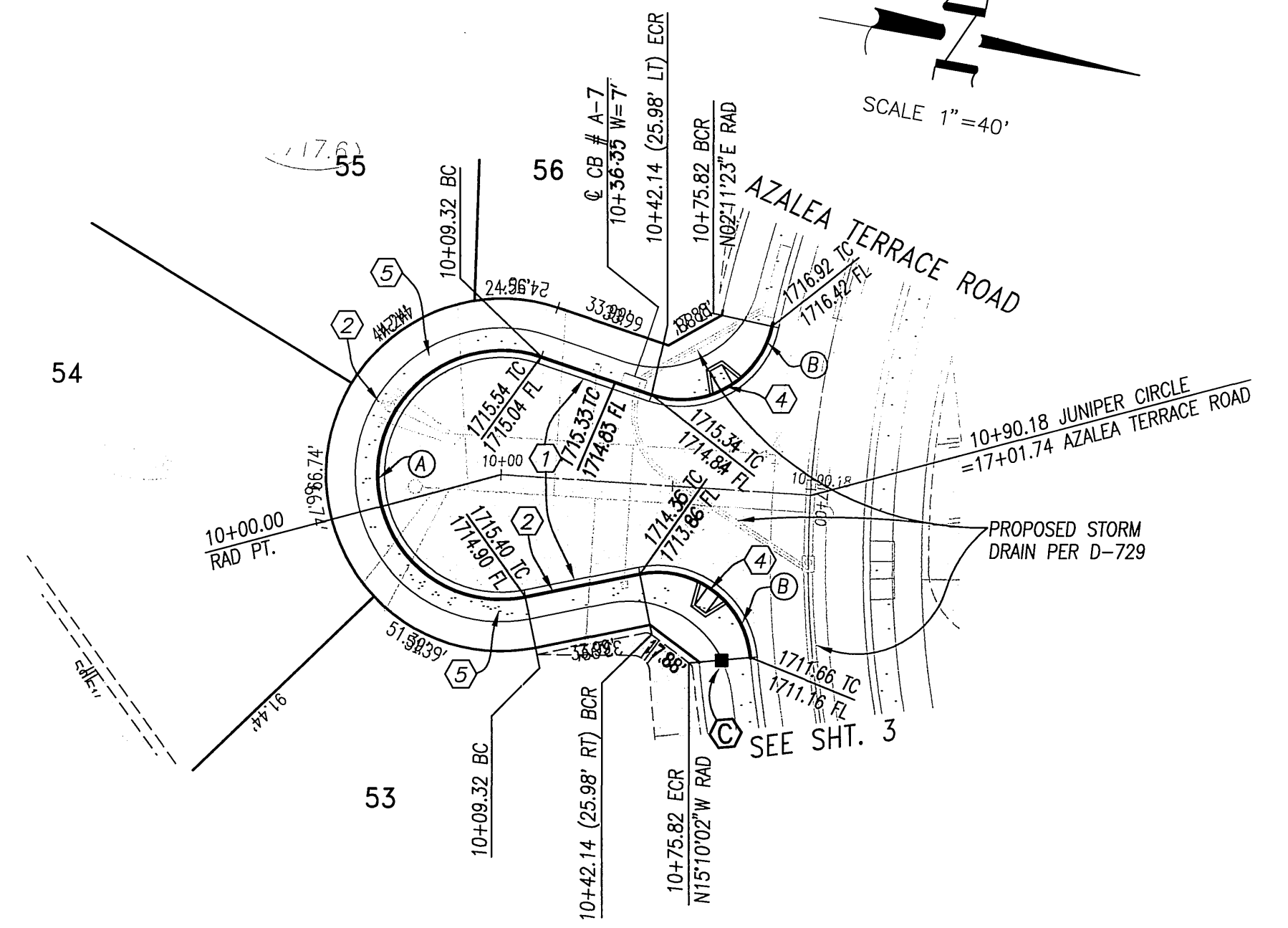
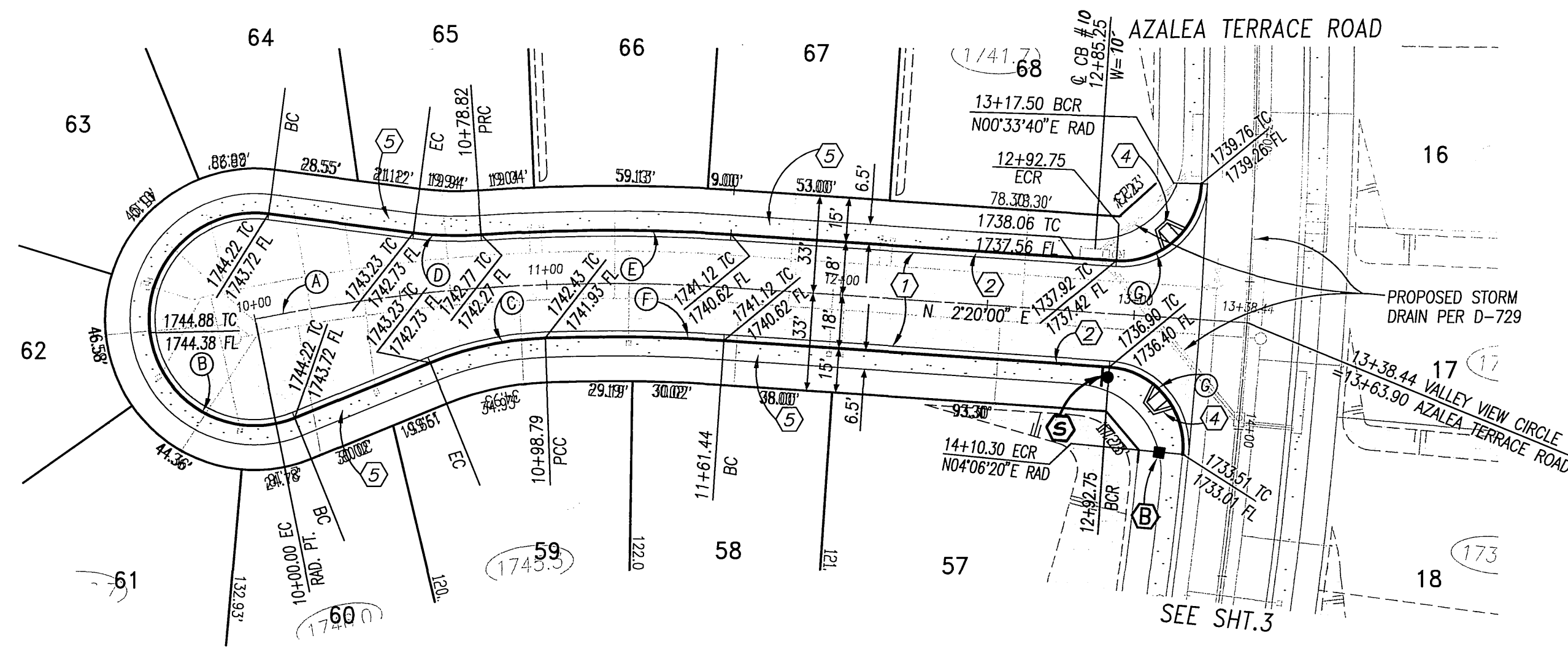
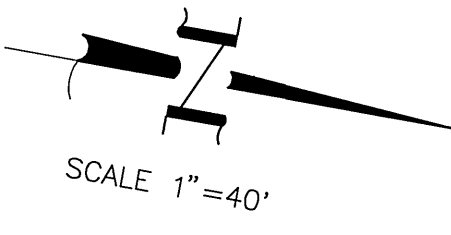
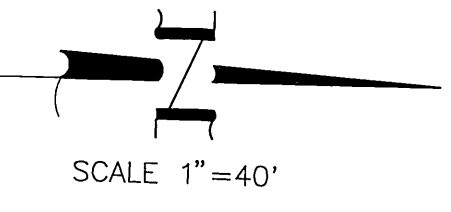
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: DATE: BY: *Tom Bird*
 PRINCIPAL ENGINEER: 12/10/03
 PARK DEPARTMENT: 1900328
 TRAFFIC DIVISION: 12/13/03
 STREET SERVICES: 9/10/03
 PLANNING DEPT.: 0/0/03

TRACT 30717 STREET PLAN AND PROFILE AZALEA TERRACE ROAD STA 10+00.00 TO 22+18.84

R-3708
 SHEET 3 OF 6 SHEETS
 FOR: **COMMUNITES SOUTHWEST** W.O.F.B. FILE No.



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



VALLEY VIEW CIRCLE

JUNIPER CIRCLE

#	Δ	R	L	T
(A)	15°25'00"	600.00'	161.44'	81.21'
(B)	209°31'48"	36.00'	131.65'	
(C)	20°00'44"	115.00'	40.17'	20.29'
(D)	11°25'30"	115.00'	22.93'	11.50'
(E)	7°53'24"	618.00'	85.10'	42.62'
(F)	5°58'59"	582.00'	60.77'	30.41'
(G)	91°46'20"	27.00'	43.25'	27.85'

#	Δ	R	L	T
(A)	210°00'00"	36.00'	131.95'	134.35'
(B)	96°19'17"	27.00'	45.39'	30.16'

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 WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
- ④ CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
- ⑤ PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
- ⑥ PAINT 12" SOLID WHITE STOP BAR 8" STOP LEGEND

CALL BEFORE YOU DIG
 Underground Service Alert
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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 SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY TO ALL CONTRACTORS AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO OBTAIN, MAINTAIN AND HOLD DESIGN PROFESSIONAL WARRANTIES FROM ANY AND ALL LIABILITY, WORK 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

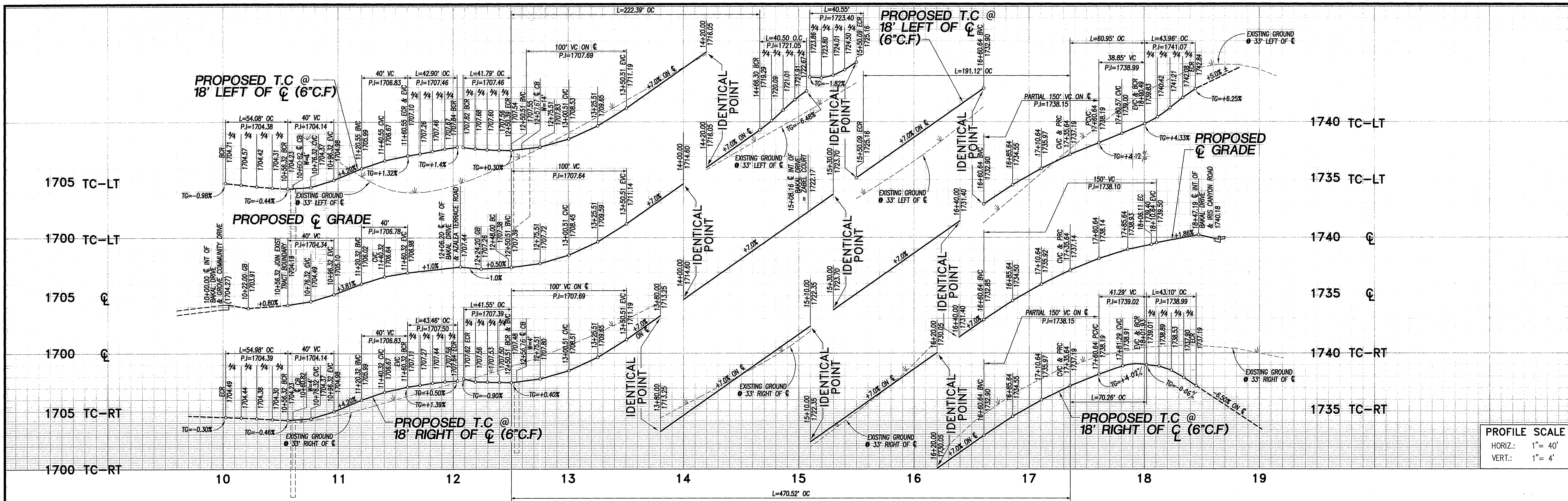
MDS CONSULTING
 PLANNERS ENGINEERS SURVEYORS
 17255 Red Hill Ave. Suite 300, Irvine, CA 92614
 Phone: 949-251-8811, Fax: 949-251-0316
 CITY OF RIVERSIDE BUSINESS TAX ACCOUNT NO. 104442 EXP. DATE 5/25/04
 SCALE: 1"=40' BENCH MARK: 68-+3 ELEV. 1665.160 DATE: 1997
 P.K. NAIL AND CITY ENGINEER TAG ON THE SIDEWALK OVER THE WEST WALL OF A CURB BARRIERS ALONG THE CITY CURB OF GRADE TERRACE ROAD, 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
DESIGNED BY: D.C.	DRAWN BY: S.Z.	CHECKED BY: T.D.	

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY:
 PRINCIPAL ENGINEER DATE: 9/2/03 BY: Alan Wood
 PARK DEPARTMENT DATE: 9/2/03 BY: Alan Wood
 TRAFFIC DIVISION DATE: 12/1/03 BY: Alan Wood
 STREET SERVICES DATE: 9/2/03 BY: Alan Wood
 PLANNING DEPT. DATE: 10/6/03 BY: Alan Wood

TRACT 30717 STREET PLAN AND PROFILE VALLEY VIEW CIRCLE STA 10+00.00 TO 13+38.44 JUNIPER CIRCLE STA 10+00.00 TO 11+40.49

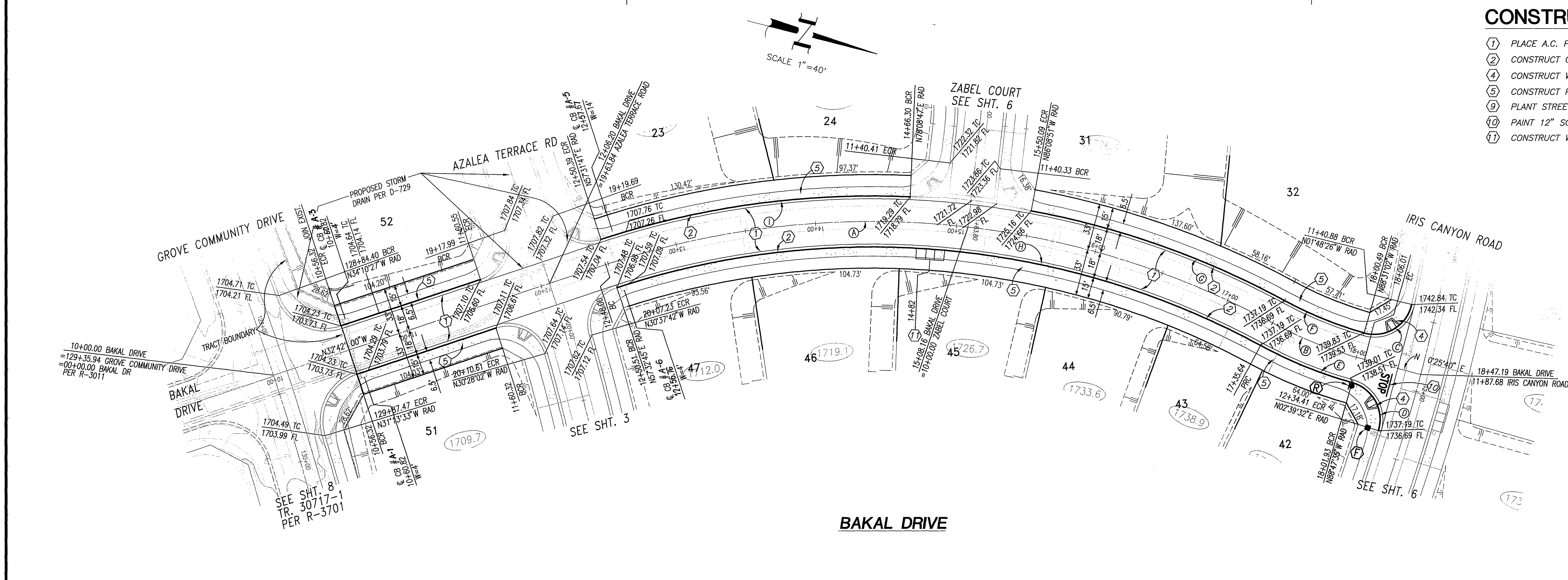
R-3708
 SHEET 4 OF 6 SHEETS
 COMMUNITIES SOUTHWEST W.O.F.B. FILE NO.



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 WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
- ④ CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
- ⑤ PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
- ⑥ PAINT 12" SOLID WHITE STOP BAR 8" STOP LEGEND
- ⑦ CONSTRUCT WHEEL CHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE II



CURVE TABLE				
Δ	R	L	T	
46°34'00"	600.00'	487.64'	258.19'	A
13°26'20"	300.00'	70.37'	35.35'	B
93°17'24"	27.00'	43.96'	28.60'	C
91°27'07"	27.00'	43.10'	27.69'	D
12°39'35"	318.00'	70.26'	35.27'	E
12°23'02"	282.00'	60.95'	30.59'	F
17°43'09"	618.00'	191.12'	96.33'	G
46°19'15"	582.00'	470.52'	248.97'	H
20°37'06"	618.00'	222.39'	112.41'	I

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 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 RETURN, INJURY 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.

PREPARED UNDER THE DIRECTION OF:

 TREVOR S. DODSON
 REGISTERED CIVIL ENGINEER No. 42029
 EXPIRATION DATE 3-31-2004 DATE 9-15-03

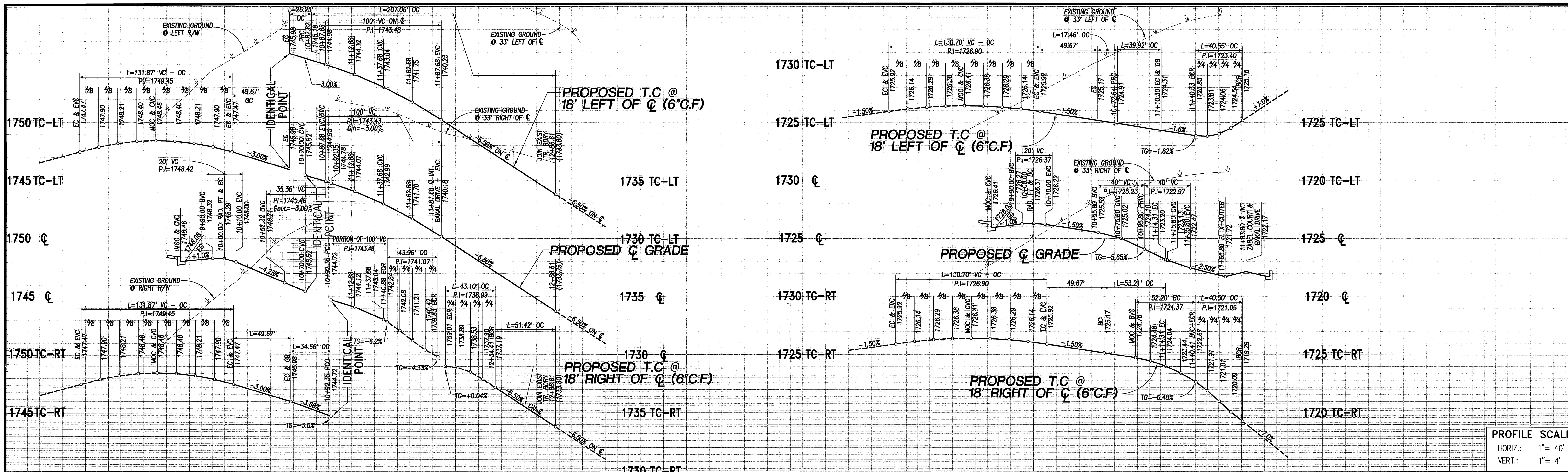
MDS CONSULTING
 PLANNERS ENGINEERS SURVEYORS
 CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/04
 SCALE 1"=40' BENCH MARK: EB-F3 ELEV. 1665.160 DATE: 1997
 P.K. NAIL AND CITY ENGINEER TAG ON THE SIDEWALK OVER THE WALK NAIL OF A CURB BORN ALONG THE SIX CURB OF DRAINAGE TERRACE PROP. 100 FEET ELY OF TRAWNER ROAD. THE MARK IS 2 FEET SIX (2') OF THE FACE OF CURB. ADJUSTED AND ENTERED: JUNE 1997

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

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: DATE: BY: *Thom Brey*
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 PLANNING DEPT.

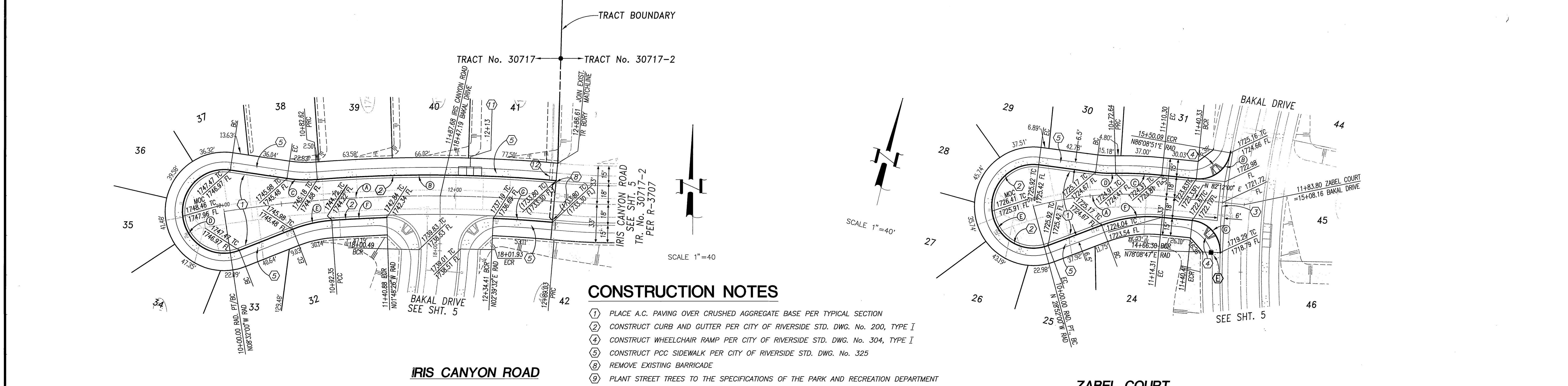
TRACT 30717 STREET PLAN AND PROFILE BAKAL DRIVE STA 10+00.00 TO 18+47.19

R-3708
 SHEET 5 OF 6 SHEETS
 FOR: **COMMUNITES SOUTHWEST** W.O.F.B. FILE No.



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

9 10 11 12 13 10 11 12



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
- 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
- 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. No. 411

CURVE TABLE

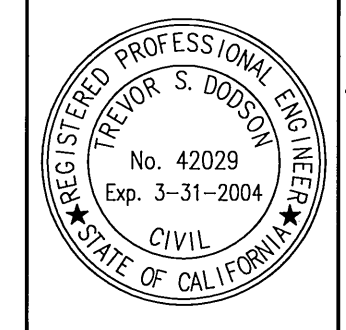
Station	Δ	R	L	T
(A)	13°41'05"	1200.00'	286.61'	143.99'
(B)	9°44'24"	1218.00'	207.06'	103.78'
(C)	13°04'46"	115.00'	26.25'	13.18'
(D)	209°53'03"	36.00'	131.87'	
(E)	17°16'10"	115.00'	34.66'	17.46'
(F)	2°19'01"	1182.00'	47.80'	23.90'
(G)	2°29'33"	1182.00'	51.42'	25.71'

CURVE TABLE

Station	Δ	R	L	T
(A)	21°04'00"	300.00'	110.30'	55.78'
(B)	86°03'09"	27.00'	40.55'	25.20'
(C)	7°11'35"	318.00'	39.92'	19.99'
(D)	8°41'53"	115.00'	17.46'	8.75'
(E)	208°01'02"	36.00'	130.70'	
(F)	26°30'44"	115.00'	53.21'	27.09'
(G)	85°56'47"	27.00'	40.50'	25.15'



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



PREPARED UNDER THE DIRECTION OF:
Trevor S. Doodson
 REGISTERED CIVIL ENGINEER No. 42029

MDS CONSULTING
 PLANNERS ENGINEERS SURVEYORS
 17220 Redhill Ave., Suite 300, Irvine, CA 92614
 (949) 455-8821 FAX: 949-251-0516

CITY OF RIVERSIDE BUSINESS TAX ACCOUNT NO. 104442 EXP. DATE 5/25/04
 SCALE: 1"=40' BENCH MARK: EB-F3 ELEV. 1665.160 DATE: 1997
 P.A. NAL AND CITY ENGINEER TAG ON THE SIDEWALK OVER THE WALK WALL OF A CURB BARRICADE ALONG THE SIX' CURB OF CHANGE TERRACE. PROJ.: 100 FEET ELY OF TRAILER ROAD, THE MARK IS 2 FEET SIX' OF THE FACE OF CURB. ADJUSTED AND ENTERED: JUNE 1997

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 12/12/03 BY: [Signature]
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
STREET SERVICES
PLANNING DEPT.

TRACT 30717 STREET PLAN AND PROFILE ZABEL COURT STA 10+00.00 TO 11+83.80 IRIS CANYON ROAD STA 10+00.00 TO 12+86.61

R-3708
 SHEET 6 OF 6 SHEETS